Kishor K. Bhangde
LL.B.
ADVOCATE
OFFICE : Padmanabh Residency -1, Flat No. 201, Plot No. 16/B, Tilak Nagar (Near WHC Road / Lotus Building), Nagpur-10

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

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to **Khasra No. 613/2, admeasuring 1.01 H.R., 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.613/2, admeasuring 1.01 H.R., Mouza Bela, P.H. No.28, Class-I Rights, Tah. Umrer, District-Nagpur.

North	:	Survey No.614
South	:	Survey No.612
East	:	Survey No.621
West	:	Survey No.613/1 (Part)

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 12/10/2022, mutation entry No.4619.
4. *Search report for 30 years from* ***-Nov-1992*** *till* ***-Nov-2022***. The Search Fee Receipt GRN No.MH010599635202223E, 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

KISHOR K. BHANGDE TILAK NAGAR, NAGPUR ADVOCATE

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
TILAK NAGAR, NAGPUR
ADVOCATE

Kishor K. Bhangde
Advocate.

FLOW OF THE TITLE OF THE SAID LAND.

That originally the said property was recorded in the name of Shri. Kawdu Tukaramji Telrandhe. That the said Shri. Kawdu Tukaramji Telrandhe & others transferred the said land in favour of Shri. Kachru Kawdu Hatwar by way of Sale Deed, which is duly registered in the Office of Jt. Sub-Registrar, Umrer, Dist. Nagpur at Sr.No.44/2000 on 24/1/2000.

That Shri. Ritesh Kailashprasad Saxena has purchased Kh. No. 613/2, admeasuring 1.01 H.R. from Shri. Kachru Kawdu Hatwar by way of registered Sale deed, which is duly registered in the office of Jt. Sub-Registrar, Umrer, at Sr.No. 2632/2020 on 22/10/2020. That in the above mention document Shri. Kachru Kawdu Hatwar has transferred the said land in the capacity of vendor and his wife namely Smt. Pushpa Kachru Hatwar has signed the said sale deed in the capacity of consentor.

Thus 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 Shri. Ritesh Kailashprasad Saxena have submitted residential layout plan in respect of the said land bearing Kh.No. 613/2 admeasuring 1.01 H.R., Mouza Bela, and accordingly the Assistant Director of Town Planning, Nagpur has sanctioned the said layout plan vide Revenue Case No.1168 consisting of total 46 plots.

That the said Kh.No. 613/2, admeasuring 1.01 H.R., Mouza Bela converted from agriculture to non agriculture use as per N.A. order passed in Revenue Case No.316/NAP-34 (कार्यविवरण क्र.1401/2022) Mouza Bela, Umrer, on 24/8/2022 under section 42-A of Maharashra Land Revenue Code, 1966 by Collector, Nagpur.

KISHOR K. BHANGDE
TILAK NAGAR,
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. 4619.
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 proprety.

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

Date : 18/11/2022

KISHOR K. BHANGDE
TILAK NAGAR, NAGPUR
ADVOCATE

Kishor K. Bhangde
Advocate.

CHALLAN

MTR Form Number-6

GRN	MH010599635202223E	BARCODE		Date	15/11/2022-13:00:35	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	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. Premises/Building	NAGPUR
Account Head Details	Amount In Rs.	Road/Street	NAGPUR
0030072201 SEARCH FEE	750.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 0
		Remarks (If Any)	MOUZA- BELA KH. NO. 613/2
Total	750.00	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.	00040572022111593517	CKV3959527
Cheque/DD No.		Bank Date	RBI Date	15/11/2022-13:24:03	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 :

Mobile No. : 9373106049

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.

Print Date 15-11-2022 01:03:17