LEGAL TITLE REPORT

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J. K. BAGUL

ADVOCATE

New Kailash Nagar, Nagpur- 440027, Mob.no.9604804497.

FORMAT-A
(Circular No. 28/2021)

To,
MahaRERA
Bandra, Mumbai 400051

LEGAL TITLE REPORT

Sub - Title clearance certificate with respect to all piece and parcel of Agricultural land bearing survey.No.81(New) & survey.no. 47(old), Mouza – Bothali. P.H. No.74, Khate No.3 containing with entire total land admeasuring about 2.70 H.R. held in class-1right with land revenue of Rs.13 situated in Area within the limit of village & Gram panchayat Bothali at Tah- Nagpur (Rural). Dist. Nagpur.

I have investigated the title of the aforesaid land on the request of Mr. Anil Gajananrao Tatiwar R/o plot no.103 Atur Apartment Ramdaspeth, Nagpur 440010, the owner/lessee and Developer and following documents i.e:

1.Description of Property

All that piece and piece and parcel of Agricultural land bearing surveyNo.81(New) & survey.no.47(old), Mouza – Bothali. P.H. No.74, Khate No.3 containing with entire total land admeasuring

Adv. Jitendra K. Bagul
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about 2.70 H.R. held in class-1right with land revenue of Rs.13 situated in Area within the limit of village & Gram panchayat Bothali at Tah- Nagpur (Rural). Dist.- Nagpur.

And the said property is bounded as follow-

On or Towards the North -	Survey No.82
On or Towards the South-	Survey No.80
On or Towards the East-	Survey No.83
On or Towards the West-	18 Mtrs. Wide Road

2. List of The Document of Ownership of Survey No.81& Mutation Entry

a) 7/12 Extract, Records of rights issued by Talathi
b) 8A Namuna
c) Sale deed Of land Owner
d) Zone certificate
e) Renumbering doc.

Sale deed of Survey no. 81(New), 47(Old) Purchased by Mr. Anil Gajananrao Tatiwar from Smt. Kubera begum W/O Haidar Ali, Sajjad Ali S/O Haider Ali, Mr. Sayyad Fayyad Ali S/O Haidar Ali, Ku. Nigar Sultana D/O Haidar Ali, Mr. Sayyad Sabir Ali S/O Haidar Ali, Mr. Sayyad Naushad Ali S/O Haidar Ali , Smt. Naseem Sultana W/O Husain khan , Smt. Anis sultana W/O Muhammad vuta, by sale deed executed on dated 21/6/1984 in the office of Sub-Registrar, Class-1 Nagpur, Nagpur vide document Serial no. 4092/1984.

3. Search Report for 40 Years

After going through the document from the year 1984 to 2023 vide its receipt no.1626, GRN No. MH01395404620222 in the office Joint- Sub-Registrar, Class-1 Nagpur, dated 18.01.2023.

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4. 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 the Owner/Promoter is clear, Marketable and without any encumbrances.

Owner of land

All that piece and piece and parcel of Agricultural land bearing kh.No.81(New)&kh.no.47(old), Mouza–Bothali. P.S.K. No.74, Khate No.3 containing with entire total land admeasuring about 2.70 H.R. held in class-1right, with land revenue of Rs.13 situated in Area within the limit of village & Grampanchayat Bothali at Tah- Nagpur (Rural). Dist.- Nagpur.	Mr. Anil Gajananrao Tatiwar

The report reflecting the flow of the title of the Owner/Promoter Shri. Anil Gajananrao Tatiwar on the said land is enclosed herewith as Annexure.

Encl- Annexure

Nagpur
Dated: 9|2|2023

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ADVOCATE

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Annexure

FLOW OF TITLE OF THE SAID LAND

1) 7/12 extract issued by Talathi, Nagpur (Rural) as on date of application of registration.

The name of Promoter Mr. Anil Gajananrao Tatiwar is recorded in the 7/12 Extract issued by Talathi, Nagpur (Rural) in respect of the property comprising of All that piece and piece and parcel of Agricultural land bearing kh. No.81(New) & kh.no.47(old), Mouza – Bothal. P.S.K. No.74, Khate No.3 containing with entire total land admeasuring about 2.70 H.R. held in class-1 right, with land revenue of Rs.13 situated in Area within the limit of village & Grampanchayat Bothali at Tah- Nagpur (Rural). Dist.- Nagpur.

2) Mutation Entry:

The 7/12 extract & Records of rights issued by Talathi, Nagpur (Rural) of Survey No. 81(New), & 47 (old) reveal that vide mutation no. 8, dt.10.12.1984 the name of Promoter Mr. Anil Gajananrao Tatiwar is recorded as Owner of the land.

3) Search report:

Search Report for 40 years from 1984 to 2023 complited from Sub-Registrar office at Nagpur-1.

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That Promoter Mr. Anil Gajananrao Tatiwar is absolute Owner of the All that piece and piece and parcel of Agricultural land bearing kh. No.81(New) & kh.no.47(old), Mouza – Bothali. P.S.K. No.74, Khate No.3 containing with entire land admeasuring about 2.70 H.R. held in class-1right, with land revenue of Rs.13 situated in Area within the limit of village & Gram panchayat Bothali at Tah-Nagpur (Rural). Dist.- Nagpur.

The said Undivided Property Owner belonging to joint family from Smt. Kubera begum W/O Haidar Ali, Sajjad Ali S/O Haider Ali Mr. Sayyad Fayyad Ali S/O Haidar Ali, Ku. Nigar Sultana D/O Haidar Ali, Mr. Sayyad Sabir Ali S/O Haidar Ali, Mr. Sayyad Naushad Ali, Smt. Naseem Sultana, Smt. Anis sultana. And lateron Mr. Anil Gajajnrao Tatiwar Purchase the said Property from them by sale deed executed on dated 21/6/1984 in the office of Sub-Registrar, Class-1 Nagpur, Nagpur vide document Serial no. 4092/1984. And Mr. Anil Gajananrao Tatiwar becomes the Owner of the said property, and his name mutated entry on record 7/12 extract.

That as per Zone certificate issued by N.M.R.D.A. Nagpur, the said property zone reserved for residential zone with 18 mtr. Wide proposed road on west.

That all the aforesaid document produced before me by Promoter Mr. Anil Gajananrao Tatiwar for scrunity and examination are photocopies. It is-necessary to verify Origional copies in the the custody of the aforesaid present land Owner. 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 and no litigation pending, whereby his ownership rights are affected or third party interest is created.

Adv. Jitendra K. Bagul
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NAGPUR

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That we have taken online search in respect of the aforesaid property from year 1984 to 2023 vide its receipt no.1626, GRN No.MH013954046202222, in the office Joint- Sub-Registrar, Class-1 Nagpur, dated 18.01.2023. by depositing necessary search fees and the same receipt are enclosed herewith.

4. There are no litigation related to said land.

Place -Nagpur

Date: 9/2/2023

J.K. BAGUL

Advocate

Adv. Jitendra K. Bagul
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NAGPUR

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CHALLAN
MTR Form Number-6

GRN	MH013954046202223P	BARCODE		Date	18/01/2023-18:06:59	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	JITENDRA KISAN BAGUL
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	HOUSE NO 3266/J/03 NEW KAILAS NAGAR
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	1000.00	Road/Street	SAINATH TUKDOJI PUTALA PARVATI NAGAR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 7
		Remarks (If Any)	MOUJA-BOTHALI OLD KH NO 47 NEW KH NO 81 FOR 1984 TO 2023 YEARS 39 YERAS
Total	1,000.00	Amount In Words	One Thousand Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023011806908	3449866392835
Cheque/DD No.		Bank Date	RBI Date	18/01/2023-18:07:19	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 9604804497

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 नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

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Thursday,19 January 2023 7:01 PM

इतर पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 1626 दिनांक: 19/01/2023

गावाचे नाव:
दस्तऐवजाचा अनुक्रमांक: नगन1-0-2023
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: अँड जितेन्द्र के.बागुल
वर्णन शोध अर्ज क्र.556/2023 मौजा बोथली शेत सर्व्हे नं.47 पुराणा नविन 81 शेत सर्व्हे नं. शोध सन 1984 ते 2023

शोध व निरीक्षणे	रु. 1000.00
एकूण:	रु. 1000.00

NGP1

1); देयकाचा प्रकार: eChallan रक्कम: रु.1000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013954046202223P दिनांक: 19/01/2023
बँकेचे नाव व पत्ता:

सह-दुय्यम निबंधक, वर्ग-१
नागपूर शहर क्र.१

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