KISHOR S. GAUTAM

ADVOCATE

Resi: "ADITYA", Plot No. R-267, Reshimbag, Nagpur.
Court : 214, II Floor, Nyaya Mandir, Nagpur.
MOBILE NO. – 09422119476
Email : gautamcourt9@gmail.com

To,

Maha RERA,

LEGAL TITLE REPORT

1) Sub: Title Clearance Certificate with respect to all that piece and parcel of land bearing Khasara No. 47, admeasuring 1.26 H.R., of Mouza – Shankarpur, P. H. No. 42, Class – 1, Revenue Rs. 3.91 /-, Account No. 107, Situated at Shankarpur, within the limits of Tahsil Nagpur (Rural) & District- Nagpur and bounded as under:-

On the East by : Kh.No.46 belongs to Ratnakar Rambhau Manekar
On the West by : Kh.No.51 belongs to Thul
On the North by : Kh.No.123 belongs to Prabhakar Jagoba Manekar
On the South by : Kh.No.48 belongs to Gurudatta Shikshan Sanstha

(hereinafter referred as the said Property)

I have investigated the title of the said Property on the request of **M/S A. A. DEVELOPERS**, NAGPUR and following documents

Description of Property

all that piece and parcel of land bearing Khasara No. 47, admeasuring 1.26 H.R., of Mouza – Shankarpur, P. H. No. 42, Class – 1, Revenue Rs. 3.91 /-, Account No. 107, Situated at Shankarpur, within the limits of Tahsil Nagpur (Rural) & District- Nagpur and bounded as under :-

On the East by : Kh.No.46 belongs to Ratnakar Rambhau Manekar
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On the South by : Kh.No.48 belongs to Gurudatta Shikshan Sanstha

KISHOR GAUTAM
Advocate
Ph.No. 2745131
NAGPUR

ii) The Document i.e. Sale Deed of the aforesaid property :

Khasara No.	Date	S.R.O. No.	Registration No.	Document
47	06/08/2007	7	04963-2007	Sale Deed

iii) 7/12 Extract downloaded on 28/03/2025.

2)

Khasara No.	Mutation No.	Mutation Date
47	353	25/07/2005
47	427	24/07/2006
47	747	03/12/2008

iv) Search Report of 30 Years from 1994 to 2025.

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 the owners **M/S A.A. DEVELOPERS** acting through its partner is clear, **SHRI PREMRAO S/O GOVINDRAO SATPUTE** is marketable of the said property.

Owner of the Land : **M/S A.A. DEVELOPERS** acting through its partner, **SHRI PREMRAO S/O GOVINDRAO SATPUTE** the report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

Encl : Annexure

(ADV. K. S. GAUTAM)

Dated – 31/03/2025

KISHOR GAUTAM Advocate Ph:No. 2745131 NAGPUR

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FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 Extract down loaded on 28/03/2025.

2)

Khasara No.	Mutation No.	Mutation Date
47	353	25/07/2005
47	427	24/07/2006
47	747	03/12/2008

3) I have taken the search of records of Registrar office Nagpur for last 30 years, i.e. from 1994 to 2025 vide MTR No. MH010905554202425E dated 09/11/2024 and have inspected the relevant records of the said property.

i) That, **A.A. DEVELOPERS** acting through its partner **SHRI PREMRAO S/O GOVINDRAO SATPUTE,** is the absolute owner of all that piece and parcel of land bearing Khasara No. 47, admeasuring 1.26 H.R., of Mouza – Shankarpur, P. H. No. 42, Class – 1, Revenue Rs. 3.91 /-, Account No. 107, Situated at Grampanchayat Wela (Harishchandra), within the limits of Grampanchayat Wela (Harishchandra), in Tahsil Nagpur (Rural) & District Nagpur -; and bounded as under:-

On the East by : Kh.No.46 belongs to Ratnakar Rambhau Manekar
On the West by : Kh.No.51 belongs to Thul
On the North by : Kh.No.123 belongs to Prabhakar Jagoba Manekar
On the South by : Kh.No.48 belongs to Gurudatta Shikshan Sanstha

ii) That Originally 1) Shri Yashwantrao S/o Dayal Kelzare 2) Shri Bandu S/o Kshirsagar Kelzare 3) Shri Raju S/o Kshirsagar Kelzare 4) Shri Ahinsak S/o Kshirsagar Kelzare 5) Smt. Chandrabhaga D/o Kshirsagar Kelzare were the Owners of the Property bearing of Kh. No. 47 admeasuring 1.26 H. R. of Mouza-Shankarpur, P. H. No. 42, Tah. Nagpur Gramin, Dist. Nagpur and

THEREAFTER Smt. Chandrabhaga D/o Kshirsagar Kelzare absconded from 15/09/1975, therefore her name was deleted by the order of Nayab Tahsildar Nagpur Gramin dated 05/07/2005 as such 1) Shri Yashwantrao S/o Dayal Kelzare 2) Shri Bandu S/o Kshirsagar Kelzare 3) Shri Raju S/o Kshirsagar Kelzare 4) Shri Ahinsak S/o Kshirsagar Kelzare were the owners of said property

THEREAFTER 1) Shri Yashwantrao S/o Dayal Kelzare 2) Shri Bandu S/o Kshirsagar Kelzare 3) Shri Raju S/o Kshirsagar Kelzare 4) Shri Ahinsak S/o Kshirsagar Kelzare sold the said property to the present owner M/S A. A. DEVELOPERS acting through its partner , SHRI PREMRAO S/O GOVINDRAO SATPUTE by virtue of Registered Sale Deed dated 18/07/2007 which is Registered 06/08/2007 in the office of Sub Registrar Nagpur No.7 on the even date, having Registration No. 04963-2007

THAT the present owner mutated it's name on revenue record bearing Mutation No. 747 on 03/12/2008

THAT the Owner has put a layout with various sizes of plots in the aforesaid land for selling to the various prospective purchasers. The Owner has submitted the Layout Plan to the Nagpur Metropolitan Region Development Authority, Nagpur & Town planning Authority for it's sanction. Meanwhile, the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur has finally approved the said layout plan on 25/09/2024. vide proposal No. 68813, proposal code NMRDA 24-68585, approval No. NMRDA/LF/2024/APL/00205.

THAT the entire said land bearing Khasara No. 47, admeasuring 1.26 H. R. duly converted for Non - Agricultural / Residential purpose vide order of Hon'ble Collector, Nagpur in N. A. Case No. रा. मा. क. 127/NAP-34/2023/2024 Mouza- Shankarpur Nagpur Rural Dt. 20/03/2024.

THAT, the Owner entered into an agreement with the Nagpur Metropolitan Region Development Authority, Nagpur on 07/11/2024 for developing the layout in the aforesaid land. AND

4) Any other relevant title --- That, the present owner issued encumbrance certificate of the aforesaid property and declare that the owner did not create any charge, encumbrance, lien or mortgage

in respect of the above property which may affect the title of the said property adversely.

5) Litigation , if any --- No

Dated – 31/03/2025

(ADV. K. S. GAUTAM)

KISHOR GAUTAM
Advocate
Ph:No. 2745131
R/28, RESHIMBAGH, NAGPUR

CHALLAN
MTR Form Number-6

MH010905554202425E	BARCODE	Date 09/11/2024-18:04:44	Form ID

ment	Inspector General Of Registration	Payer Details	
	Search Fee	TAX ID / TAN (If Any)	
of Payment	Other Items	PAN No.(If Applicable)	
e Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	ADV. KISHOR S. GAUTAM
ation	NAGPUR	Flat/Block No.	
r	2024-2025 One Time	Premises/Building	
	Account Head Details / Amount In Rs.	Road/Street	
30072201	SEARCH FEE 750.00	Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	SEARCH FEE FOR 30 YEARS, 1994-2024, MOUZA - SHANKARPUR, SURVEY NO. 47
		Amount In Words	Seven Hundred Fifty Rupees Only
tal	750.00		

yment Details	BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	02202292024110905936 / 179381117
eque/DD No.		Bank Date	RBI Date	09/11/2024-18:04:44 / Not Verified with RBI
me of Bank		Bank-Branch		BANK OF INDIA
me of Branch		Scroll No. , Date		Not Verified with Scroll

partment ID :
OTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
Mobile No. : 9422119476
दर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही .