Kishor K. Bhangde
LL.B.
ADVOCATE

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

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to **Khasra No. 75, admeasuring 1.62 H.R., Mouza Dongargaon, P.H. No.73, Tah. Nagpur Gramin, District Nagpur** (hereinafter referred as the said plot").

I have investigated the title of the said plot on the request of M/s. Team Sagata through its Proprietor Mr. Ritesh K. Saxena (Owner) and following documents i.e. :-

1. Description of the property.

   a. Survey No.75, admeasuring 1.62 H.R., Mouza Dongargaon, P.H. No.73, Class-I Rights, Tah. Nagpur Gramin, District Nagpur.

North	:	Survey No.82
South	:	30 M. M.D.R. No.44
East	:	Survey No.74
West	:	Survey No.76 & 77

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

3. 7 /12 extract or property card issued by Talathi, Nagpur Gramin, Dist. Nagpur, mutation entry No.2740.

4. Search report for 30 years from **-Jan-1993** till **-Nov-2022**. The Search Fee Receipt GRN No.MH010606320202223E, Dated 15/11/2022 for Rs.750/-.

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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 M/s. Team Sagata through its Proprietor 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.

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Kishor K. Bhangde
Advocate.

FLOW OF THE TITLE OF THE SAID LAND.

That originally the said property was recorded in the name of Shri. Lahanabai Pandurang Sabre. That the said Shri. Lahanabai Pandurang Sabre left for heavenly abode without making a Will. Hence the said property equally devolves upon the legal heirs in terms of the Hindu Succession Act, 1956.

That Smt. Bhagratabai Tumbdeoji Hukle, Shri. Vasant Daulat Chamate, Shri. Bhaurao Daulat Chamate, Smt. Pushpa Gajanaj Bode executed Relinquishment Deed in favour of Shri. Baliram Pandurang Sabre, which is duly registered in the Office of Jt. Sub-Registrar, Nagpur Gramin-7, Dist. Nagpur at Sr.No.647/2017 on 27/1/2017.

That the said Shri. Baliram Pandurang Sabre has transferred the said Kh. No. 75, admeasuring 1.62 H.R., Mouza Dongargaon in favour of M/s. Team Sagata through its Proprietor Shri. Ritesh Kailashprasad Saxena by way of registered Sale deed, which is duly registered in the office of Jt. Sub-Registrar, Nagpur Gramin-7, at Sr.No. 1023/2019 on 7/2/2019.

Thus M/s. Team Sagata through its Proprietor Shri. Ritesh Kailashprasad Saxena has became absolute owner of the said property. His name is duly recorded in the 7/12 extract.

That the said owner M/s. Team Sagata through its Proprietor Shri. Ritesh Kailashprasad Saxena have submitted residential layout plan in respect of the said land bearing Kh.No. 75 admeasuring 1.62 H.R., Mouza Dongargaon, and accordingly the Assistant Director of Town Planning, Nagpur has sanctioned the said layout plan dated 7/10/2022 consisting of total 49 plots.

That the said Kh.No.75, admeasuring 1.62 H.R., Mouza Dongargaon, P.H. No.73, converted from agriculture to non

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agriculture use as per N.A. order passed in Revenue Case No.05/NAP-34/2022-2023, dated 7/10/2022 (कार्यविवरण क्र. 1469/2022) Mouza Dongargaon, Nagpur Gramin, Dist. Nagpur under section 42-A of Maharashra 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. 2740.
2) Search report for 30 years from 1993 to 2022 Taken from Sub-Registrar office at Nagpur Gramin, Dist. Nagpur.
3) Any other relevant title. – Not applicable
4) Litigations if any – there is no litigations in respect of the said proprety.

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

Date : 19/11/2022

KISHOR K. BHANGDE TILAK NAGAR, NAGPUR ADVOCATE

Kishor K. Bhangde
Advocate.

CHALLAN

MTR Form Number-6

GRN MH010606320202223E	BARCODE	Date 15/11/2022-13:43:40	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	ADV KISHOR K BHANGDE
Location	NAGPUR		
Year	2022-2023 From 01/01/1993 To 15/11/2022	Flat/Block No. Premises/Building	NAGPUR
		Road/Street	NAGPUR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 0

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Remarks (If Any)

MOUZA- DONGARGAON KH. NO. 75

Amount In Words: Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	00040572022111599652 CKV3966581
Cheque/DD No.		Bank Date	RBI Date	15/11/2022-13:24:46 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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

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