

NITIN S. UPASANI

ADVOCATE

Office: Plot No.1, Vrindavan Apartment, 2nd Floor, Khamla Road, Nagpur-25
Email: advnitin18@gmail.com, Mobile: 94228 26723

FORMAT - A

(Circular No.- 28/2021)

To,

MAHARERA

**6th & 7th Floor, Housefin Bhavan,
Plot No.C-21, E-Block, Bandra Kurla Complex,
Bandra (E), Mumbai-400051**

Copy to: MAHARERA, Administrative Building No.1, Civil Lines, Nagpur-440001.

LEGAL TITLE REPORT

Sub.: Title clearance certificate with respect to all that piece and parcel of land bearing Khasra No. 114/3/A admeasuring 1.28 H.R. Mouza-Ranala & Khasra No.114/B admeasuring 0.20 H.R., Mouza-Ranala, within the limits of Nagpur Metropolitan Region Development Authority, Nagpur, Tahsil Kamptee and District-Nagpur (hereinafter referred as the said property).

I have been engaged by **Shri. Arunabh Santoshkumar Chatterjee, resident of 502, Hyatt Enclave, Dhantoli, Nagpur-440012**, to inspect, search the title in respect of "said property".

1) Description of Property:

All that piece and parcel of land bearing Khasra No. 114/3/A admeasuring 1.28 H.R., of Mouza Ranala, Revenue Rs.5.75/-, Occupancy Class-I, Khate No. 34, Tahsil Kamptee and District-Nagpur and all that piece and parcel of land bearing Khasra No. 114/B admeasuring 0.20 H.R., of Mouza Ranala, Revenue Rs.0.50/-, Occupancy Class-I, Khate No. 34, total admeasuring 1.48 H.R., within the limits of Nagpur Metropolitan Region Development Authority, Nagpur, Tahsil Kamptee and District-Nagpur. The said land is bounded as under:

EAST	- CANAL.
WEST	- GOVERNMENT PANDHAN.
NORTH	- GOVERNMENT PANDHAN & KHASRA NO.115.
SOUTH	- KHASRA NO.113/3.

2) The following documents of ownership are scrutinized:

- 7/12 extract issued by Talathi.
- 8-A Namuna extract issued by Talathi.
- Ferfar Prattak issued by Talathi.

- d. Adhikar Abhilekh issued by Talathi.
- e. Patwari Map issued by Talathi.
- f. All ULC orders i.e. order below 8(4) and order below 20(1) passed by Addl. Collector & Competent Authority, ULC, Nagpur.
- g. Sale Deed dated 14-01-2002 registered at Serial No. 80/2002 registered in the office of Sub-Registrar, Kamptee, Nagpur.
- h. Layout Plan sanctioned by Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur.
- i. Non-agricultural permission granted by Collector, Nagpur in Rev. Case No. 789/NAP-34/2009-2010 on 05-08-2010.
- j. Development Agreement executed by the present owner with Nagpur Metropolitan Region Development Authority, Nagpur.

3) 7/12 extract issued by Talathi, Ranala shows the mutation of present owner and the name of present owner shows in all other record.

4) Search Report for 30 years from 1993 till 2023.

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 Shri. Arunabh Santoshkumar Chatterjee is clear, marketable and without any encumbrances.

a) Owner of the land

All that piece and parcel of land bearing Khasra No. 114/3/A admeasuring 1.28 H.R., of Mouza Ranala, Revenue Rs.5.75/-, Occupancy Class-I, Khate No. 34, Tahsil Kamptee and District-Nagpur and all that piece and parcel of land bearing Khasra No. 114/B admeasuring 0.20 H.R., of Mouza Ranala, Revenue Rs.0.50/-, Occupancy Class-I, Khate No. 34, total admeasuring 1.48 H.R., within the limits of Nagpur Metropolitan Region Development Authority, Nagpur, Tahsil Kamptee and District-Nagpur.	Shri. Arunabh Santoshkumar Chatterjee
--	---------------------------------------

b) Qualifying comments / remarks if any:

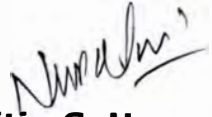
In accordance with the available search from the online portal the title of Shri. Arunabh Santoshkumar Chatterjee on the said land is good, valid, marketable and saleable.

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

Encl . :Annexure.

Place: Nagpur.

Date:24/01/2024



Nitin S. Upasani

Advocate

NITIN S. UPASANI

ADVOCATE

PLOT NO. 1 VRINDAVAN

APT. 2ND FLOOR BESIDES

P.N.B OPP. GULMOHAR

HALL

KHAMLA ROAD, NAGPUR-

440025 I

MOB.942282672

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

Flow of Title of Said Land

Sr. No.

1. 7/12 extract as on date of application for registration in the name of Shri. Arunabh Santoshkumar Chatterjee.
2. Mutation is in the name of Shri. Arunabh Santoshkumar Chatterjee vide entry number 25302 dt. 04-01-2018.
3. Search report for 30 years taken from online and Sub -Registrar Office, Kamptee, District-Nagpur.
 - i. That, originally the above described property was the ancestral property of Shri. Sanjay Jugalkishor Kashyap, Smt. Surekha Rameshkumar Kashyap, Smt. Shitala Brijkishor Kashyap and Smt. Nisha Survir Singh and came in the share of Shri. Sanjay Jugalkishor Kashyap, Smt. Surekha Rameshkumar Kashyap, Smt. Shitala Brijkishor Kashyap and Smt. Nisha Survir Singh by way of partition;
 - ii. That, the land bearing Khasra No. 114/3/A admeasuring 1.28 H.R., of Mouza Ranala, Revenue Rs.5.75/-, Occupancy Class-I, Khate No. 34, Tahsil Kamptee and District-Nagpur and all that piece and parcel of land bearing Khasra No. 114/B admeasuring 0.20 H.R., of Mouza Ranala, Revenue Rs.0.50/-, Occupancy Class-I, Khate No. 34, total admeasuring 1.48 H.R., Tahsil Kamptee and District- Nagpur was purchased by Shri. Arunabh Santoshkumar Chatterjee from Shri. Sanjay Jugalkishor Kashyap, Smt. Surekha Rameshkumar Kashyap, Smt. Shitala Brijkishor Kashyap and Smt. Nisha Survir Singh with heritable and transferable rights therein vide registered Sale Deed dated 14-01-2002 registered at Serial No. 80/2002 registered in the office of Sub- Registrar, Kamptee, Nagpur.
 - iii. That, All that piece and parcel of land bearing Khasra No. 114/3/A admeasuring 1.28 H.R., of Mouza Ranala, Revenue Rs.5.75/-, Occupancy Class-I, Khate No. 34, Tahsil Kamptee and District-Nagpur and all that piece and parcel of land bearing Khasra No. 114/B admeasuring 0.20 H.R., of Mouza Ranala, Revenue Rs.0.50/-, Occupancy Class-I, Khate No. 34, total admeasuring 1.48 H.R., within the limits of Nagpur Metropolitan Region Development Authority, Nagpur, Tahsil Kamptee and District-Nagpur, belonged to Shri. Arunabh Santoshkumar Chatterjee;
 - iv. The said land was agricultural lands before the sanction of Revised Development Plan of Nagpur City in which it was shown under Residential zone from 2000 and hence provisions of U.L.C. Act 1976 were applicable from the date of sanction of revised development plan. Shri. Arunabh Santoshkumar Chatterjee submitted returns U/s 6 (1) of U.L.C. Act and Order U/s 8 (4) of U.L.C. Act was passed on 12-04-2006 in ULC Case No. 134/2006 thereby declaring 1500 Sq.Mtrs. land as retainable land of Shri. Arunabh Santoshkumar Chatterjee and 13300 Sq.Mtrs. land as surplus land and on which Shri. Arunabh Santoshkumar Chatterjee submitted a scheme U/s 20 (1) of U.L.C. Act under Talegaon Dabhade Pattern. The

said scheme was sanctioned on 31-07-2006 vide Order of Additional Collector and Competent Authority, U.L.C. Nagpur bearing No.ATP/ULC/TD(919)/2006/1701. Shri. Arunabh Santoshkumar Chatterjee also filed an application for converting the land from agricultural into non-agricultural use and The Town Planning and Valuation Department, Nagpur had given permission for conversion of land into non-agricultural purpose on certain terms and conditions vide its letter dated 02-09-2010 and thereafter issued the non-agricultural permission vide the order of Collector, Nagpur in Rev. Case No. 789/NAP-34/2009- 2010 on 05-08-2010. As due to some unavoidable circumstances the owner Shri. Arunabh Santoshkumar Chatterjee could not complete the scheme within time as sanctioned by Additional Collector and Competent Authority, U.L.C. Nagpur, the owner Shri. Arunabh Santoshkumar Chatterjee had submitted applications time to time for extension of time for implementation of the said scheme and Additional Collector and Competent Authority, U.L.C. Nagpur had given extension to the owner time to time after payment of the penalty charges to owner Shri. Arunabh Santoshkumar Chatterjee;

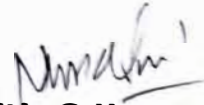
- v. That, the owner Shri. Arunabh Santoshkumar Chatterjee has applied to the planning authority i.e. Nagpur Metropolitan Region Development Authority, Nagpur for sanctioning of the layout and the Nagpur Metropolitan Region Development Authority, Nagpur had sanctioned the layout on the said lands owned and possessed by the present owner Shri. Arunabh Santoshkumar Chatterjee;
- vi. That, the present owner Shri. Arunabh Santoshkumar Chatterjee have submitted the said land for converting the same into residential/non-agricultural purpose and by virtue of order dated 13-07-2023 passed by The Tahsildar, Kamptee, District-Nagpur in Revenue Case No.35/NAP-34/Mouza-Ranala/ Kamptee/2022-23 and the residential layout plan for the said lands were duly sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide its letter no.E.E./NMRDA/ DPC/Agree/964 dated 25-07-2023. The owner Shri. Arunabh Santoshkumar Chatterjee had entered into a Development Agreement on 25-07-2023 with Nagpur Metropolitan Region Development Authority, Nagpur acting through its Executive Engineer, Nagpur, on certain terms and conditions mentioned in the said Development Agreement;
- vii. That, thereafter the Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur vide its Release Letter dated 27-07-2023 bearing Letter No. E.E.(NMRDA)/DPC/RL/1316, has released Plot Nos.12, 13, 15, 16, 19 and by the same letter it has Released Amenity Space admeasuring 922.44 Sq. Mtrs.
- viii. That, I further state that the above described property owned by shri. Arunabh santoshkumar Chatterjee and the same can form the subject matter of security **and having no encumbrance over the said property** and no encumbrance affidavit sworn by the said Shri. Arunabh Santoshkumar Chatterjee.
- ix. That, the mutation entry of the said transfer is taken and recorded in 7/12 extract and ferfar patrak.

4. Any other relevant title: Not Seen

5. Litigation if any: No litigation.

Place: Nagpur.

Date: 24/01/2024



Nitin S. Upasani
Advocate

**NITIN S. UPASANI
ADVOCATE
PLOTNO. 1 VRINDAVAN
APT. 2ND FLOOR
BESIDES P.N.B OPP.
GULMOHAR HALL
KHAMLA ROAD,
NAGPUR-440025 I
MOB.942282672**