

RAM A. JOSHI
ADVOCATE

Address: F-2, P. No. 43, Ganesh Jyoti Apartment,
Ring Road, Kotwal Nagar, Nagpur – 440022
Tel # 0712- 2956761, Cell # 9422111235
E-mail – advramjoshi@gmail.com

FORMAT – A
(Circular No.: 28/2021)

To
Maharashtra Real Estate Regulatory Authority
Office At: Administrative Building, 1st Floor
Adjacent to Udyog Bhavan, Civil Lines,
Nagpur- 440001

LEGAL TITLE REPORT

SUB : Title clearance certificate with respect to **ALL THAT PIECE AND PARCEL** of land admeasuring 1.09 Hectares bearing **Khasra No. 110/2/3/A**, situated at **Mouza : JAMTHA**, Patwari Halka No. 42, of Class-I Occupancy Rights, Land Revenue Rs. 2.76/- within the limits of Grampanchayat Jamtha , Tahsil Nagpur (Rural) , District Nagpur, along with all trees, suburbs and all easementary rights, including that of water, road etc. (hereinafter referred to as "THE SAID PROPERTY")

I have investigated the title of **Kh.No. 110/2/3/A** on the request of **SHRI NIKHIL S/O PRAKASH CHAPLE**, Proprietor of Firm M/s. Prasanna Developers and following documents i.e.:-

- (1) **THAT**, the firm M/s.Prasanna Developers are the absolute owners of the property which is an Agricultural Land, bearing Kh.No.110/2/3/A, admeasuring about 1.09 Hectares, situate at **Mouza : JAMTHA**, Patwari Halka No. 42, of Class-I Occupancy Rights, Land Revenue Rs. 2.76/- within the limits of Grampanchayat Jamtha , Tahsil Nagpur (Rural) , District Nagpur
- (2) **THAT**, originally **ALL THAT** Piece and Parcel of Agricultural land bearing Kh.No.110/2/3/A, admeasuring about 1.09 Hectares of **Mouza : JAMTHA**, Patwari Halka No. 42, of Class-I Occupancy Rights, Land Revenue Rs. 2.76/- within the limits of Grampanchayat Jamtha , Tahsil Nagpur (Rural) , District Nagpur is owned and is in actual physical possession of the firm M/s Prasanna Developers by virtue of Sale Deed No.6404/2022 dtd.10.11.2022, registered at the Office of Joint Sub Registrar, Nagpur Gramin 10, having purchased the same from Shri Zamin Amin S/o Mohsin Bhai Amin
- (3) **THAT**, originally aforesaid land Agricultural Land bearing Kh.No.110, admeasuring about 5.20 Hectares, Land Revenue Rs.7.56 of Mouza JAMTHA, Patwari Halka No.42 of Class-I Occupancy Rights, Tahsil Nagpur (Rural), District Nagpur belonged to Shri Purushottam Narayan Patwardhan, having acquired the same by way of intestate succession.
- (4) **THAT**, later on Shri Purushottam Narayan Patwardhan sold aforesaid Agricultural land admeasuring **3.70 Hectare** out of total land admeasuring 5.20 Hectare bearing Khasra No.110, Land Revenue 7.56 of Mouza Jamtha, to Shri Arun Chinchmalatpure Rambhau Chinchmalatpure (HUF) vide Sale Deed dated 29/07/1989 at Sr.No.3892 which is duly registered at Sub Registrar No.1, Nagpur.



(5) **THAT**, later on Shri Arun Chinchmalatpure Rambhau Chinchmalatpure (HUF) and Shri Vijay Chinchmalatpure Rambhau Chinchmalatpure (HUF) sold / transferred the aforesaid property bearing Khasra No.110/2/3/A total admeasuring 1.09 Hectares of Mouza Jamtha to Zamin Amin S/o Mohsin Bhain Amin vide Sale deed dated 21/02/1995 at Sr. No. 728 before the Sub registrar, Nagpur.

(6) **THAT**, aforesaid Proprietor Firm **M/S.PRASANNA DEVELOPERS** are now absolute owner of the aforesaid property and has mutated their names in all the government and semi government records and has absolute and clear title over the same.

(7) **THAT**, the aforesaid land is placed in YELLOW ZONE (Residential) zone in the part plan (zone certificate) of NMRDA as per Maharashtra regional and Town Planning Act 1966, Sec 31 (1)

(8) **THAT** for variety of reasons and other good causes said **M/S.PRASANNA DEVELOPERS** through its Proprietor Shir Nikhil S/o Prakash Chaple, have now decided to carve a residential layout on the said land and has applied for the same to NMRDA and have also got the layout map tentatively sanctioned from the said authority.

(9) That, the aforesaid **M/S.PRASANNA DEVELOPERS** has placed before me the following documents. My opinion is based on careful study of: -

- 1) Index Register for the period 1992 to 2023.
- 2) Copy of Sale Deed with respect to aforesaid property
- 3) Previous chain documents.

Owner of the land

- i) **M/S. PRASANNA DEVELOPERS**, A Proprietary Firm through its Sole Proprietor Shri Nikhil son of Prakash Chaple,
- ii) Qualifying comments/remarks if any **Nil**

(10) **THAT** the aforesaid property is now converted into Non Agricultural use by the aforesaid owners vide order of The Tahsildar, Nagpur Gramin dated 16/05/2023 vide RCS No. 150/NAP-34/2022-2023, Mouza Jamtha.

(11) **THAT** a Non Agricultural Layout has been sanctioned from NMRDA on the aforesaid property vide approval no NMRDA/LF/2023/APL/00027 dated 27/04/2023.

(12) The report reflecting the flow of the title of **M/S.PRASANNA DEVELOPERS** is enclosed herewith as annexure.

Encl: Annexure.

Date: 29/05/2023

ADV. RAM JOSHI

(Stamp)



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ADVOCATE

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FORMAT – A
(Circular No.:- 28/2021)
FLOW OF THE TITLE OF SAID LAND.

Sr.No.

1. **ALL THAT** PIECE AND PARCEL of land admeasuring 1.09 Hectares bearing Khasra No. **110/2/3/A**, situated at **Mouza : JAMTHA**, Patwari Halka No. 42, of Class-I Occupancy Rights, Land Revenue Rs. 2.76/- within the limits of Grampanchayat Jamtha , Tahsil Nagpur (Rural) , District Nagpur along with all trees, suburbs and all easementary rights, including that of water, road etc., (Hereinafter referred to as "THE SAID PROPERTY")

On the East	...	KH NO.110 /2/3/B
On the West		110/1
On the North		Nallah / Canal
On the South		Pandhan road
3. Mutation Entry Nos. for Kh No.110/2/3/A is 7463 dated 25/12/2022.
5. Search report for 30 years (i.e. from 1993 to 2023) by depositing necessary search fees online I have verified the records of the Sub-registrars concerned and submitted the application with requisite fee to Sub – registrar No. 10 amounting to Rs. 750/- for 30 yrs for the said khasra. 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 No. 10 bearing **GRN No. MH002704072202324E**, dtd. **29/05/2023** enclosed herewith.
4. The title is clear and marketable.
5. There are no Litigations on the Property.

Date 29/05/2023


ADV. RAM JOSHI
(Stamp)





CHALLAN
MTR Form Number-6



GRN	MH002704072202324E	BARCODE			Date	29/05/2023-09:11:35		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)		AEUPJ9961K		
Office Name			NGR_NAGPUR NO10 RURAL SUB REGISTRAR		Full Name		ADV RAM JOSHI		
Location			NAGPUR						
Year			2023-2024 One Time		Flat/Block No.		108		
Account Head Details			Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE			750.00		Road/Street		RAJENDRA NAGAR		
					Area/Locality		NAGPUR		
					Town/City/District				
					PIN		4 4 0 0 1 6		
					Remarks (If Any)				
					KH NO 110/2/3/A				
Total			750.00		Amount In		Seven Hundred Fifty Rupees Only		
					Words				
Payment Details			IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN		Ref. No.		69103332023052911058 2810352294
Cheque/DD No.					Bank Date		RBI Date		29/05/2023-09:14:04 Not Verified with RBI
Name of Bank					Bank-Branch		IDBI BANK		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Department ID :

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

Mobile No. : 9422111235

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

