Sahil M. Bhangde
LL.M
ADVOCATE
Plot No 167, Bajiprabhu Nagar, 5th Lane,
Near Madrasi Temple, Near Ramnagar,
NAGPUR-440 010
☎ 0712-2245474
Mob : +91-9422148978, +91- 9405948406
E Mail : adv_sahilbhangde@yahoo.co.in

FORMAT - A
(Circular - 28/2021)

To,
MahaRERA
Nagpur

LEGAL TITLE REPORT

Sub : *Title Clearance Certificate with Respect to Amalgamated Plot No. 1 admeasuring 2324.98 sq.mts. having Khasra No. 53/5 of Mouza-Borgaon in Tahsil and District Nagpur (hereinafter refered as the said Plot)*

I have investigated the title of the said plot on the request of **Shri. Uttam S/o. Marotrao Khadgi, R/o.** Nagpur and following documents i.e.

1) Description Of The Property :
All that piece and parcel of entire land bearing **Plot No. 1** admeasuring about **2324.98 Sq. Mtrs.** (25026.08 sq.ft.) being a portion of land out of Kh. No.53/5 P.H. No. 8 A, bearing City Survey no. 660/1, Sheet no. 67, of **Mouza – Borgaon,** situated at Prerna Nagar Near Hajari Pahad Nagpur within the limits of Nagpur Improvement Trust & Nagpur Municipal Corporation Nagpur Tah. & Distt. Nagpur and, same is bounded as under.

East	:	9 Mtrs wide Road,
West	:	New Prerna Nagar Society,
North	:	Plot no. 2 and 3
South	:	Goverment Share

2) Documensts Of The Allotment Of Plots :- As per List Annexured separatly
3) Property Card Of The Schedule Of Properties is issued by City Survey Officer No. 3, Nagpur Of Mouza-Borgaon, dated 12/10/2022 as per the Mutation Entry No. 369, Dated 12/07/2002:
4) Search Report For 30 Years From 06/02/1992 Till 07/02/2023

2/- On perusal of the abovementioned documents and all other relevant documents relating to the title of the said property, I am of the opinion, that the title of the **Shri. Uttam S/o. Marotrao Khadgi,** is clear, marketable, and without any encumbrances.

OWNERS OF THE LAND
Shri. Uttam S/o. Marotrao Khadgi

1) **Qulifying Comments/Remark (if any) : NA**

3/- The report reflecting the flow of the title of the present owners of the property **i.e. Shri. Uttam S/o. Marotrao Khadgi** on the said land is enclosed herewith as Annexure.

Encl. : Annexure : Flow of the title of the present owners of the property

Sahil M. Bhangde
Plot No.167, Bajiprabhu Nagar, 5th Lane, Near Madrasi Temple, Nasi Ramnagar, Nagpur-33
Advocate

NAGPUR
Date : 07/02/2023

SAHIL M. BHANGDE
Advocate

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ANNEXURE

FORMAT - A

(Circular 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

1) That originally all that piece and parcel of land bearing Kh. No. 53/5 containing by ad-measurement 0.76 HR. (7600 sq.mtrs.) of **Mouza-Borgaon** bearing P.H. no. 8 A/ bearing City Survey no. 660/1, Sheet No. 67 was belongs to Shri. Uttam S/o. Marotrao Khadgi as being his separate property.

2) That the aforesaid entire land falls within the purview of Urban Land (Ceiling and Regulation) Act, 1976 and accordingly the owner had filed return u/s 6 of the said Act, to the office of Addl. Collector and Competent Authority ULC and the said authority by holding due enquiry had declared the land admeasuring 6756.50 sq.mtr. as surplus and land admeasuring 843.50 sq.mtr. as retainable one.

3) That the aforesaid owner had filed application u/s 20 of Urban Land (Ceiling and Regulation) Act, 1976 for exemption of the aforesaid surplus land under Talegaon Dabhade pattern and accordingly The Addl. Collector and Competent Authority, ULC, Nagpur by order, dated 07.07.2000 in ULC Case no. ATP/ULC/TD(181)689/2000 exempted the aforesaid surplus land.

4) That on 14.06.2006 The Addl. Collector Nagpur was pleased to convert the aforesaid entire land Kh. No. 53/5 admeasuring about 0.67 H.R. (6756.50 sq.mtr.) out of total admeasuring 0.76 H.R. for Non-agricultural (Residential uses by passing order in Revenue Case no. 137/N.A.P.-34/2005-06, dated 14.06.2006.

5) That Nagpur Improvement Trust, Nagpur had released the **Plot No. 1**, admeasuring about 2324.98 sq.mtrs. of the said layout by issuing release letter bearing letter no. E.E.(West)/1281, dated 13.08.2018.

6) That later on the aforesaid owner i.e. **Shri. Uttam Marotrao Khadgi** had decided develop the said plot no.1 by constructing a multistoried residential apartment Scheme to be known and styled as **"Royal Heights"** on the said plot and accordingly he had prepared a proposed building plan which was duly sanctioned by Building Engineer, Nagpur Improvement Trust Nagpur vide issuing Building Permit bearing Permit No. B.E.(West)/Case No. BUL-G-012121, dated 20.10.2022.

7) That the owner **Shri. Uttam Marotrao Khadgi** had submitted the aforesaid scheme **"Royal Heights"** to the provision Maharashtra Apartment Ownership Act, 1970 by executing a registered Deed of Declaration, same was registered in the office of Sub-Registrar Nagpur No. 4 at Sr No. 1059 dated 03/02/2023

- I am of the opinion that **Shri. Uttam Marotrao Khadgi** is the legal owners of land bearing All that piece and parcel of entire land bearing **Plot No. 1** admeasuring about **2324.98 Sq. Mtrs.** (25026.08 sq.ft.) being a portion of land out of Kh. No.53/5 P.H. No. 8 A, bearing City Survey no. 660/1, Sheet no. 67, of **Mouza – Borgaon,** situated at Prerna Nagar Near Hajari Pahad Nagpur within the limits of Nagpur Improvement Trust & Nagpur Municipal Corporation Nagpur Tah. & Distt. Nagpur and the said entire property is free from all sorts of encumbrances, charge, lien, mortgage.
- That thereafter further from 01-11-2005 all the offices Sub Registrar have power to register documents irrespective of Mouza or ward where the property is situated and a Centralized System to take search of Index-II of all the offices at one place is yet to be devised. Hence by way of abundant precaution an Affidavit from the owner/s be taken stating on oath that their /his title over the property is clear and marketable and that the said property is not transferred or alienated in any manner whatsoever.

That I verified all relevant Index entries from the book and record kept and maintained in the office of Registrar and Sub-Registrar Nagpur by depositing Rs. 750/- vide **GRN No. MH014966120202223E dated 07/02/2023.**

1) The Property Card of the respective Plots is in the name of present owners, i.e. **Shri. Uttam Marotrao Khadgi.**
2) Mutation Entry Numbers 369 dated 12/07/2002.

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3) Search Report for 30 years from 12/01/1992 till 12/01/2023 taken from the Sub-Registrar office at Nagpur vide **GRN No. MH014966120202223E, dated 07/02/2023.**

4) Any other relevant Title : NA

5) Litigation if any : NA



Sahil M. Bhangde
Advocate

NAGPUR
Date : 07/02/2023

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CHALLAN

MTR Form Number-6

GRN	MH014966120202223E	BARCODE		Date	07/02/2023-20:07:08	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Search Fee	TAX ID / TAN (If Any)	266
		PAN No.(If Applicable)	AMZPB5432A
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	Adv Sahil M Bhangde
Location	NAGPUR		
Year	2022-2023 From 07/02/1992 To 07/02/2023	Flat/Block No. Premises/Building	167 Bajiprabhu Nagar Lane No 5 Bajiprabhu Nagar

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

Road/Street	Near Madrasi Temple Near Ram Nagar
Area/Locality Town/City/District	Nagpur
PIN	4 4 0 0 3 3
Remarks (If Any)	Plot No. 1 Kh. No.53/5 P.H. No. 8 A CTS 660/1 Sheet no. 67 of Mouza - Borgaon
Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No	03006172023020800004	420975085
Cheque/DD No		Bank Date	RBI Date	07/02/2023-20:07:48	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. 9422148978

Department ID

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

सदर चलन "टाईप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Print Date 07-02-2023 08:07:52

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Near Madrasi Temple, Near Ramnagar,
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TITLE VERIFICATION & SEARCH REPORT

On the basis of relevant documents submitted by **Shri. Uttam Marotrao Khadgi**, for the purpose of Verification Search of Title in respect of the property described below, I, the undersigned Advocate, do hereby submit my Verification & Search Report about the title in respect of the same.

SCHEDULE OF PROPERTY

All that piece and parcel of entire land bearing **Plot No. 1** admeasuring about **2324.98 Sq. Mtrs.** (25026.08 sq.ft.) being a portion of land out of Kh. No.53/5 P.H. No. 8 A, bearing City Survey no. 660/1, Sheet no. 67, of **Mouza – Borgaon,** situated at Prerna Nagar Near Hajari Pahad Nagpur within the limits of Nagpur Improvement Trust & Nagpur Municipal Corporation Nagpur Tah. & Distt. Nagpur and, same is bounded as under.

East	:	9 Mtrs wide Road.
West	:	New Prerna Nagar Society.
North	:	Plot no. 2 and 3
South	:	Goverment Share

Upon it a building Scheme known and styled as **"Royal Heights"**

That I have taken search by inspecting the index Registers for a period of 30 years, i.e. 1992 to 2023 in the office of Sub-Registrar Nagpur. I have also perused document placed before me.

THAT THE TITLE HISTORY OF THE SAID PROPERTY IS AS FOLLOWS:-

1) That originally all that piece and parcel of land bearing Kh. No. 53/5 containing by ad-measurement 0.76 HR. (7600 sq.mtrs.) of **Mouza-Borgaon** bearing P.H. no. 8 A/ bearing City Survey no. 660/1, Sheet No. 67 was belongs to Shri. Uttam S/o. Marotrao Khadgi as being his separate property.

2) That the aforesaid entire land falls within the purview of Urban Land (Ceiling and Regulation) Act, 1976 and accordingly the owner had filed return u/s 6 of the said Act, to the office of Addl. Collector and Competent Authority U.L.C and the said authority by holding due enquiry had declared the land admeasuring 6756.50 sq.mtr. as surplus and land admeasuring 843.50 sq.mtr. as retainable one.

3) That the aforesaid owner had filed application u/s 20 of Urban Land (Ceiling and Regulation) Act, 1976 for exemption of the aforesaid surplus land under Talegaon Dabhade pattern and accordingly The Addl. Collector and Competent Authority, ULC, Nagpur by order, dated 07.07.2000 in ULC Case no. ATP/ULC/TD(181)689/2000 exempted the aforesaid surplus land.

4) That on 14.06.2006 The Addl. Collector Nagpur was pleased to convert the aforesaid entire land Kh. No. 53/5 admeasuring about 0.67 H.R. (6756.50 sq.mtr.) out of total admeasuring 0.76 H.R. for Non-agricultural (Residential uses by passing order in Revenue Case no. 137/N.A.P.-34/2005-06, dated 14.06.2006.

5) That Nagpur Improvement Trust, Nagpur had released the **Plot No. 1,** admeasuring about 2324.98 sq.mtrs. of the said layout by issuing release letter bearing letter no. E.E.(West)/1281, dated 13.08.2018.

6) That later on the aforesaid owner i.e. **Shri. Uttam Marotrao Khadgi** had decided develop the said plot no.1 by constructing a multistoried residential apartment Scheme to be known and styled as **"Royal Heights"** on the said plot and accordingly he had prepared a proposed building plan which was duly sanctioned by Building Engineer, Nagpur Improvement Trust Nagpur vide issuing Building Permit bearing Permit No. B.E.(West)/Case No. BUL-G-012121, dated 20.10.2022.

7) That the owner had submitted the aforesaid scheme **"Royal Heights"** to the provision Maharashtra Apartment Ownership Act, 1970 by executing a registered Deed of Declaration, same was registered in the office of Sub-Registrar Nagpur 4 at Sr No. 1059 dated 03/02/2023

Sahil M. Bhangde Plot No.167, Baliprabhu Nagar, 5th Lane, Near Madrasi Temple, Near Ramnagar, NAGPUR-440 010

8) I am of the opinion that **Shri. Uttam Marotrao Khadgi** is the legal owners of land bearing All that piece and parcel of entire land bearing **Plot No. 1** admeasuring about **2324.98 Sq. Mtrs.** (25026.08 sq.ft.) being a portion of land out of Kh. No.53/5 P.H. No. 8 A, bearing City Survey no. 660/1, Sheet no. 67, of

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Mouza – Borgaon, situated at Prerna Nagar Near Hajari Pahad Nagpur within the limits of Nagpur Improvement Trust & Nagpur Municipal Corporation Nagpur Tah. & Distt. Nagpurand the said entire property is free from all sorts of encumbrances, charge, lien, mortgage.

- That thereafter further from 01-11-2005 all the offices Sub Registrar have power to register documents irrespective of Mouza or ward where the property is situated and a Centralized System to take search of Index-II of all the offices at one place is yet to be devised. Hence by way of abundant precaution an Affidavit from the owner/s be taken stating on oath that their /his title over the property is clear and marketable and that the said property is not transferred or alienated in any manner whatsoever.
- That I verified all relevant Index entries from the book and record kept and maintained in the office of Registrar and Sub-Registrar Nagpur by depositing Rs. 750/- vide **GRN No. MH014966120202223E dated 07/02/2023.**

DOCUMENTS PERUSUED

1. **Original** ULC Order passed by Additional Collector & Competent Authority ULC., Nagpur dated 07.07.2000.
2. **Original** N.A. Order passed by Addl. Collector, Nagpur in Revenue Case no. 137/N.A.P.-34/2005-06, dated 14.06.2006.
3. **Original** Layout Plan dated 21.05.2013.
4. **Copy of** Release letter issued by Nagpur Improvement Trust, Nagpur bearing letter no. E.E.(West)/1281, dated 13.08.2018.
5. **Copy of** Tax receipt paid for the period of 2017 to 2020 dated 27.08.2020.
6. **Copy of** Akhivpatrika issued in the name of Shri. Uttam Marotrao Khadgi dated 12/10/2022.
7. **Original** Building Plan and Permit issued by Nagpur Improvement Trust Nagpur vide its Permit no. B.E.(West)/Case No. BUL-G-012121, dated 20.10.2022.
8. **Original** Registered Deed of Declaration executed by Shri. Uttam Marotrao Khadgi, same was registered in the office Sub-Registrar Nagpur No. 4 at Sr No. 1059 dated 03/02/2023.

Hence, this report of Search & Verification of Title.

NAGPUR
Date : 07/02/2023

Sahil M. Bhangde
Plot No.167, Baliprabhu Nagar, 5th Lane, Near Nandrasi Temple, Hasi Ramnagar, Nagpur-13
Advocate

Sahil M. Bhangde
Advocate

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CHALLAN

MTR Form Number-6

GRN	MH014966120202223E	BARCODE		Date	07/02/2023-20:07:08	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Search Fee	TAX ID / TAN (If Any)	266
		PAN No.(If Applicable)	AMZPB5432A
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	Adv Sahil M Bhangde
Location	NAGPUR		
Year	2022-2023 From 07/02/1992 To 07/02/2023	Flat/Block No.	167 Bajiprabhu Nagar Lane No 5 Bajiprabhu
		Premises/Building	Nagar

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

Road/Street	Near Madrasi Temple Near Ram Nagar							
Area/Locality	Nagpur							
Town/City/District								
PIN		4	4	0	0	3	3	
Remarks (If Any)	Plot No 1 Kh. No 53/5 P.H. No. 8 A CTS 660/1 Sheet no. 67 of Mouza - Borgaon							
Amount In Words	Seven Hundred Fifty Rupees Only							

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No	03006172023020800004	420975085
Cheque/DD No.		Bank Date	RBI Date	07/02/2023-20:07:48	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9422148978

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

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Print Date 07-02-2023 08:07:52

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