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इतर पावती

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नोंदणी क्र.: 39म

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पावती क्र.: 1820 दिनांक: 24/02/2023

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: हगत-0-2023

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अरुण शर्मा

वर्णन शोध अर्ज क्र. 277/2023 मौजा- वागदरा तह हििंगणा जि नागपूर खसरा क्र. 65/3/अ

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

HGN

सह दुय्यम निबंधक बर्म-२

हििंगणा

1); देयकाचा प्रकार: eChallan रकम: रु. 750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015867572202223E दिनांक: 24/02/2023

बँकेचे नाव व पत्ता:

Arun R. Sharma

Advocate

Off/Resi. N-71, Nagomali Layout, Reshimbag, 440027
M.No. 9623009625

R. No.:

Date: 28/02/2023

FORM -A**(Circular No. 28/2021)**

To,
MahaRERA
6 & 7th Floor, Housfin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (East),
Mumbai-400 051.

MahaRERA
Administrative Building No.1
Civil Lines,
Nagpur-440 001.

LEGAL TITLE REPORT

Sub.: Title Clearance Certificate with respect to All Those Pieces and Parcels of Non-Agricultural Land bearing Plot No. 1 to 27 out of Layout of 8000 Sq.Mtr. i.e.0.80 H.R. out of Khasra No. 65/3/A, P.H.No. 46 Mouza-Waghdara Tah.-Hingna, Dist. Nagpur, out of Total Agriculture Land Possess and owned by **(1) Vilas Narayanrao Belgamwar, (2) Pravin Vitthalrao Aienchwar** Kh.No. 65/3/A, admeasuring western 0.80 H.R. Revenue Rs.0.80 Paise, Hakk Bhogwatdar Class-1, Khate No. 101 Mouza-Waghdara, P.H. No. 46 Tah.-Hingna, Dist. Nagpur together with a layout proposed to be carved on the said land to known and styled as '**DHANSHREE PARK**' situated at Tah. Hingna, Dist. Nagpur hereinafter referred to as the Said-Lay-out.

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- 1) I have investigated the title of the said Layout on the request of the
(1) Vilas Narayanrao Belgamwar, (2) Pravin Vitthalrao Aienchwar (Name of owners/promoters/developedrs/Company) and following documents i.e.

I) **Description of the Property :**

All Those Pieces and Parcels of Non-Agricultural Land bearing Plot No. 1 to 27 out of Layout of 8000 Sq.Mtr. i.e. 0.80 H.R. out of Khasra No. 65/3/A, P.H. No. 46, Mouza-Waghdhara, Tah-Hingna, Dist. Nagpur, out of Total Agriculture land Possess and owned by **(1) Vilas Narayanrao Belgamwar, (2) Pravin Vitthalrao Aienchwar** Kh. No. 65/3/A, admeasuring 0.80 H.R. Revenue Rs. 0.80 Paise, HaKK Bhogwatdar Class-I, Khate No. 101, Mouza-Waghdara P.H.No. 46, Tah.-Hingna, Dist. Nagpur, together with a layout proposed to be carved on the said land to known and styled as '**DHANSHREE PARK**' situated at Tah. Hingna Dist. Nagpur.

- 2) The Document of Sale-Deed of Land : purchased vide Sale Deed bearing No. 04625-2011 dated 03/09/2011 Registered with Sub-Registrar Hingna and Purchase from **Zhaman Godumal Gehani**.
- 3) 7/12 Extract for property issued by Tahasidar Hingna, Dist. Nagpur Mutation Entry No. 2476 dated 16/11/2011.
- 4) Search Report for 30 years from 1994 to 2023.
- 2) On Perusal of the abovementioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner) is clear, marketable and without any encumbrance.

Owners of the Land

ALL THOSE Pieces and Parcels of Non-Agricultural land dearing Plot No. 1 to 27 out of Layout of 8000 Sq.Mtr. i.e. 0.80 H.R. Khasra No. 65/3/A, P.H. No. 46 Mouza-Waghdhara Tah. Hingna, Dist.Nagpur, out of Total Agriculture Land possess and owned by (1) Vilas Narayanrao Belgamwar, (2) Pravin Vitthalrao Aienchwar Kh.No. 65/3/A, admeasuring 0.80 H.R. Revenue Rs. 0.80 paise, Hakk Bhogwatdar Class-I, Khate No. 101 Mouza-Waghdhara, P.H.No. 46 Tah. Hingna Dist. Nagpur together with a layout proposed to be carved on the said land to known and styled as 'DHANSHREE PARK' ituated at Tah. Hingna, Dist. Nagpur.	(1)Vilas Narayanrao Belgamwar, (2) Pravin Vitthalrao Aienchwar
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i) Qualifying comments/remarks if any No Comments In accordance withthe available search from the online portal the Title of (1) Vilas Narayanrao Belgamwar, (2) Pravin Vitthalrao Aienchwar on the said land is good, valid, marketable clear and saleable.

3) The Report reflecting the flow of the tile of the (1) Vilas Narayanrao Belgamwar, (2) Pravin Vitthalrao Aienchwar (Owner/Promoters/developers/ Company) on the said Land is enclosed herewith as annexure.

Encl: Annexure

Nagpur

Dated : 28/02/2023


Adv. Arun R. Sharma
Advocate

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FORMAT-A**(Circular No 28/2021)****ANNEXURE****FLOW OF THE TITLE OF THE SAID LAND**

- 1) Property Card (7/12) of Kh.No. 65/3/A, issued by Tahsildar Hingna, Dist. Nagpur as on date of application for registration.

The name of : **(1) Vilas Narayanrao Belgamwar, (2) Pravin Vitthalrao Aienchwar** are recorded in property Card (7/12) of Kh.No. 65/3/A, issued by Tahsildar-Hingna, Dist. Nagpur in respect of property comprising of all those piece and parcels of Non-agricultural land Bearing Plot No. 1 to 27 out of Layout of 8000 Sq.Mtr. i.e. 0.80 H.R. out of Khasra No. 65/3/A, P.H. No. 46 Mouza-Waghdhara, Tah. Hingna, Dist.Nagpur possess and owned by (1) Vilas Narayanrao Belgamwar, (2) Pravin Vitthalrao Aienchwar Kh. No. 65/3/A, admeasuring western 0.80 HR. Revenue Rs. 0.80 paise, Hakk Bhogwatdar Class-I Khate No. 101 Mouza-Waghdhara, P.H.No. 46, Tah.-Hingna Dist. Nagpur P.H. No. 46 Tah. Hingna Dist.Nagpur together with a layout proposed to be carved on the said land to known and styled as '**DHANSHREE PARK**' situated at Tah-Hingna Dist.Nagpur.

2. **Mutation Entr:**

Property Card (7/12) of Kh.No. 65/3/A, issued by Tah.Hingna, Dist. Nagpur Revealed that, (1) Vilas Narayanrao Belgamwar, (2) Pravin Vitthalrao Aienchwar vide Mutation entry No.2476 Dated 16/11/2011 is recorded owner of the said non-agriculture land of 8000 Sq.Mtr.

- 3) Search Report for 30 years from 1994 to 2023 taken from Sub-Registrar Office at Hingna, Dist. Nagpur.

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ALL THOSE Pieces and Parcels of Non-Agricultural Land bearing Plot No. 1. to 27 out of Layout of 8000 Sq.Mtr. i.e. 0.80 H.R. out of Khasra No. 65/3/A, P.H. 46 Mouza-Waghdhara Tah.-Hingna Dist. Nagpur, possess and owned by (1) Vilas Narayanrao Belgamwar, (2) Pravin Vitthalrao Aienchwar, Kh.No. 65/3/A, admeasuring 0.80 H.R. Revenue Rs. 0.80 paise, Hakk Bhogwatdar Class-I, Khate No.1046 Mouza-Waghdhara P.H. No. 46 Tah. Hingna Dist. Nagpur together with a layout proposed to be carved on the said land to known and styled as '**DHANSHREE PARK**' situated at Tah.-Hingna Dist.Nagpur Belongs to Suresh V. Kurode HUF as a recorded owner thereof.

That for the purpose of verification of title the following documents relating to said property are provided to us.

- i) Property Card (7/12) of KH.No. 65/3,
- ii) Sale Deed bearing No. 04625 dated 03/09/2011 in favour of (1) Vilas Narayanrao Belgamwar, (2) Pravin Vitthalrao Aienchwar Registered in the Officer of Sub-Registrar Hingna.
- iii) N.A. Order issued by Collector of Nagpur dated 02/09/2021 bearing No. रा.मा.कं.62/एनएपी.34/मौजा-वागदरा/हिंगणा/2021-22 जा.कं. प्रस्तु/जिल्हाधिकारी/कावि.852/2021.
- vi) Final permission/Mouza-Waghdhara, Tah. Hingna Kh.No. 65/3/A Admeasuring 8000 Sq.Mtr. (0.80 HR) Town Planning N.M.R.D.A. Letter dated 30/06/2021 hereinafter referred as layout sanction order.

That All the aforesaid documents produced before me by (1) Vilas Narayanrao Belgamwar, (2) Pravin Vitthalrao Aienchwar of me for security and examination are photocopies. It is necessary to verify original Copies in the custody of the aforesaid present land owner.

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That I have taken online search in respect of the aforesaid property from the web portal www.igmaharashtra.gov.in and in the officer of Sub-Registrar Hingna by giving inputs of Khasra No. 65/3/A, of Mouza-Waghdhara, Tah. Hingna Dist.Nagpur for the period of 30 years (i.e. 1994 to 2023)

That during our online search and search in the officer of Sub-Registrar of Hingna we did not come across any adverse entgry recorded relating to the aforesaid property.

- (4) Any other relevant Title : N.A.
- (5) Litigation if any : N.A.

Nagpur

Dated : 28/02/2023



Mr. Arun R. Sharma
Advocate