Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

FORMAT- A
(Circular No. 28/2021)

To
Maha RERA
6 & 7th Floor, Housfin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-4000 051

MahaRERA
Administrative Buidling No. 1,
Civil Lines, Nagpur-440 001.,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of Non Agricultural land bearing **Khasra No. 105/1** of **Mouza – VASANTNAGAR**, Patwari Halka No. 66, having an area of 1.66 Hectare R. **(i.e. 8830.15 Sq. Mtrs.),** Rental Rs. 1.35/-, held in Occupancy Class-1 Rights, Khate No. 262 TOGETHERWITH a Layout proposed to be carved out on the said consisting various Plots of different sizes therein land and to be known and styled as "**JIGYASA NAGARI**", situated at Village – Vasantnagar, within the limits of the Grampanchayat Vasantnagar, in Tahsil – Katol and District – NAGPUR **(hereinafter referred as the said "plot").**

I have investigated the title of the said layout on the request of (1) Mr. Prashant Govardhan Thombare and (2) Mr. Vishal Govardhan Thombare (Name of owners/ promoters/ developers/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of Non Agricultural land bearing **Khasra No. 105/1** of **Mouza – VASANTNAGAR**, Patwari Halka No. 66, having an area of 1.66 Hectare R. **(i.e. 8830.15 Sq. Mtrs.),** Rental Rs. 1.35/-, held in Occupancy Class-1 Rights, Khate No. 262 TOGETHERWITH a Layout proposed to be carved out on the said consisting various Plots of different sizes therein land and to be known and styled as "**JIGYASA NAGARI**", situated at Village – Vasantnagar, within the limits of the Grampanchayat Vasantnagar, in Tahsil – Katol and District – NAGPURR, **BOUNDARIES OF KHASRA NO. 105/1** :- ON THE EAST – KHASRA NO. 105/2, ON THE WEST – KHASRA NOS. 114 & 112, ON THE NORTH – GOVT. PANDHAN ROAD, ON THE SOUTH – KHASRA NOS. 110, 111 & 112.

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(2) The Document of allotment of land :- Sale Deed dated 10.02.2020 for land bearing Khasra No. 105/1 executed by Mr. Nyahalsingh Ballusingh Rathod in favour of (1) Mr. Prashant Govardhan Thombare and (2) Mr. Vishal Govardhan Thombare, which is duly registered in the Office of the Sub-Registrar, Katol in Book No. 1 at Registered Serial No. 465/2020 on 10.02.2020.

(3) 7/12 extract issued by Competent Authority vide Mutation Entry No. 723.

(4) Search report for 30 years

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner) is clear, marketable and without any encumbrances.
Owners of the land

ALL THAT Piece and Parcel of Non Agricultural land bearing **Khasra No. 105/1** of **Mouza – VASANTNAGAR**, Patwari Halka No. 66, having an area of 1.66 Hectare R. **(i.e. 8830.15 Sq. Mtrs.),** Rental Rs. 1.35/-, held in Occupancy Class-1 Rights, Khate No. 262 TOGETHERWITH a Layout proposed to be carved out on the said consisting various Plots of different sizes therein land and to be known and styled as "**JIGYASA NAGARI**", situated at Village – Vasantnagar, within the limits of the Grampanchayat Vasantnagar, in Tahsil – Katol and District – NAGPUR.	(1) Mr. Prashant Govardhan Thombare and (2) Mr. Vishal Govardhan Thombare

(i) Qualifying comments / remarks if any:.... (No Comment)

In accordance with the available search from the online portal the Title of (1) Mr. Prashant Govardhan Thombare and (2) Mr. Vishal Govardhan Thombare on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of (1) Mr. Prashant Govardhan Thombare and (2) Mr. Vishal Govardhan Thombare on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 25.07.2023

Ashwin Patil
Advocate

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FORMAT- A

(Circular No. 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 Extract of Khasra No. 105/1 issued by Competent Authority / Village Officer, Vasantnagar as on date of application for registration

The name of (1) Mr. Prashant Govardhan Thombare and (2) Mr. Vishal Govardhan Thombare are recorded in the 7/12 Extract of **Khasra No. 105/1** of **Mouza – VASANTNAGAR**, Patwari Halka No. 66, having an area of 1.66 Hectare R. (i.e. 8830.15 Sq. Mtrs.), Rental Rs. 1.35/-, held in Occupancy Class-1 Rights, situated at Village - Vasantnagar, within the limits of the Grampanchayat Vasantnagar, in Tahsil – Katol and District – NAGPUR.

2) Mutation Entry -

The 7/12 Extract of Khasra No. 47 issued by Competent Authority/Village Officer, Vasantnagar that vide Mutation Entry /Ferfar Entry No. 723 for Khasra No. 105/1 the name of (1) Mr. Prashant Govardhan Thombare and (2) Mr. Vishal Govardhan Thombare are recorded as joint owner of the said land.

3) Search report for 30 years taken from Sub Registrar Office at Katol.

THAT, ALL THAT Piece and Parcel of land bearing Khasra No. 105/1 of Mouza – VASANTNAGAR, Patwari Halka No. 66, having an area of 1.66 Hectare R., Rental Rs. 1.35/-, held in Occupancy Class-1 Rights, Khate No. 119 TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto situated at Village - Vasantnagar, within the limits of the Grampanchayat Vasantnagar in Tahsil – Katol and District – NAGPUR, Originally belong to Mr. Nyahalsingh Ballusingh Rathod as a recorded Owner thereof being his separate ancestral property and the same is mutated in his name in all relevant records.

THAT the aforesaid Mr. Nyahalsingh Ballusingh Rathod lateron transferred/sold his aforesaid property comprising ALL THAT Piece and Parcel of land bearing Khasra No. 105/1 of Mouza – VASANTNAGAR, Patwari Halka No. 66, having an area of 1.66 Hectare

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R., Rental Rs. 1.35/-, held in Occupancy Class-1 Rights, Khate No. 119 TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto situated at Village - Vasantnagar, within the limits of the Grampanchayat Vasantnagar in Tahsil – Katol and District – NAGPUR, by way of Sale (1) Mr. Prashant Govardhan Thombare and (2) Mr. Vishal Govardhan Thombare, by a Sale Deed Dated 10.02.2020, which is duly registered in the Office of the Sub-Registrar, Katol in Book No. 1 at Registered Serial No. 465/2020 on 28-10-2014.

THAT as a result therefore the aforesaid (1) Mr. Prashant Govardhan Thombare and (2) Mr. Vishal Govardhan Thombare jointly have now become full Joint Owners of the property bearing Khasra No. 105/1 with heritable and transferable rights therein and the same is mutated in their joint names in all relevant records and also mutated in the 7/12 Extract.

THAT, the aforesaid (1) Mr. Prashant Govardhan Thombare and (2) Mr. Vishal Govardhan Thombare jointly decided to develop the said Khasra No. 105/1 into RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein. And accordingly they have prepared the proposed Layout Plan of the said Khasra No. 105/1 by carving out various Plots of different sizes therein and to be known and styled as "**JIGYASA NAGARI**" and the said layout is finally sanctioned and approved by the Assistant Director, Town Planning, Nagpur, vide his letter No. अंतिम मंजूरी/मौजा-वसंतनगर/ता.काटोल/स.क्र.105/1/अ/ससंनाग/1173 Dated 15.05.2023.

THAT, the aforesaid Khasra No. 105/1 is converted for Non Agricultural (Residential) Use by the Tahsildar, Katol vide its Order Dated 03.07.2023 passed in Revenue Case No. 18/NAP-34/Mouza-Vasantnagar/Katol/2022-23.

That for the purpose of verification of tile the following documents relating to said property are provided to us :-

(i) 7/12 Extracts of Khasra No. 105/1.

(ii) Sale Deed dated 10.02.2020 for land bearing Khasra No. 105/1 executed by Mr. Nyahalsingh Ballusingh Rathod in favour of (1) Mr. Prashant Govardhan Thombare and (2) Mr. Vishal Govardhan Thombare, Registered Serial No. 465/2020 on 10.02.2020.

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(iii) Layout Sanctioned Plan and Letter No. अंतिम मंजूरी/मौजा-वसंतनगर/ता.काटोल/स.क्र.105/1/अ/ससंनाग/1173 Dated 15.05.2023 for Khasra No. 105/1.

(iv) Non Agricultural (Residential) Order of Tahsildar, Katol Dated 03.07.2023

THAT all the aforesaid documents produced before by (1) Mr. Prashant Govardhan Thombare and (2) Mr. Vishal Govardhan Thombare to me for security and examination are photocopies, it is necessary to verify original copies in the custody of the aforesaid present land owners. 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. Whereby his ownership rights are affected, diluted or third party interest is created.

THAT we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra No. 105/1 of Mouza – Vasantnagar in Tahsil – Katol and District – Nagpur for the period of 30 (Thirty) Years vide Challan No. MH00568283820324E Dated 25/07/2023.

THAT during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

(4) Any other relevant Title : N.A.
(5) Litigations if any : - N.A.

Nagpur.
Dated : 25.07.2023

Ashwin Patil
Advocate

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Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

CHALLAN

MTR Form Number-6

GRN	MH005682838202324E	BARCODE		Date	25/07/2023-13:36:20	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	KTL_KATOL SUB REGISTRAR	**Full Name**	ADV ASHWIN PATIL
Location	NAGPUR		
Year	2023-2024 One Time	**Flat/Block No.**	54
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	375.00	**Road/Street**	SAWARKAR NAGAR
		Area/Locality	NAGPUR
		Town/City/District	
-		PIN	4 4 0 0 1 5
		Remarks (If Any)	
		SEARCH FEES OF 30 YRS Khasra No. 105/1 Mouza VASANTNAGAR	
		Tahsil Katol and District NAGPUR	
		Amount In Words	Three Hundred Seventy Five Rupees Only
Total	375.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023072570427	IK0CJIQAM1
Cheque/DD No.		Bank Date	RBI Date	25/07/2023-13:24:38	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9822936551

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 कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.