

FORMAT -A

(Circular No. 28/2021)

Date : 25/02/2023

To,

Maha RERA
Mumbai.(M.H.)

LEGAL TITLE REPORT

Subject :- Title Clearance Certificate with respect to **Gat No. 79/2/1 Total**
admeasuring 8100.00 sqmtr situated at Mauza – Pawangaon, P.H. No. 18
within the jurisdiction of Grampanchayat, Pawangaon, Tah. Kamptee, Distt.
Nagpur (M.S.)

(hereinafter referred to as the said land/plots of land more particularly
described in Schedule of Property hereunder mentioned)



I have investigated the title of said plot on the request of **M/s Mahalaxmi**
Developers, Partener Mr. Bhushan s/o Gulabrao Ransingh aged 39Yrs.
Occupation : Businessman R/o S/o. Gulabrab Ransingh Plot No. 323,
Kalamna Market Road, Near Hanuman Mandir Bharat Nagar Kalamna,
Nagpur, (M.H.) 440035. PAN : PAN NO. ALUPR9262Q, Adhar No. 2557
1927 6760) and following documents.

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Advocate & Notary Public

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1) Description of Property:

All those piece and parcel of Non-Agriculture Land bearing **Gat No. 79/2/1 Total admeasuring 8100.00 sqmtr situated at Mauza – Pawangaon, P.H. No. 18** within the jurisdiction of Grampanchayat, Pawangaon, Tah. Kamptee, Distt. Nagpur (M.S.)

The Boundaries of said land as per Sale Deed are as under :

Towards East : Pawangaon To Kamptee Road
Towards West : Gat No. 80
Towards North : Gat No. 79/2/2
Towards South : Remaining Portion of Gat No. 79/2/1

AREA STATEMENT			
1.	Area Of Plot		
	As Per Ownership Document	8100	SqM
	As per Measurement Sheet	7798	SqM
	As Per Site	7798	SqM
2	Deductions For		
	Proposed D.P. (Road Widening)	0	SqM
	Any D.P. Reservation Area	0	SqM
	Natural Water Course Area	0	SqM
	Total (A+B+C)	0	SqM
3	Balance Area Of Plot (1-2)	7798	SqM



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4	Amenity Space		
	Required	0	SqM
	Proposed	0	SqM
5.	Net Plot Area (3-4)	7798	SqM
6.	Recreational Open Space		
	Required	779.80	SqM
	Proposed	784.35	SqM
7	Area For STP & Electrical Sub Station	50	SqM
8	Service Road NAD Highway Widening	0	SqM
9	Internal Road Area (12M)	2641.29	SqM
10	Area Under Layout Plots	4322.34	SqM
11	Pro Rata Factors For FSI Calculations ON Layout	1.804	



2) Documents of Property/Plot

1. I have investigated the title of said plot on the request of Mr. Bhushan s/o Gulabrao Ransingh and following documents i.e.

Sr.	Date of	Particulars	Original/Certified
No	Document		Photocopy/True Copy

Chambers: Opposite Main Bus-Stand, Main Road, Bhandara, MS, 441 904

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1.	23/02/2023	Search E- Challan GRN No. MH015819255202223E	Online Copy
2.	23/02/2023	Search Receipt No. 1112796884	Online Copy
3.	24/01/2023	CERSAI Search Reference No. 7530509527918 & 3309489737750	Online Copy
4.	28/05/2019	Regd. Sale-deed, Document No. KMT-2801/2019, Sub Registrar, Kamptee	Photocopy
5.	11/01/2023	Gaon Namuna 7 & 12	Digital Sign Copy
6.	31/03/2022	N.A. Order	Photocopy
7.	26/07/2022	Development Permission (Layout Sanction Letter)	Photocopy
8.	07/09/2022	Development Permission (Release)	Photocopy
9.	26/07/2022	Sanction Layout map	Photocopy



- 3) 7/12 Extract of issued by Talathi P. H. No. 18 **Mauza** – Pawangaon, Tah. Kamptee, Distt. Nagpur (M.S.) dtd. 11/01/2023 in respect of **Gat No. 79/2/1.**

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- 4) Search Report for 30yrs. i.e. from 1994 to 2023 by paying necessary fees to the concerned offices.

On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that, the title of Mr. Bhushan s/o Gulabrao Ransingh (Promotor/Owner) is clear, marketable, it is necessary to get release/permission/approval from the competent authority for selling some of the plots as mentioned in schedule of property. (separate sheet attached).

Owner of the Land

All those piece and parcel of Non-Agriculture Land bearing Gat No. 79/2/1 Total admeasuring 4322.34 sqmtr situated at Mauza - Pawangaon, P.H. No. 18 within the jurisdiction of Grampanchayat, Pawangaon, Tah. Kamptee, Distt. Nagpur (M.S.)	Mr. Bhushan s/o Gulabrao Ransingh Partners of M/s Mahalaxmi Developers
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Qualifying comments/remarks if any : As mentioned in Schedule of Property and separate sheet of flow of title of owner/ developer of the property.

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

Bhandara

Dated 25/02/2023

Yours Thankfully,

(Adv Rakesh Saxena)

R. K. Saxena

Advocate

Opp. Bus Stand

Chambers: Opposite Main Bus-Stand, Main Road, Bhandara, MS, 431004 904

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(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

- 1) 7/12 Extract of issued by Talathi P. H. No. 18 **Mauza** – Pawangaon, Tah. Kamptee, Distt. Nagpur (M.S.) dtd. 11/01/2023 in respect of **Gat No. 79/2/1.**

The Name of **Mr. Bhushan s/o Gulabrao Ransingh** is recorded on the 7/12 Extract of issued by Talathi P. H. No. 18 **Mauza** – Pawangaon, Tah. Kamptee, Distt. Nagpur (M.S.) in respect of the property comprising of all those piece and parcel of Non-Agriculture Land bearing **Gat No. 79/2/1, Mauza – Pawangaon, P.H. No. 18 Total admeasuring 8100.00 sqmtr Gat No. 79/2/1 at Mauza – Pawangaon, P.H. No. 18** within the jurisdiction of Grampanchayat, Pawangaon, Tah. Kamptee, Distt. Nagpur.

- 2) Mutation Entry:

The 7/12 Extract of issued by the Talathi, Pawangaon of Gat No. 79/2/1 reveals that vide Mutation Entry No. 5222 Dtd. 16/06/2019. the name of **Mr. Bhushan s/o Gulabrao Ransingh** is recorded as owner of the said land.

- 3) **Search of total 30yrs. i.e. from 1994 to 2023 taken from the Office of Sub Registrar, Bhandara.**

- i) Land bearing Gat No. 79/2/1 Area 1.99HR situated at Mauza – Pawangaon, P.H. No. 18 within the jurisdiction of Grampanchayat, Pawangaon, Tah. Kamptee, Distt. Nagpur was originally owned and possessed by Mrs. Gangubai wd/o. Manikrao Choudhari, which is their ancestral property.
- ii) Mrs. Gangubai wd/o. Manikrao Choudhari with consent of Mrs. Manda w/o Shankar Khodake, Mrs. Chanda w/o Tirthroop Gawande, Mrs. Sarla w/o Kavishwar Ghule, Mrs. Asha w/o Surendra Bhoyar, Mrs. Tai w/o



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Kamlakar Thakare, Mrs. Alka w/o Satish Pethe, Mrs. Geeta w/o Sheshrao Zod, Smt. Tarabai wd/o Vasantao Choudhari, Mr. Bhushan s/o Vasantao Choudhari & Mr. Abhishek s/o Vasantao Choudhari have sold out of above land 0.81HR land to the Present Owner Mr. Bhushan s/o Gulabrao Ransingh by Regd. Sale-deed dtd. 28/05/2019, vide Document No. KMT-2801/2019 and accordingly, mutation has taken place Vide Mutation Entry No. 5222 dated 16/06/2019.

- iii) The Present Owner Mr. Bhushan s/o Gulabrao Ransingh has converted above land for Non-agricultural purpose, vide Rev. Case No. 182/NAP-34/2021-22 order passed by Tahsildar, Nagpur on 31/03/2022.

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	As Per Site	7798	SqM
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	Natural Water Course Area	0	SqM
	Total (A+B+C)	0	SqM
3	Balance Area Of Plot (1-2)	7798	SqM
4	Amenity Space		



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	Required	0	SqM
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5.	Net Plot Area (3-4)	7798	SqM
6.	Recreational Open Space		
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- (vi) I have taken Search of total 30yrs. i.e. from 1994 to 2023 by paying necessary fees to the concerned offices.
- v) That, in view of the searches made by me it is submitted that the said property mentioned in Schedule of Property hereinabove belongs to Present Owner Mr. Bhushan s/o Gulabrao Ransingh and he has a valid, clear and marketable title, it is necessary to get release/permission/ **approval from the competent authority for selling some of the plots as mentioned in schedule of property.** **Naturally, on compliance of above observations, suggestions property shall also acuire good, valid and** marketable title thereto on obtaining a proper and duly registered Sale Deed.

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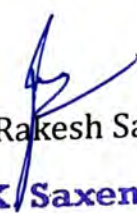
4) Any other relevant title : Nil

5) Litigations if any : Nil Observed, however this aspect should be covered in Affidavit from owner as suggested above.

Bhandara

Dated 25/02/2023

Yours Thankfully,


(Adv Rakesh Saxena)

R. K. Saxena
Advocate
Opp. Bus Stand
Bhandara-441904