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Tuesday, 09 May 2023 5:56 PM

इतर पावती

Original/Duplicate

नोंदणी क्र. : 39म

Regn.: 39M

पावती क्र.: 2783 दिनांक: 09/05/2023

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: कमट-0-2023

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. मितेश दिपानी

वर्णन अर्ज क्र. 649/23. दि. 09/05/2023 मौजा येरखेडा स.क्र. 30/3, 32/1, 32/2, 32/3, 33 (1994-2023)

SEARCHFEE

रु. 3750.00

एकूण:

रु. 3750.00

दुसऱ्या मिळकत, गोपनीय

कामठी

1); देयकाचा प्रकार: eChallan रक्कम: रु. 3750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001714227202324E दिनांक: 09/05/2023

बँकेचे नाव व पत्ता:

MITESH DIPANI
ADVOCATE

"Gushil Sadan",
Gud Oli, Kamptee,
Dist. - Nagpur - 441002.
Mobile No.: 9422863891.
Email: adv.mtipani@gmail.com

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

To,
MahaRERA
Nagpur

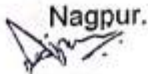
LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Khasra/Survey no. 30/3, 32/1, 32/2, 32/3, 33 situated at Mouza – Yerkheda, Taluka Kamptee, District Nagpur. (hereinafter referred as the "said property").

I have investigated the title of the said plot on the request of Shri Rameshwar Suganchand Bawankar, Shri Arvind Suganchand Bawankar and Smt. Malubai Rameshwar Bawankar and following documents i.e. :-

1) Description of the property –

- (i) ALL THAT piece and parcel of land bearing Survey/Khasra No. 30/3 admeasuring 12,200 Sq.Mtr., Patwari Halka No. 16, Mouza – Yerkheda, situated within the limits of Kamptee Cantonment Board, Tahsil – Kamptee and District – Nagpur.
- (ii) ALL THAT piece and parcel of land bearing Survey/Khasra No. 32/1 admeasuring 20,500 Sq.Mtr., Patwari Halka No. 16, Mouza – Yerkheda, situated within the limits of Kamptee Cantonment Board, Tahsil – Kamptee and District – Nagpur.
- (iii) ALL THAT piece and parcel of land bearing Survey/Khasra No. 32/2 admeasuring 20,000 Sq.Mtr., Patwari Halka No. 16, Mouza – Yerkheda, situated within the limits of Kamptee Cantonment Board, Tahsil – Kamptee and District – Nagpur.
- (iv) ALL THAT piece and parcel of land bearing Survey/Khasra No. 32/3 admeasuring 16,000 Sq.Mtr., Patwari Halka No. 16, Mouza – Yerkheda, situated within the limits of Kamptee Cantonment Board, Tahsil – Kamptee and District – Nagpur.
- (v) ALL THAT piece and parcel of land bearing Survey/Khasra No. 33 admeasuring 10,100 Sq.Mtr., Patwari Halka No. 16, Mouza – Yerkheda, situated within the limits of Kamptee Cantonment Board, Tahsil – Kamptee and District – Nagpur.

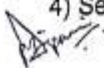


2) The documents of allotment of above mentioned property –

- i. Certified copy of Ferfar Nondwahi relating to mutation entry of Shri Rameshwar Suganchand Bawankar and Shri Arvind Suganchand Bawankar relating to Kh. No. 30/3 (Old Kh. No. 77) having received the same from Shri Hiralal Maroti Bawankar by way of mutual partition bearing mutation entry No. 25 dated 09/07/1984.
- ii. Copy of Sale Deed of Smt. Mulabai W/o. Rameshwar Bawankar relating to Kh. No. 32/1 (Old Kh. No. 76/1) of land admeasuring 1.45 Hr. registered at Sub-Registrar Office Kamptee at serial No. 854, Book No. A1, from pages 118 to 125 of volume No. 106 corresponding to registration entry No. 807 dated 22/10/1992 and of land admeasuring 0.60 Hr. registered at Sub-Registrar Office Kamptee at serial No. 983(P), Book No. A1, from pages 23 to 27 of volume No. 68 corresponding to registration entry No. 927 dated 17/11/1989 and copy of Ferfar Nondwahi relating to mutation entry of above mentioned property bearing mutation entry No. 647 & 645 respectively dated 12/07/1994 approved on dated 16/07/1994.
- iii. Certified copy of Sale Deed of Shri Rameshwar Suganchand Bawankar and Shri Arvind Suganchand Bawankar relating to Kh. No. 32/2 (Old Kh. No. 76/1) registered at Sub-Registrar Office Kamptee at serial No. 216, Book No. A1, from pages 135 to 139 of volume No. 57 corresponding to registration entry No. 206 dated 24/02/1989 and copy of Ferfar Nondwahi relating to mutation entry of above mentioned property bearing mutation entry No. 201 dated 05/07/1989.
- iv. Certified copy of Sale Deed of Shri Rameshwar Suganchand Bawankar relating to Kh. No. 32/3 (Old Kh. No. 76/1) registered at Sub-Registrar Office Kamptee at serial No. 853, Book No. A1, from pages 113 to 117 of volume No. 106 corresponding to registration entry No. 806 dated 22/10/1992 and copy of Ferfar Nondwahi relating to mutation entry of above mentioned property bearing mutation entry No. 646 dated 12/07/1994 approved on dated 16/07/1994.
- v. Certified copy of Sale Deed of Shri Rameshwar Suganchand Bawankar relating to Kh. No. 33 (Old Kh. No. 31) registered at Sub-Registrar Office Kamptee at serial No. 845, Book No. A1, from pages 118 to 122 of volume No. 78 corresponding to registration entry No. 809 dated 10/10/1990.

3) Digitally signed 7/12 extract relating to Kh. No. 30/3, 32/2, 32/3 & 33, P.H. No. 16, Mouza – Yerkheda, Tahsil – Kamptee dated 17/04/2023 and 7/12 extract relating to Kh. No. 32/1, P.H. No. 16, Mouza – Yerkheda, Tahsil – Kamptee dated 15/05/2023.

4) Search report for 30 years from 1994 till 2023.



2) On perusal of the above mentioned documents and all other relevant documents relating to title of the above mentioned property I am of the opinion that the title of Shri Rameshwar Suganchand Bawankar, Shri Arvind Suganchand Bawankar and Smt. Malubai Rameshwar Bawankar is clear, marketable and without any encumbrances.

(1) Owner/s of the land -

- (i) Shri Rameshwar Suganchand Bawankar and Shri Arvind Suganchand Bawankar - Survey/Khasra No. 30/3, Patwari Halka No. 16, Mouza - Yerkheda, Tahsil - Kamptee and District - Nagpur.
- (ii) Smt. Mulabai W/o. Rameshwar Bawankar - Survey/Khasra No. 32/1, Patwari Halka No. 16, Mouza - Yerkheda, Tahsil - Kamptee and District - Nagpur.
- (iii) Shri Rameshwar Suganchand Bawankar and Shri Arvind Suganchand Bawankar - Survey/Khasra No. 32/2, Patwari Halka No. 16, Mouza - Yerkheda, Tahsil - Kamptee and District - Nagpur.
- (iv) Shri Rameshwar Suganchand Bawankar - Survey/Khasra No. 32/3, Patwari Halka No. 16, Mouza - Yerkheda, Tahsil - Kamptee and District - Nagpur.
- (v) Shri Rameshwar Suganchand Bawankar - Survey/Khasra No. 33, Patwari Halka No. 16, Mouza - Yerkheda, Tahsil - Kamptee and District - Nagpur.

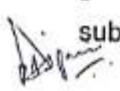
(2) Qualifying comments/remarks -

(i) It appears that -

- (a) Shri Rameshwar Suganchand Bawankar and Shri Arvind Suganchand Bawankar are presently the joint owner/s of Khasra No. 30/3 (Old Kh. No. 77) having received the same from Shri Hiralal Maroti Bawankar by way of mutual partition bearing mutation entry No. 25 dated 09/07/1984.
- (b) Smt. Mulabai W/o. Rameshwar Bawankar is presently the owner of Survey/Khasra No. 32/1 (Old Kh. No. 76/1) having purchased 1.45 Hr. land from Smt. Savitribai Wd/o. Chindhuji Borkar and Shri Yashwant S/o. Chindhuji Borkar as per Sale Deed registered at Sub-Registrar Office Kamptee at serial No. 854, Book No. A1, from pages 118 to 125 of volume No. 106 corresponding to registration entry No. 807 dated 22/10/1992 and of land admeasuring 0.60 Hr. from Smt. Subhadrabai Wd/o. Dayaram Bawankar, Shri Gulab Dayaram Bawankar and Shri Shalikgram Dayaram Bawankar as per Sale Deed registered at Sub-Registrar Office Kamptee at serial No. 983(P), Book No. A1, from pages 23 to 27 of volume No. 68 corresponding to registration entry No. 927 dated 17/11/1989.

(c) Shri Rameshwar Suganchand Bawankar and Shri Arvind Suganchand

Bawankar are presently the joint owner/s of Khasra No. 32/2 (Old Kh. No. 76/1) having purchased the same from Shri Gulab Dayaram Bawankar, Shri Shalikram Dayaram Bawankar and Smt. Subhadrabai Wd/o. Dayaram Bawankar as per Sale Deed registered at Sub-Registrar Office Kamptee at serial No. 216, Book No. A1, from pages 135 to 139 of volume No. 57 corresponding to registration entry No. 206 dated 24/02/1989.

- (d) Shri Rameshwar Suganchand Bawankar is presently the owner of Khasra No. 32/3 (Old Kh. No. 76/1) having purchased the same from Smt. Savitribai Wd/o. Chindhuji Borkar and Shri Yashwant S/o. Chindhuji Borkar as per Sale Deed registered at Sub-Registrar Office Kamptee at serial No. 853, Book No. A1, from pages 113 to 117 of volume No. 106 corresponding to registration entry No. 806 dated 22/10/1992, and
 - (e) Shri Rameshwar Suganchand Bawankar is presently the owner of Khasra No. 33 (Old Kh. No. 31) having purchased the same from Shri Sitaram S/o. Ganu Darwai and Shri Dyneshwar S/o. Sitaram Darwai as per Sale Deed registered at Sub-Registrar Office Kamptee at serial No. 845, Book No. A1, from pages 118 to 122 of volume No. 78 corresponding to registration entry No. 809 dated 10/10/1990.
- (ii) It is observed that Khasra No. 30/3, 32/1, 32/2, 32/3 and 33 admeasuring 1.22 Hr. (i.e. 12,200 Sq. Mtr.), 2.05 Hr. (i.e. 20,500 Sq. Mtr.), 2.00 Hr. (i.e. 20,000 Sq. Mtr.), 1.60 Hr. (i.e. 16,000 Sq. Mtr.) and 1.01 Hr. (i.e. 10,100 Sq. Mtr.) respectively total admeasuring 7.88 Hr. (i.e. 78,800 Sq. Mtrs.) of Mouza – Yerkheda, Tahsil – Kamptee and District – Nagpur has been converted in to non-agricultural land for residential use as per order passed by the Tahsildar, Kamptee, vide order dated 28/09/2021 passed in Revenue Case No. 10/NAP-34/2021-2022, Mouza – Yerkheda, Talathi Saza No. 16, Tah. Kamptee, Dist. Nagpur.
- (iii) I have gone through the true copies documents produced before me.
 - (iv) On the basis of verification of relevant record and the documents produced before me & the statements of party(ies), it is opined that the said present owner/s is/are the absolute owner of the said plot/property and have rights to sell the said plot/property subject to necessary permissions etc., of local/government/sanctioning authorities and others, if required.
 - (v) There is no registration of any encumbrance over the above referred property(ies) in record of rights as such it appeared to be free from encumbrances, or any registered charge on the basis of documents produced before me.
 - (vi) The prospective buyer/s of the said property will get clear, marketable and good title by execution & registration of valid and lawful conveyance deeds subject to such permissions of local authorities, if required.
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(vii)

The said owner/s is/are lawfully authorized and empowered to use, occupy, exploit the said property and further to sell the said entire property/plot(s) to any person or persons and receive consideration amount from prospective purchasers. This property, as per documents produced before me, appears to be free from all encumbrances and is having clear marketable title. The prospective purchasers will get good and marketable title subject to all clearances and NOCs as may be required as per law.

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

Encl : Annexure.

Date: 16/05/2023



Adv. Mitesh Dipani

Adv. MITESH DIPANI

B.A.L.L.B

Reg.No.: MAH/4587/2005

Mob.: 9422863891

"Sushil Sedan" Gud Oli, Kamptoo

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

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7 /12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 25 dated 09/07/1984, mutation entry No. 645 & 647 dated 12/07/1994, mutation entry No. 201 dated 05/07/1989 and mutation entry No. 646 dated 12/07/1994.
- 3) Search report for 30 years from 1994 till 2023 taken from Sub-Registrar' office at Kamptee vide Receipt No. 2783 dated 09/05/2023 (Original Receipt is attached herewith).
- 4) Any other relevant title.
- 5) Litigations if any - As per the statement of parties/owner/promoter/developer, at present there is no litigation pending in relation to the said land/property.

Date: 16/05/2023


Adv. Mitesh Dipani
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