

FORMAT -A
(Circular No. 28/2021)

Date : 15/01/2023

To,
Maha RERA
Mumbai.(M.H.)

LEGAL TITLE REPORT

Subject :- Title Clearance Certificate with respect to Plot No. 1 & 40 out of Gat No. 1131/25 Total admeasuring 412.63 sqmtr situated at Mauza – Bhandara Khas, P.H. No. 16 within the jurisdiction of Municipal Council, Bhandara, Tah. & Distt. Bhandara (M.S.).
(hereinafter referred to as the said land/plots of land more particularly described in Schedule of Property hereunder mentioned)

I have investigated the title of said plot on the request of Mrs. Sandhya w/o. Virendra Singh aged 51Yrs. Occupation : Housewife R/o W/o. Virendra Singh, Plot No. 43, Vidarbha Housing Bord Colony, Z. P. Chowk Takiya Ward, Bhandara-441904. PAN : AETPS6533H, Adhar No. 7107 4832 2764) and following documents.

1) Description of Property:



All those piece and parcel of Non-Agriculture Land bearing Gat No. 1131/25, Mauza – Bhandara Khas, P.H. No. 16 Total admeasuring 412.63 sqmtr Plot No. 1 & 40 out of Gat No. 1131/25 at Mauza – Bhandara Khas, P.H. No. 16 within the jurisdiction of Municipal Council, Bhandara, Tah. & Distt. Bhandara (M.S.).
The Boundaries of said Plot as per Sale Deed are as under :

Towards East : 15ft width Road
Towards West : Land of Krushnarao Kukadkar
Towards North : Bhandara – Khat Road
Towards South : Plot No. 41 of Sushilabai Dahiwal

AREA STATEMENT		
BEFORE AMALGATION		
Plot No.	Size	Area
1	12.19 x 16.15	197.02 Sqmtr

40	12.19 x 17.68	215.61 Sqmtr
AFTER AMALGATION		
Plot No.	Size	Area
1 & 40		412.63 Sqmtr

2) Documents of Property/Plot

1. I have investigated the title of said plot on the request of **Mrs. Sandhya w/o. Virendra Singh (Owner)** and following documents i.e.

Sr. No	Date of Document	Particulars	Original/Certified Photocopy/True Copy
1.	15/12/2022	Search E- Challan GRN No. MH012231818202223E	Online Copy
2.	09/01/2023	Search Receipt No. 1112720178	Online Copy
3.	29/06/2022	CERSAI Search Reference No. 4889679399101 & 6164019612152	Online Copy
4.	03/03/2022	Regd. Sale-deed, Document No. BDR-883/2022, Sub Registrar, Bhandara	Original
5.	06/06/2022	Gaon Namuna 7 & 12	Certified Copy
6.	09/01/2023	Gaon Namuna 7 & 12	Digital Sign Copy
7.	20/06/2022	Municipal Council Tax Receipt	Original
8.	20/06/2022	Tax Assessment Copy	Certified Copy
9.	30/11/2019	N.A. Order	Photocopy
10.	22/11/2021	N.A. Tax Receipt No. 2146660	Original
11.	22/10/2021	Consolidation Order	Photocopy
12.	19/04/2022	Construction Permission	Original
13.	19/04/2022	Sanctioned Building Plan	Original
14.	01/07/2022	Previous Search Report	Photocopy



3) 7/12 Extract of issued by Talathi P. H. No. 16 **Mauza – Bhandara Khas**, Tah. & Distt. Bhandara (M.S.) dtd. 09/01/2023 in respect of **Gat No. 1131/25**.

4) Search Report for 30yrs. i.e. from 1993 to 2022 by paying necessary fees to the concerned offices.

On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that, the title of Mrs. Sandhya w/o. Virendra Singh (Promotor/Owner) is clear, marketable, it is necessary

R. K. Saxena

Advocate & Notary Public

(M) +91 9422130067

(E) rk@saxenallp.com

to get release/permission/approval from the competent authority for selling some of the plots as mentioned in schedule of property. (separate sheet attached).

Owners of the Land

All those piece and parcel of Non-Agriculture Land bearing Gat No. 1131/25, Mauza – Bhandara Khas, P. H. No. 16 Total admeasuring 412.63 sqmtr Plot No. 1 & 40 out of Gat No. 1131/25 at Mauza – Bhandara Khas, P.H. No. 16 within the jurisdiction of Municipal Council, Bhandara, Tah. & Distt. Bhandara (M.S.).	Mrs. Sandhya w/o. Virendra Singh
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Qualifying comments/remarks if any : As mentioned in Schedule of Property and separate sheet of flow of title of owner/ developer of the property.

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

Bhandara

Dated 15/01/2023

Yours Thankfully,

(Adv Rakesh Saxena)

R. K. Saxena

Advocate

Opp. Bus Stand

Bhandara-441904

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(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 Extract of issued by Talathi P. H. No. 16 **Mauza – Bhandara Khas**, Tah. & Distt. Bhandara (M.S.) dtd. 09/01/2023 in respect of **Gat No. 1131/25**. The Name of **Mrs. Sandhya w/o. Virendra Singh** is recorded on the 7/12 Extract of issued by Talathi P. H. No. 16 **Mauza – Bhandara Khas** Tah. & Distt. Bhandara (M.S.) in respect of the property comprising of all those piece and parcel of Non-Agriculture Land bearing **Gat No. 1131/25, Mauza – Bhandara Khas, P.H. No. 16 Total admeasuring 412.63 sqmtr Plot No. 1 & 40** out of **Gat No. 1131/25** at **Mauza – Bhandara Khas, P.H. No. 16** within the jurisdiction of Municipal Council, Bhandara, Tah. & Distt. Bhandara (M.S.).

2) **Mutation Entry:**

The 7/12 Extract of issued by the Talathi, Bhandara of Gat No. 1131/25 reveals that vide Mutation Entry No. 10456 Dtd. 15/03/2022. the name of Mrs. Sandhya w/o. Virendra Singh is recorded as owner of the said land.

3) **Search of total 30yrs. i.e. from 1993 to 2022 taken from the Office of Sub Registrar, Bhandara.**

i) Land bearing Gat No. 1131 situated at Mauza – Bhandara Khas, P.H. No. 16 within the jurisdiction of Municipal Council, Bhandara Tah. & Distt. Bhandara was originally owned and possessed by Mr. Nishikant s/o. Sukhlal Dahiwal, which is his ancestral property.

ii) Mr. Nishikant s/o. Sukhlal Dahiwal has converted above land for Non-agricultural purpose, vide Rev. Case No. 26/NAP-36/2019-20 order passed by Sub Divisional Officer, Bhandara and prepared layout therein.

iii) Mr. Nishikant s/o. Sukhlal Dahiwal has applied for consolidation of Plot No. 1 & 40 and accordingly, Sub Divisional Officer, Bhandara has consolidated both plots, vide Order dtd. 22/10/2021 passed in Rev. Case No. 05/SRV-43/2021-22.

iv) Mr. Nishikant s/o. Sukhlal Dahiwal has sold Plot No. 1 having area 197.02 sqmtr and Plot No. 40 having area 215.61 sqmtr to the present owner Mrs. Sandhya w/o. Virendra Singh by Regd. Sale-deed dtd.



03/03/2022, vide Document No. BDR-883/2022 and she is in peaceful possession of the same Vide Mutation Entry No. 10456 Dtd. 15/03/2022.

v) The property in question is also bearing Municipal Council Property No. 3609 and name of the Present Owner Mrs. Sandhya w/o. Virendra Singh is also mutated in Municipal Council Record and she is paying all relevant taxes regularly.

vi) The Present Owner Mrs. Sandhya w/o. Virendra Singh has applied for permission for construction of building on above land as per building plan with Municipal Council, Bhandara and Chief Officer, Municipal Council, Bhandara has granted construction permission, vide Permission No. 1370/2022 dtd. 19/04/2022 & also Sanctioned Building Plan on 19/04/2022.

AREA STATEMENT		
BEFORE AMALGATION		
Plot No.	Size	Area
1	12.19 x 16.15	197.02 Sqmtr
40	12.19 x 17.68	215.61 Sqmtr
AFTER AMALGATION		
Plot No.	Size	Area
1 & 40		412.63 Sqmtr



vii) I have taken Search of total 30yrs. i.e. from 1993 to 2022 by paying necessary fees to the concerned offices.

viii) In n this matter, I have earlier issued Search Report on 01/07/2022 by taking search of 30yrs. i.e. from 1993 to 2022 for our Branch, however, it is learnt that, no loan facility is availed by the present owner/intending borrower. Hence, I have issued this fresh Search Report after taking further search of 02yrs. i.e. from 2022 to 2023 in continuation of my previous Search Report dtd. 01/07/2022 for our Branch on the basis of the basis of fresh documents produced before me for perusal. So please, consider this aspect, while sanctioning further loan.

ix) That, in view of the searches made by me It is submitted that the said property mentioned in Schedule of Property hereinabove belongs to Mrs. Sandhya w/o. Virendra Singh and he has a valid, clear and marketable title, it is necessary to get release/permission/ **approval from the competent authority for selling some of**

R. K. Saxena

Advocate & Notary Public

(M) +91 9422130067

(E) rk@saxenallp.com

the plots as mentioned in schedule of property. Naturally, on compliance of above observations, suggestions property shall also acquire good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed.

4) Any other relevant title : Nil

5) Litigations if any : Nil Observed, however this aspect should be covered in Affidavit from owner as suggested above.

Bhandara

Dated 15/01/2023

Yours Thankfully,

(Adv Rakesh Saxena)

R. K. Saxena
Advocate

Opp. Bus Stand
Bhandara-441904