

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
MahaRERA
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 Agriculture land bearing Khasra No. 9, having plotable/saleable area of 7378.70 Sq. Mtrs., Land Revenue Rs. 738/-, held in Bhogwatdar Class-1 Rights, Khate No. 84 of Mouza – SHANKARPUR, Patwari Halka No. 18 TOGETHERWITH a Layout carved out on the said land consisting various Plots of different sizes therein land and to be known and styled as "MANDWE LAYOUT", situated at Village – Shankarpur, within the limits of the Grampanchayat Shankarpur, in Tahsil – Nagpur (Rural) and District – NAGPUR (hereinafter referred as the said "plot").

I have investigated the title of the said layout on the request of **Mr. Gautam Namdeo Mandwe** (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of Non Agriculture land bearing **Khasra No. 9**, having **plotable/saleable area of 7378.70 Sq. Mtrs.**, Land Revenue Rs. 738/-, held in Bhogwatdar Class-1 Rights, Khate No. 84 of **Mouza – SHANKARPUR**, Patwari Halka No. 18 TOGETHERWITH a Layout carved out on the said land consisting various Plots of different sizes therein land and to be known and styled as **"MANDWE LAYOUT"**, situated at Village – Shankarpur, within the limits of the Grampanchayat Shankarpur, in Tahsil – Nagpur (Rural) and District – NAGPUR. **BOUNDARIES ARE :- ON THE EAST – VELAHARI SHIV, ON THE WEST – KHASRA NO. 8, ON THE NORTH – SHIV GOTALPANJARI, ON THE SOUTH – KHASRA NO. 10.**

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(2) The Document of allotment of plot/land :- (i) Sale Deed Dated 20.03.1980 for Khasra No. 80/4K (New Khasra No. 9) executed by Smt. Jankabai Sudaji Fulzele and Mr. Gulab Sudaji Fulzele in favour of Mr. Namdeo Raghobaji Mandwe, bearing Registered Serial No. 1221 on 20.03.1980.

(ii) Family Partition Dated 17.04.1990 executed between Mandwe family.

(3) 7/12 extract issued by Competent Authority Mutation Entry No. 4026 dated 24.12.2022.

(4) Search report for 30 years from 1993 to 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 (following owner) is clear, marketable and without any encumbrances.

Owners of the land

ALL THAT Piece and Parcel of Non Agriculture land bearing Khasra No. 9, having plotable/saleable area of 7378.70 Sq. Mtrs., Land Revenue Rs. 738/-, held in Bhogwatdar Class-1 Rights, Khate No. 84 of Mouza – SHANKARPUR, Patwari Halka No. 18 TOGETHERWITH a Layout carved out on the said land consisting various Plots of different sizes therein land and to be known and styled as "MANDWE LAYOUT", situated at Village – Shankarpur, within the limits of the Grampanchayat Shankarpur, in Tahsil – Nagpur (Rural) and District – NAGPUR.	Mr. Gautam Namdeo Mandwe
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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. Gautam Namdeo Mandwe** on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the **Mr. Gautam Namdeo Mandwe** (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 27.11.2023


(Ashwin Patil)
Advocate

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ANNEXURE**FLOW OF THE TITLE OF THE SAID LAND**

1) 7/12 Extract of land bearing Survey/Khasra No. 9 issued by Village Officer, Shankarpur, Nagpur (Rural) as on date of application for registration

The name of **Mr. Gautam Namdeo Mandwe** is recorded in the 7/12 Extract issued by Village Officer, Shankarpur, Nagpur (Rural) bearing Khasra No. 9, having an area of **1.24 Hectare R.**, Land Revenue Rs. 6.00/-, held in Bhogwatdar Class-1 Rights of **Mouza – SHANKARPUR**, Patwari Halka No. 42, situated at Village – Shankarpur, within the limits of the Grampanchayat Shankarpur, in Tahsil – Nagpur (Rural) and District – NAGPUR.

2) Mutation Entry -

The 7/12 Extract of Khasra No. 9 issued by Village Officer, Shankarpur, Nagpur (Rural) that vide Mutation Entry /Ferfar Entry No. 4026 dated 24.12.2022, the name of **Mr. Gautam Namdeo Mandwe** is recorded as owner of the said lands.

3) Search report for 30 years from 1993 to 2023 taken from Sub Registrar Office at Nagpur.

THAT, ALL THAT Piece and Parcel of land bearing Khasra/Survey No. 9, having an area of 1.24 Hectare R., held in Bhogwatdar Class-1 Rights of Mouza – SHANKARPUR, P.S.K. 42 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Shankarpur, within the limits of the Grampanchayat Shankarpur in Tahsil - Nagpur (Rural) and District - NAGPUR, belongs to **Mr. Gautam Namdeo Mandwe**, as a recorded Owner thereof being his separate ancestral property having acquired the same him by a Partition Deed Dated 17.04.1990. As a result therefore the said **Mr. Gautam Namdeo Mandwe**, has now become an exclusive, absolute and full Owner of the aforesaid property bearing Khasra No. 9 with heritable and transferable rights therein and the same is accordingly mutated in his name in all relevant records.


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THAT the said Mr. Gautam Namdeo Mandwe lateron decided to develop the aforesaid Khasra No. 9 into a RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein.

THAT, accordingly the aforesaid **Mr. Gautam Namdeo Mandwe** lateron prepared a layout on the said land bearing **Khasra No. 9** by carving out various Plots of different sizes therein and to be known and styled as "**MANDWE LAYOUT**" and the said layout is finally sanctioned and approved and recommended for Non Agriculture purpose by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide its Letter No. E.E./NMRDA/7727 Dated 27.10.2022.

THAT, the aforesaid entire land bearing Khasra No. 9 having an area of 1.24 Hectare R. (i.e. 12400 Sq. Mtrs.) of Mouza – SHANKARPUR, P. H. No. 42, out of which land admeasuring 1.183141 Hectare R. (i.e. 11831.41 Sq. Mtrs.) is converted for Non Agricultural (Residential) Use by the Tahsildar, Nagpur (Rural) vide his Order Dated 24.11.2022 passed in Revenue Case No. 59/N.A.P.-34/2022-2023.

THAT Layout Development Agreement of land bearing Khasra No. 9 having an area of 1.24 Hectare R. (i.e. 12400 Sq. Mtrs.) of Mouza – SHANKARPUR executed on 12.10.2023 made between Mr. Gautam Namdeo Mandwe with Nagpur Metropolitan Region Development Authority, Nagpur and the said layout is also duly Finally sanctioned and approved by the Executive Engineer (Metro), Nagpur Improvement Trust, Nagpur vide his Letter No. E.E.(NMRDA)/DPC/Agree/1041 Dated 12.10.2023.

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

- (i) 7/12 Extract of Land bearing **Khasra No. 9**.
- (ii) Sale Deed Dated 20.03.1980 for Khasra No. 80/4K (New Khasra No. 9) executed by Smt. Jankabai Sudaji Fulzele and Mr. Gulab Sudaji Fulzele in favour of Mr. Namdeo Raghobaji Mandwe, bearing Registered Serial No. 1221 on 20.03.1980.
- (iii) Non Agricultural Order Dated 24.11.2022.
- (iv) Layout Plan Sanctioned Dated 12.10.2023.

THAT all the aforesaid documents produced before by Mr. Gautam Namdeo Mandwe to me for security and examination are photocopies, it is necessary to verify original copies in the

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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 Land bearing Survey/Khasra No. 9 of Mouza – SHANKARPUR in Tahsil – Nagpur (Rural) and District - NAGPUR for the period of 30 (Thirty) Years (i.e. 1993 to 2023) vide Challan GRN No. MH011438652202324E dated 24-11-2023.

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 : 27.11.2023


(Ashwin Patil)

Advocate

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Khamla Road, Nagpur-15



CHALLAN
MTR Form Number-6



GRN	MH011438652202324E	BARCODE	[Barcode]		Date	24/11/2023-19:22:22	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 NGP7_JT NAGPUR NO 7 SUB REGISTRAR					Full Name Adv Ashwin Patil				
Location NAGPUR					Flat/Block No. Plot No. 54				
Year 2023-2024 From 01/04/2023 To 31/03/2024					Premises/Building				
Account Head Details				Amount In Rs.	Road/Street				
0030072201 SEARCH FEE				375.00	Sawarkar Nagar				
					Area/Locality Nagpur				
					Town/City/District				
					PIN 4 4 0 0 1 5				
					Remarks (If Any)				
					search fee for 30 Years of Khasra No. 9 Mouza SHANKARPUR Tahsil				
					Nagpur rural 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.	00040572023112444278	IK0CNRXJX7	
Cheque/DD No.					Bank Date	RBI Date	24/11/2023-19:24:23	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

संदर्भ चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.

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