

PINKY R. KANDRIKAR
B.Com, LLB
ADVOCATE

R/o- 225, Saptagiri Layout,
Bhilgaon, Kamptee Road, Nagpur
Mb. No. 9284297841

FORMAT -A
(Circular No. 28/2021)

To,
Maha RERA

LEGAL TITLE REPORT

Sub- Title clearance certificate with respect to all that piece and parcel of land within the limits of Bhilgaon Grampanchyat bearing **Kh. No. 27** total admeasuring about 1.36 Hecter, (3.36 Acre) in Mauza-Bhilgaon, P. H. No. 15, Class -I, Land Revenue Rs. 3.37 Tal. Kampthee & Dist. Nagpur.

I have investigated the title of the said property on the request of Shri Arun Kawaduji Mahakalkar & Shri Ishwar Kawaduji Mahakalkar and following documents i.e.-

1) History of Property-

I have found that abovementioned entire Kh. No. 27, was owned and possessed by Shri Narayan Mahadeo Sakharkar, Smt Parwati Mahadeo Sakharkar & Smt Shewanti Rangrao Nawghare they acquired the title of this property from their family by way of Hindu Succession Act.

Thereafter the said Shri Narayan Mahadeo Sakharkar, Smt Parwati Mahadeo Sakharkar & Smt Shewanti Rangrao Nawghare sold the said property to present owner namely Shri Arun Kawaduji Mahakalkar & Shri Ishwar Kawaduji Mahakalkar by virtue of registered sale deed dtd. 28/07/1997 which is registered in the office of sub registrar Nagpur-11 at Sr. No. **5954** and Shri Arun Kawaduji Mahakalkar & Shri Ishwar Kawaduji Mahakalkar became the absolute owner of the said property.

That accordingly the said present owners mutated their names on all Govt. Records. Likewise the Talathi of the concern village have recorded the mutation.

2) Owners of Land-

1. Shri Arun Kawaduji Mahakalkar &
2. Shri Ishwar Kawduji Mahakalkar

That the said Kh No. 27 is converted into residential purpose/non agricultural use vide Revenue case No. 14/N.A.P-34/Mauza Bhilgao/Kampthee/2022-23, (का.वि./१३२/२०२३) on dtd. 27/01/2023.

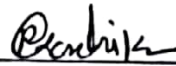
The said kh No. 27 is duly sanctioned and approved by the executive Engineer Nagpur Metropolion Region Development Authority, Nagpur vide Letter No. E.E. /N.M.R.D.A/ Nagpur/DPC/Agree/865 on dtd. 09/03/2023.

3) Qualifying comments/remarks if any _ NA

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

Date :-13/06/2023

Place-Nagpur


PINKY R. KANDRIKAR
Advocate

FORMAT - A

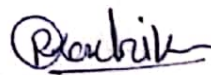
CIRCULAR NO. 28 / 2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. That I have taken online search in respect of the all that piece and parcel of kh.No. 27, total admeasuring about 1.36 Hectors or (3, 36 Acres), P.H.No.15 Class 1 revenue Rs.3.37 at Mouza Bhilgaon ,Tahsil Kampthee District Nagpur .
2. Mutation Entry No. 24173 dated 17/02/2023, Talathi Office, Bhilgaon , Tahsil Kampthee, District Nagpur. The said 7/12 extract is property being reflected on the government site as well as.
3. Search report for 30 years (i.e. from 01/01/1993 to 13/06/2023) by depositing necessary search fees online. I have verified the records of the sub registrars concern and submitted the application with requisite fees to Sub - Registrar, KAMPTHI amounting to Rs.750/- for 30yrs. I have taken search of last 30 years i.e. from the year 1993 to 2023, the original receipt of search at sub -Registrar's Office Nagpur bearing GRN No. MH003513258202324E dated 13/06/2023is enclosed here with.
4. The title is clear and marketable.
5. There were no litigation on the property.

Date: 13/06/2023


Adv. PINKY R. KANDRIKAR
PINKI R. KANDRIKAR
Advocate
B. Com. LL. B
Reg. No. MAH/4561/2006
Nagpur District (MH)

