

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

Ashwin R. Patil
ADVOCATE

Mb.9822936551
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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. 46/1 of Mouza – KATOL, Patwari Halka No. 44, having an area of 1.93 Hectare R. (Plotable area of 5580.54 Sq. Mtrs.), Rental Rs. 14.05/-, held in Occupancy Class-1 Rights, Khate No. 337 TOGETHERWITH a Layout proposed to be carved out on the said land consisting various Plots of different sizes therein land and to be known and styled as "MAA CHANDIKA NAGAR", situated at Katol, within the limits of the Nagarparishad Katol 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 Mr. Wasudeo Anandrao Deshmukh (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. 46/1 of Mouza – KATOL**, Patwari Halka No. 44, having an area of 1.93 Hectare R. (**Plotable area of 5580.54 Sq. Mtrs.**), Rental Rs. 14.05/-, held in Occupancy Class-1 Rights, Khate No. 337 TOGETHERWITH a Layout proposed to be carved out on the said land consisting various Plots of different sizes therein land and to be known and styled as **"MAA CHANDIKA NAGAR"**, situated at Katol, within the limits of the Nagarparishad Katol in Tahsil – Katol and District – NAGPUR, **BOUNDARIES OF KHASRA NO. 46/1 :- ON THE EAST – ROAD, ON THE WEST – KHASRA NO. 54, ON THE NORTH – KHASRA NOS. 45 & 55, ON THE SOUTH – KHASRA NO. 46/2.**


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(2) The Document of allotment of land :- Will dated 15-05-1967 for land Khasra No. 167/1 (New Khasra No. 46) executed by Mr. Vasantrao Gulabrao Deshmuku.

(3) 7/12 extract issued by Competent Authority vide Mutation Entry No. 10001.

(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. 46/1 of Mouza – KATOL , Patwari Halka No. 44, having an area of 1.93 Hectare R. (Plotable area of 5580.54 Sq. Mtrs.), Rental Rs. 14.05/-, held in Occupancy Class-1 Rights, Khate No. 337 TOGETHERWITH a Layout proposed to be carved out on the said land consisting various Plots of different sizes therein land and to be known and styled as " MAA CHANDIKA NAGAR ", situated at Katol, within the limits of the Nagarparishad Katol in Tahsil – Katol and District – NAGPUR.	Mr. Wasudeo Anandrao Deshmukh
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(i) Qualifying comments / remarks if any:..... (No Comment)

In accordance with the available search from the online portal the Title of Mr. Wasudeo Anandrao Deshmukh on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of Mr. Wasudeo Anandrao Deshmukh on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 03.08.2023


Ashwin Patil
Advocate

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ANNEXURE**FLOW OF THE TITLE OF THE SAID LAND****1) 7/12 Extract of Khasra No. 46/1 issued by Competent Authority, Katol as on date of application for registration**

The name of Mr. Wasudeo Anandrao Deshmukh is recorded in the 7/12 Extract of **Khasra No. 46/1 of Mouza – KATOL**, Patwari Halka No. 44, having an area of 1.93 Hectare R. (Plotable area of 5580.54 Sq. Mtrs.), Rental Rs. 14.05/-, held in Occupancy Class-1 Rights, situated at Katol, within the limits of the Nagarparishad Katol in Tahsil – Katol and District – NAGPUR.

2) Mutation Entry -

The 7/12 Extract of Khasra No. 46/1 issued by Competent Authority, Katol that vide Mutation Entry /Ferfar Entry No. 10001 for Khasra No. 46/1 the name of Mr. Wasudeo Anandrao Deshmukh is recorded as 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. 46/1 of Mouza – KATOL, Patwari Halka No. 44, having an area of 1.93 Hectare R., Rental Rs. 14.05/-, held in Occupancy Class-1 Rights, Khate No. 337 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 Katol, within the limits of the Nagarparishad Katol in Tahsil – Katol and District – NAGPUR, belongs to Mr. Wasudeo Anandrao Deshmukh as a recorded Owner thereof being his separate ancestral property having acquired the same by him by Will Dated 15-05-1967 and the same is mutated in the name in all relevant records.

THAT, the aforesaid Mr. Wasudeo Anandrao Deshmukh lateron decided to develop the said Khasra No. 46/1 into RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein. And accordingly he has prepared the proposed Layout Plan of the said Khasra No. 46/1 by carving out various Plots of different sizes therein and to be known and styled as **"MAA CHANDIKA NAGAR"** and the said layout is finally sanctioned

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and approved by the Planning Authority and Chief Executive Officer, Nagar Parishad, Katol, vide his letter No. नपका/नरवि/अभि.मंजूरी/स.क्र.46/1/314/2023 Dated 17.07.2023.

THAT, the aforesaid Khasra No. 46/1 is converted for Non Agricultural (Residential) Use by the Tahsildar, Katol vide its Order Dated 18.07.2023 passed in Revenue Case No. 25/NAP-34/Mouza-Katol/Katol/2022-23 and also granted the Parishishta "B" / Sanad of the said land.

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. 46/1.
- (ii) Layout Sanctioned Plan and Letter dated 15-05-2023 for Khasra No. 46/1.
- (iii) Non Agricultural (Residential) Order of Tahsildar, Katol Dated 18.07.2023 for Khasra No. 46/1.

THAT all the aforesaid documents produced before by Mr. Wasudeo Anandrao Deshmukh 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. 46 of Mouza - Katol in Tahsil - Katol and District - Nagpur for the period of 30 (Thirty) Years vide Challan GRN No. MH006190544202324E dated 03.08.2023.

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 : 03.08.2023


Ashwin Patil
Advocate

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CHALLAN
MTR Form Number-6



GRN MH006190544202324E		BARCODE 		Date 03/08/2023-19:45:09	Form ID
Department Inspector General Of Registration			Payer Details		
Search Fee			TAX ID / TAN (If Any)		
Type of Payment Other Items			PAN No.(If Applicable)		
Office Name KTL_KATOL SUB REGISTRAR			Full Name		Adv Ashwin Patil
Location NAGPUR			Flat/Block No.		Plot No. 54
Year 2023-2024 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		Sawarkar Nagar
0030072201 SEARCH FEE		375.00	Area/Locality		Nagpur
			Town/City/District		
			PIN		4 4 0 0 1 5
			Remarks (If Any)		
			Search fee for 30 Years of Khasra No. 46/1 Mouza KATOL Tahsil Katol		
			Dist Nagpur		
			Amount In Three Hundred Seventy Five Rupees Only		
Total		375.00	Words		
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	00040572023080342447 IK0CJVYDE3
Cheque/DD No.			Bank Date	RBI Date	03/08/2023-19:24:46 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 :
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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.
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