ADV. HITESH PARSE

TAXATION & PROPERTY TRANSFER CONSULTANT

102, Shreeman Yogee Complex, Khare Town P.O.Building, Dharampeth, Nagpur-440010

FORMAT - A (Circular No.:- 28/2021)

LEGAL TITLE REPORT

To,

MAHARERA,

Administrative Building No.1,

1st Floor, Adjacent to Udyog Bhavan,

Civil Lines, Nagpur – 440001

Subject : Title clearance certificate with respect to **ALL THAT** piece and parcel of land bearing Khasra No. 88, admeasuring 1.14 Hectare (11400 Sq.Mtrs.), of Mouza-Lava, Held in Bhogwatdar Class 1 Right, Patwari Halka No.04, within the limits of Gram Panchayat – Lava, Tahasil –Nagpur (Rural) and District Nagpur, outside the limits of the Nagpur Municipal Corporation, Nagpur within the limits Nagpur Municipal Regional Development Authority (NMRDA) including all other easementary rights appurtenant and belonging thereto, situated at Lava, in Tahasil : Nagpur (Rural) and District : Nagpur (hereinafter referred as the said land).

I have investigated the title of the said land on the request of the Owner/ Developer i.e. Smt. Rajani Marotrao Ninawe, a Proprietor of the firm named and styled as **M/S SHREE GANESHAY DEVELOPERS, Nagpur** and following documents i.e.:-

1) **Description of the property** : ALL THAT piece and parcel of land bearing Khasra No. 88, admeasuring 1.14 Hectare (11400 Sq. Mtrs), of Mouza-Lava, Held in Bhogwatdar Class 1 Right, Patwari Halka No.04, within the limits of

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Gram Panchayat- Lava , Tahasil –Nagpur (Rural) and District Nagpur. Outside the limits of the Nagpur Municipal Corporation, within the limits Nagpur Municipal Regional Development Authority (NMRDA) including all other easementary rights appurtenant and belonging thereto, situated at Lava, in Tahasil : Nagpur (Rural) and District : Nagpur and Boundaries are as under:-

ON THE EAST	Agricultural land of Shri. Verma bearing Khasra No.89
ON THE WEST	Agricultural land of Shri. Vasant Ingle & Shri. Ramdas Chokhande bearing Khasra No.93 & 87
ON THE NORTH	Agricultural land of Shri. Maniram Varthi & Shri. Uttam bearing Khasra No.91& 92
ON THE SOUTH	Agricultural land of Shri. David bearing Khasra No.86

2) The documents of Allotment of Land:-

a) Copy of Sale Deed executed by Shri. Damdu Dajiba Wankhede and three others as Consenter in Favor of Smt. Rajani Marotrao Ninawe dated 31.12.1991 which is duly registered in the office of Sub Registrar Nagpur-9, in Additional book no. 1, Volume No. 456, bearing page no. 76 to 85 at Serial.no. 9770 (P), having Registration no.9757 (P) on even date.

b) Copy of 7/12 extract in the name of present owner i.e. Smt. Rajni Marotrao Ninawe vide Ferfar no.263.

a) Letter from Executive Engineer, NMRDA, Nagpur, recommending the sanction of Layout Plan on said Land on Khasra no.88, vide Letter no.EE/NMRDA/6712 dated 07.03.2022.

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b) Copy of Final Demarcated Residential Layout Plan by Executive Engineer, NMRDA, Nagpur on Khasra no.88, P.H -04, Mouza-Lava, Tahasil- Nagpur (Gramin), District- Nagpur, by Executive Engineer, NMRDA, Nagpur dated 20.02.2023.

c) Copy of Letter from Executive Engineer, NMRDA, Nagpur, to Tahasildar, Nagpur (Gramin) recommending sanction of Non Agricultural Sanad for residential use to the said Layout, vide letter no.EE/NMRDA/8149 dated 21.02.2023.

d) Copy of Udyam Registration Certificate in the name of present owner i.e. Smt. Rajani Marotrao Ninawe dated 15.02.2023.

e) Copy of Gumasta Certificate in the name of present owner i.e. Smt. Rajani Marotrao Ninawe dated 16.02.2023.

3) Title search report for 30 years from 1994 till 2023 vide GRN No. MH015740211202223E dated 22.02.2023.

4) 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/ promoter/ developer) i.e. Smt. Rajani Marotrao Ninawe is good, clear, valid and marketable and without any encumbrances

i. Owner of the land:- Smt. Rajani Marotrao Ninawe is the owner of **ALL THAT** piece and parcel of land bearing Khasra No. 88, admeasuring 1.14 Hectare (11400 Sq. Mtrs.), of Mouza-Lava, Held in Bhogwatdar Class 1 Right, Patwari Halka No.04, situated within the limits of Gram Panchayat – Lava, Tahasil –Nagpur (Rural) and District Nagpur.



ii. Qualifying comments/remarks if any – NIL

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

Encl: Annexures

Date: 01.03.2023

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Advocate
M.No.4265/2016

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) Copy of 7/12 extract in the name of present owner i.e. Smt. Rajni Marotrao Ninawe.
2) Mutation Entry No.: Ferfar No. 263 in the name of present owner Smt. Rajni Marotrao Ninawe.
3) Search Report for 30 years 1994 to 2023, taken from Sub Registrar Office at Nagpur-10 (Gramin).
4) Any other Relevant Title: Copy of Sale Deed dated 31.12.1991 favoring Smt. Rajni Marotrao Ninawe, registered in the office of Sub – Registrar Nagpur-9, in Additional book no. 1, Volume No. 456, bearing page no. 76 & 85 at Serial.no. 9770 (P), having Registration no.9757 (P) on even date.
5) Litigations if any: No Litigations/ encumbrances of any kind is observed.

Date: 01.03.2023

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Advocate
M.No.4265/2016

CHALLAN
MTR Form Number-6

GRN	MH015740211202223E	BARCODE		Date	22/02/2023-16:37:55	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	NGP1_HQR SUB REGISTRAR NAGPUR 1	**Full Name**	Hitesh Pravin Parse
Location	NAGPUR		
Year	2022-2023 From 01/01/1994 To 22/02/2023	**Flat/Block No.**	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	Khasra no 88 Mouza Lava TahsilNagpur Rural District Nagpur
		Amount In Words	Seven Hundred Fifty Rupees Only

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

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042023022283475	011877279
Cheque/DD No.		Bank Date	RBI Date	22/02/2023-16:40:36	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 8830122218

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

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

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NAGPUR

Print Date 22-02-2023 04:40:59