

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Ashwin R. Patil
ADVOCATE

Mb.9822936551
E.mail - ashwinpatil70@gmail.com

FORMAT-A
(Circular No. 28/2021)

To
MahaRERA
6 & 7th Floor, Housfin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-4000 051

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

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THOSE Pieces and Parcels of land bearing Khasra Nos. 608/Part/1 and 609 of Mouza – KATOL, Patwari Halka No. 44, having an area of 20900 Sq. Mtrs. (i.e. 1.13 Hectare R. and 0.96 Hectare R. = 2.09 Hectare R), Rental Rs. 8.74/- and 8.30/- respectively, Both holds in Occupancy Class-1 Rights TOGETHERWITH a Layout proposed to be carved out on the said land and to be known and styled as "GAJANAN NAGARI", situated at Katol, within the limits of the Nagarparishad Katol in Tahsil – Katol and District – NAGPUR (hereinafter referred as the said "plot").

I have investigated the title of the said layout on the request of (1) Mr. Pravin Ashokrao Wankhede, (2) Mr. Parag Prabhakar Dakhore, (3) Mr. Pramod Devaji Bagde, (4) Mr. Chandrabhan Vithobaji Gajbhiye, (5) Mr. Jivan Ramchandrajai Gaikwad (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:

ALL THOSE Pieces and Parcels of land bearing **Khasra Nos. 608/Part/1 and 609 of Mouza – KATOL**, Patwari Halka No. 44, having an area of 20900 Sq. Mtrs. (i.e. 1.13 Hectare R. and 0.96 Hectare R. = 2.09 Hectare R), Rental Rs. 8.74/- and 8.30/- respectively, Both holds in Occupancy Class-1 Rights TOGETHERWITH a Layout proposed to be carved out on the said land and to be known and styled as "**GAJANAN NAGARI**", situated at Katol, within the limits of the Nagarparishad Katol in Tahsil – Katol and District – NAGPUR, **BOUNDARIES OF KHASRA NO. 608/Part/1 :- ON THE EAST – ROAD, ON THE WEST – PANDHAN ROAD, ON THE NORTH – KHASRA NO. 609, ON THE SOUTH – KHASRA NO. 607. BOUNDARIES OF KHASRA NO. 609 :- ON THE EAST - ROAD, ON THE WEST – PANDHAN ROAD, ON THE NORTH – KHASRA NO. 619, ON THE SOUTH - KHASRA NO. 608.**


ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

(2) The Document of allotment of land :- Sale Deed dated 20-09-2021 for Khasra Nos. 608/Part/1 and 609 executed by (1) Mr. Chandrabhan Dhumaji Sathone, (2) Mr. Maroti Dhumaji Sathone, (3) Mr. Devendra Namdeorao Sathone, (4) Smt. Prabhatai Namdeorao Sathone, (5) Mr. Wasudeo Dhumaji Sathone in favour of (1) Mr. Pravin Ashokrao Wankhede, (2) Mr. Parag Prabhakar Dakhore, (3) Mr. Pramod Devaji Bagde, (4) Mr. Chandrabhan Vithobaji Gajbhiye, (5) Mr. Jivan Ramchandrajai Gaikwad, which is duly registered in the Office of the Sub-Registrar Katol in Book No. 1 at Registered Serial No. 3702/2021 on 23-09-2021

(3) 7/12 extract issued by Competent Authority Mutation Entry No. 26141 dated 18-10-2021 for Kh. No. 608/Part/1 and Entry No. 26141 dated 25-10-2021 for Kh. No. 609.

(4) Search report for 30 years

2/- 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 (following owner) is clear, marketable and without any encumbrances.
Owners of the land

ALL THOSE Pieces and Parcels of land bearing Khasra Nos. 608/Part/1 and 609 of Mouza – KATOL, Patwari Halka No. 44, having an area of 20900 Sq. Mtrs. (i.e. 1.13 Hectare R. and 0.96 Hectare R. = 2.09 Hectare R), Rental Rs. 8.74/- and 8.30/- respectively, Both helds in Occupancy Class-1 Rights situated at Katol, within the limits of the Nagarparishad Katol in Tahsil – Katol and District – NAGPUR	(1) Mr. Pravin Ashokrao Wankhede, (2) Mr. Parag Prabhakar Dakhore, (3) Mr. Pramod Devaji Bagde, (4) Mr. Chandrabhan Vithobaji Gajbhiye, (5) Mr. Jivan Ramchandrajai Gaikwad
--	---

(i) Qualifying comments / remarks if any:.... (No Comment)

In accordance with the available search from the online portal the Title of (1) Mr. Pravin Ashokrao Wankhede, (2) Mr. Parag Prabhakar Dakhore, (3) Mr. Pramod Devaji Bagde, (4) Mr. Chandrabhan Vithobaji Gajbhiye, (5) Mr. Jivan Ramchandrajai Gaikwad on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of (1) Mr. Pravin Ashokrao Wankhede, (2) Mr. Parag Prabhakar Dakhore, (3) Mr. Pramod Devaji Bagde, (4) Mr. Chandrabhan Vithobaji Gajbhiye, (5) Mr. Jivan Ramchandrajai Gaikwad on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.

Dated : 08.04.2023


Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

FORMAT- A

(Circular No. 28/2021)

ANNEXURE**FLOW OF THE TITLE OF THE SAID LAND**

1) 7/12 Extract of Khasra Nos. 608/Part/1 and 609 issued by Competent Authority, Katol as on date of application for registration

The name of (1) Mr. Pravin Ashokrao Wankhede, (2) Mr. Parag Prabhakar Dakhore, (3) Mr. Pramod Devaji Bagde, (4) Mr. Chandrabhan Vithobaji Gajbhiye, (5) Mr. Jivan Ramchandrajai Gaikwad is recorded in the 7/12 Extract of **Khasra Nos. 608/Part/1 and 609 of Mouza – KATOL**, Patwari Halka No. 44, having an area of 20900 Sq. Mtrs. (i.e. 1.13 Hectare R. and 0.96 Hectare R. = 2.09 Hectare R), Rental Rs. 8.74/- and 8.30/- respectively, Both helds in Occupancy Class-1 Rights situated at Katol, within the limits of the Nagarparishad Katol in Tahsil – Katol and District – NAGPUR.

2) Mutation Entry -

The 7/12 Extract of Khasra Nos. 608/Part/1 and 609 issued by Competent Authority, Katol that vide Mutation Entry /Ferfar Entry No. 26141 dated 18-10-2021 for Kh. No. 608/Part/1 and Entry No. 26141 dated 25-10-2021 for Kh. No. 609 the name of (1) Mr. Pravin Ashokrao Wankhede, (2) Mr. Parag Prabhakar Dakhore, (3) Mr. Pramod Devaji Bagde, (4) Mr. Chandrabhan Vithobaji Gajbhiye, (5) Mr. Jivan Ramchandrajai Gaikwad is recorded as owner of the said land.

3) Search report for 30 years taken from Sub Registrar Office at Katol.

THAT, ALL THOSE Pieces and Parcels of land bearing **Khasra Nos. 608/Part/1 and 609 of Mouza – KATOL**, Patwari Halka No. 44, having an area of 1.13 Hectare R. and 0.96 Hectare R. respectively, thus total area of both Khasra Nos. 608/Part/1 and 609 is 2.09 Hectare R), Rental Rs. 8.74/- and 8.30/- respectively, Both held in Occupancy Class-1 Rights situated at Katol, within the limits of the Nagarparishad Katol in Tahsil – Katol and District – NAGPUR, belongs to (1) Mr. Pravin Ashokrao Wankhede, (2) Mr. Parag Prabhakar Dakhore, (3) Mr. Pramod Devaji Bagde, (4) Mr. Chandrabhan Vithobaji Gajbhiye, (5) Mr. Jivan Ramchandrajai Gaikwad, having purchased the same by them from


ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

(1) Mr. Chandrabhan Dhumaji Sathone, (2) Mr. Maroti Dhumaji Sathone, (3) Mr. Devendra Namdeorao Sathone, (4) Smt. Prabhatai Namdeorao Sathone, (5) Mr. Wasudeo Dhumaji Sathone, by a Sale Deed Dated 20-09-2021, which is duly registered in the Office of the Sub-Registrar Katol in Book No. 1 at Registered Serial No. 3702/2021 on 23-09-2021. As a result therefore the aforesaid (1) Mr. Pravin Ashokrao Wankhede, (2) Mr. Parag Prabhakar Dakhore, (3) Mr. Pramod Devaji Bagde, (4) Mr. Chandrabhan Vithobaji Gajbhiye, (5) Mr. Jivan Ramchandraji Gaikwad have now become full Owners of the said property bearing Khasra Nos. 608/Part/1 and 609 with heritable and transferable rights therein and the same is mutated in their names in all relevant records and also mutated in the 7/12 Extract.

THAT, the aforesaid (1) Mr. Pravin Ashokrao Wankhede, (2) Mr. Parag Prabhakar Dakhore, (3) Mr. Pramod Devaji Bagde, (4) Mr. Chandrabhan Vithobaji Gajbhiye, (5) Mr. Jivan Ramchandraji Gaikwad jointly decided to develop the said Khasra Nos. 608/Part/1 and 609 into Residential Layout by carving out various Plots of different sizes therein. And accordingly she has prepared the proposed Layout Plan of the said Khasra Nos. 608/Part/1 and 609 by carving out various Plots of different sizes therein and to be known and styled as "GAJANAN NAGARI".

THAT, the aforesaid Khasra Nos. 608/Part/1 and 609 are converted for Non Agricultural (Residential) Use and the said layout is finally sanctioned and approved by the Planning Authority and Chief Municipal Council, Katol, vide his letter No. नपका/नरिव/अभि.मंजूरी/608पै/1 व 609/416/2023 Dated 01-03-2023

That for the purpose of verification of file the following documents relating to said property are provided to us :-

- (i) 7/12 Extracts of Khasra Nos. 608/Part/1 and 609.
- (ii) Sale Deed dated 20-09-2021 for Khasra Nos. 608/Part/1 and 609 executed by (1) Mr. Chandrabhan Dhumaji Sathone, (2) Mr. Maroti Dhumaji Sathone, (3) Mr. Devendra Namdeorao Sathone, (4) Smt. Prabhatai Namdeorao Sathone, (5) Mr. Wasudeo Dhumaji Sathone in favour of (1) Mr. Pravin Ashokrao Wankhede, (2) Mr. Parag Prabhakar Dakhore, (3) Mr. Pramod Devaji Bagde, (4) Mr. Chandrabhan Vithobaji Gajbhiye, (5) Mr. Jivan Ramchandraji Gaikwad, which is duly registered in the Office of the Sub-Registrar Katol in Book No. 1 at Registered Serial No. 3702/2021 on 23-09-2021.
- (iii) Non-Agricultural Order and Layout Plan sanctioned dated 01-03-2023 for Khasra Nos. 608/Part/1 and 609


ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

THAT all the aforesaid documents produced before by (1) Mr. Pravin Ashokrao Wankhede, (2) Mr. Parag Prabhakar Dakhore, (3) Mr. Pramod Devaji Bagde, (4) Mr. Chandrabhan Vithobaji Gajbhiye, (5) Mr. Jivan Ramchandrajai Gaikwad to me for security and examination are photocopies, it is necessary to verify original copies in the custody of the aforesaid present land owners. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that he has not executed any unregistered Deed or document. Whereby his ownership rights are affected, diluted or third party interest is created.

THAT we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra Nos. 608/Part/1 and 609 of Mouza - Katol in Tahsil - Katol and District - Nagpur for the period of 30 (Thirty) Years vide GRN No. MH000310671202324E dated 08-03-2023

THAT during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

(4) Any other relevant Title : N.A.

(5) Litigations if any : - N.A.

Nagpur.

Dated : 08.04.2023


Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

CHALLAN
MTR Form Number-6



GRN MH000310671202324E		BARCODE		Date 08/04/2023-10:56:55		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name KTL_KATOL SUB REGISTRAR				Full Name		ADV ASHWIN PATIL	
Location NAGPUR				Flat/Block No.		54	
Year 2023-2024 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			375.00		SAWARKAR NAGAR		
					Area/Locality		
					NAGPUR		
					Town/City/District		
					PIN		
					4 4 0 0 1 5		
					Remarks (If Any)		
					SEARCH FEE 30 YEARS Khasra Nos. 608/Part/1 and 609 of Mouza		
					KATOL		
					Amount In		
					Three Hundred Seventy Five Rupees Only		
					Words		
					375.00		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
Cheque/DD No.				Bank Date		00040572023040834972	
Name of Bank				RBI Date		08/04/2023-10:24:58	
Name of Branch				Bank-Branch		STATE BANK OF INDIA	
				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. : 9822936551

संदर्भ चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.