

To,
MahaRERA,
Administrative Building,
Civil Lines, Nagpur.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to **Khasra No. 621, Mouza Bela, Tah. Umrer, District Nagpur** (hereinafter referred as the said plot”).

I have investigated the title of the said plot on the request of Mr. Ritesh K. Saxena (Owner) and following documents i.e. :-

1. Description of the property.

a. Survey No.621, admeasuring 1.21 H.R., Mouza Bela, P.H. No.28, Class-I Rights, Tah. Umrer, District-Nagpur.

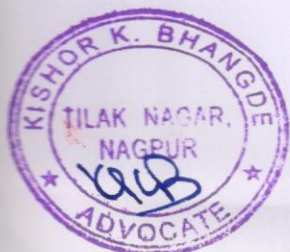
North	:	Survey No.619 & 620
South	:	Survey No.612
East	:	Road
West	:	Survey No.613/1 & 613/2

2. The documents of allotment of plot.- draft Sale Deed is submitted.

3. 7 /12 extract or property card issued by Talathi, Tah. Umrer Dist. Nagpur dated 26/3/2022, mutation entry No.4367.

4. Search report for 30 years from -Nov-1992 till -Nov-2022. The Search Fee Receipt GRN No.MH010601316202223E, Dated 15/11/2022 for Rs.750/-.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the



opinion that the title of Shri. Ritesh Kailashprasad Saxena is clear, marketable and without any encumbrances.

Owners of the land – as mention above.

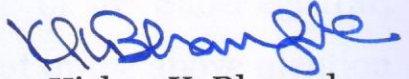
CTS/C.S. No.

(4) Qualifying comments/remarks if any N.A.

The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexure.




Kishor K. Bhangde
Advocate.

FLOW OF THE TITLE OF THE SAID LAND.

That originally the said property was recorded in the name of Shri. Natthu Ramaji Warade. That the said Shri. Natthu Ramaji Warade transferred the said land in favour of Shri. Ramesh Natthu Warade by way of Sale Deed, which is duly registered in the Office of Jt. Sub-Registrar, Umrer, Dist. Nagpur at Sr.No.2134/2007 on 23/11/2007.

That Shri. Ritesh Kailashprasad Saxena and Shri. Rajiv Prabhakarrao Dhoble has purchased Kh. No. 621, admeasuring 1.21 H.R. from Shri. Ramesh Natthuji Warade by way of registered Sale deed, which is duly registered in the office of Jt. Sub-Registrar, Umrer, at Sr.No. 3222/2019 on 9/9/2019. That in the above mention document Shri. Ramesh Natthuji Warade has transferred the said land in the capacity of vendor and his wife namely Smt. Seema Ramesh Warade has signed the said sale deed in the capacity of consentor.

That the said Shri. Rajiv Prabhakarrao Dhoble has transferred his share in favour of vendor by way of registered Sale Deed, which is duly registered in the office of Jt. Sub-Registrar, Umrer, at Sr.No. 1198/2020 on 17/6/2020. Thus Shri. Ritesh Kailashprasad Saxena has became sole and absolute owner of the said property. His name is duly recorded in the 7/12 extract.

That the said owner Shri. Ritesh Kailashprasad Saxena have submitted residential layout plan in respect of the said land bearing Kh.No. 621 admeasuring 1.21 H.R., Mouza Bela, and accordingly the Assistant Director of Town Planning, Nagpur has sanctioned the said layout plan vide Revenue Case No.1455 consisting of total 37 plots.

That the said Kh.No. 621, admeasuring 1.21 H.R., Mouza Bela converted from agriculture to non agriculture use as per N.A. order



passed in Revenue Case No.67/NAP-34/2021-2022 on 3/1/2022 under section 42-A of Maharashtra Land Revenue Code, 1966 by Collector, Nagpur.

That, during the course of my inspection, I did not come across above the entry as to any encumbrances and charges whatsoever over the said property.

That, naturally therefore, prospective purchaser of the said property shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed in his favour in respect of said property.

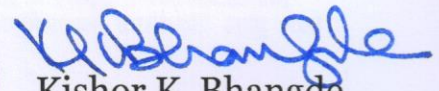
7/12 extract / P.R. Card as on date of application for registration.

- 1) Mutation Entry No. 4367.
- 2) Search report for 30 years from 1992 to 2022 Taken from Sub-Registrar office at Umrer, Dist. Nagpur.
- 3) Any other relevant title. – Not applicable
- 4) Litigations if any – there is no litigations in respect of the said property.

Encl : Search Fee Receipt of Rs.750/-.

Date : 18/11/2022

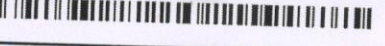



Kishor K. Bhangde
Advocate.



CHALLAN
MTR Form Number-6



GRN MH010601316202223E		BARCODE 		Date 15/11/2022-13:10:26		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Search Fee				PAN No.(If Applicable)			
Office Name UMD_UMERD SUB REGISTRAR				Full Name		ADV KISHOR K BHANGDE	
Location NAGPUR							
Year 2022-2023 From 01/01/1993 To 15/11/2022				Flat/Block No.		NAGPUR	
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			750.00	Road/Street		NAGPUR	
				Area/Locality		NAGPUR	
				Town/City/District			
				PIN		4 4 0 0 1 0	
				Remarks (If Any)			
				MOUZA- BELA KH. NO. 621			
Total			750.00	Amount In	Seven Hundred Fifty Rupees Only		
				Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	Ref. No.	00040572022111594979 CKV3960859	
Cheque/DD No.				Bank Date	RBI Date	15/11/2022-13:24:12 Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9373106049

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.