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इतर पावती

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नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 5086 दिनांक: 17/07/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन4-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. आशिष नागपूरे, रा. नागपूर

वर्णन शोध अर्ज क्र. 1249, मौजा सोमलवावडा, पहन. 44, ख. नं. 91/1, 2, शिट नं. 712, 718, सिटी सर्व्हे नं. 583, प्लॉट नं. 63, 64 शोध वर्ष 2005 ते 2017, एकुण (13, वर्ष)

SEARCHFEE

रु. 650.00

एकूण:

रु. 650.00

AKP
सह दुय्यम निबंधक-
नागपूर शहर क्र. ४

1); देयकाचा प्रकार: By Cash रक्कम: रु 650/-

ASHISH M. NAGPURE

Advocate

Off Address :

1st Floor,
Namrata Apartments,
Plot No. 68, Atrey Layout,
Ring Road, Nagpur.
Mobile No. 9823630809

TITLE REPORT

AND

NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Under instructions from my clients **M/S. SUDARSHAN LAND DEVELOPERS AND BUILDERS (PAN – ABFFS7918B)** A partnership Firm having its Office at Nagpur and acting through its authorized Partner **SHRI. SHRIKANT S/o NARAYAN YEOLE**, Resident of 165, Suyog Nagar, Nagpur, Tahsil and District – NAGPUR and my findings are as under :

(1) THAT ALL THAT Piece and Parcel of land bearing Plot No. 63 out of the layout of SURAJ GRUHA SAMASYA NIWARAN SANSTHA, NAGPUR containing by total admeasurement 2400 Sq. Ft. (OR 222.833 Sq. Mtrs.) being a portion of the entire land bearing Kh.Nos. 91/1,2 & 3 of Mouza – SOMALWADA, P.S.K. 44, bearing City Survey No. 583 and Sheet No. 712, 718, situate at Somalwada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District - NAGPUR, belongs To Shri. Dinesh S/o Deoraj Bhagat, having Purchased the same by him from Suraj Gruha Samasya Niwaran Sanstha, Nagpur by a Sale Deed Dated 07-09-1992, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-2 in Book No. 1 Volume No. 73, on Pages 291 to 292 at Sr. No. 3204 on even date.

(2) THAT the aforesaid Plot No. 63 is covered under the Scheme of 572 Layouts of the Nagpur Improvement Trust, Nagpur.

(3) THAT the aforesaid Plot No. 63 is Regularised by the Nagpur Improvement Trust, Nagpur and accordingly a Regularisation Letter regarding the aforesaid Plot No. 63 is also issued by the Building Engineer (W) Nagpur Improvement Trust, Nagpur vide his Permit No. BE(W)572/(U/L)/648 Dated 06-09-2014 in Case No. 201406192 and Layout No. 572/Son/395. As per the said Regularization Letter Dated 06-09-2014, the area of the said Plot No. 63 is shown and declared as 222.8330 Sq. Mtrs. Thus the area of the said Plot No. 63 is at present 222.8330 Sq. Mtrs.



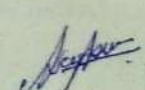
(4) THAT in the like manner ALL THAT Piece and Parcel of land bearing Plot No. 64 out of the layout of SURAJ GRUHA SAMASYA NIWARAN SANSTHA, NAGPUR containing by total admeasurement 2400 Sq. Ft. (OR 222.833 Sq. Mtrs.) being a portion of the entire land bearing Kh.Nos. 91/1,2 & 3 of Mouza – SOMALWADA, P.S.K. 44, bearing City Survey No. 583 and Sheet No. 712, 718, situate at Somalwada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District - NAGPUR, Originally belonged to Shri. Rajesh S/o Deoraj Bhagat, having Purchased the same by him from Suraj Gruha Samasya Niwaran Sanstha, Nagpur by a Sale Deed Dated 07-09-1992, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-2 in Book No. 1 Volume No. 73, on Pages 293 to 294 at Sr. No. 3205 on even date.

(5) THAT the aforesaid Plot No. 64 is covered under the Scheme of 572 Layouts of the Nagpur Improvement Trust, Nagpur.

(6) THAT the aforesaid Plot No. 64 is Regularised by the Nagpur Improvement Trust, Nagpur and accordingly a Regularisation Letter regarding the aforesaid Plot No. 64 is also issued by the Building Engineer (W) Nagpur Improvement Trust, Nagpur vide his Permit No. BE(W)572/(U/L)/648 Dated 06-09-2014 in Case No. 201406192 and Layout No. 572/Son/395. As per the said Regularization Letter Dated 06-09-2014, the area of the said Plot No. 64 is shown and declared as 222.8330 Sq. Mtrs. Thus the area of the said Plot No. 64 is at present 222.8330 Sq. Mtrs.

(7) THAT the said aforesaid 1) Shri. Rajesh S/o Devraj Bhagat and 2) Shri. Dinesh S/o Devrao Bhagat lateron transferred the aforesaid Plot Nos. 63 and 64 by way of sale to Sudarshan Land Developers & Builders, the Grantor hereinabovenamed, by a Sale Deed Dated 21-12-2016, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 6572 on even date. As a result therefore the Grantor hereinabovenamed has now become an exclusive, absolute and full Owner of the aforesaid Plot Nos. 63 and 64 with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records.

(8) THAT in due course of time the Plot Nos. **63 and 64** are Amalgamated by the Nagpur Improvement Trust, Nagpur vide its Amalgamation Letter No. E.A.(P)/21 Dated 6-12-2016. As per the said Amalgamation Letter Dated 6-12-2016 the area of the said Plot Nos. **63 and 64** is shown and declared as **445.666 Sq.Mtrs.**



(9) THAT the aforesaid Owner namely **M/s. Sudarshan Land Developers and Builders** lateron decided to develop the aforesaid Plot Nos. 63 and 64 into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon comprising of various self contained separate Apartments therein.

(10) THAT in pursuance the said **M/s. Sudarshan Land Developers and Builders** has accordingly prepared a Plan of a Multistoreyed building proposed to be constructed on the said Plot Nos. 63 and 64 and to be known and styled as "**LAXMI – NARAYAN RESIDENCY**" and the same is duly sanctioned by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. BE(WEST)/Case No. AB-1631/Tracking No. 2016120571/9387/569, Dated 19-01-2017.

(11) THAT the aforesaid Owner has submitted the said entire property to the provisions of the Maharashtra Apartment Ownership Act, 1970 which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 2250 on 27-4-2017.

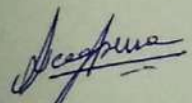
(12) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Joint Sub-Registrar, Nagpur for the period 2005 to 2017 by depositing a necessary fees vide Receipt No. 5086 Dated 17-07-2017 and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and that the present Owner thereof hold good, valid and marketable title thereto.

(13) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot Nos. 63 and 64 Togetherwith a Built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "**LAXMI – NARAYAN RESIDENCY**" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owner.

(14) THAT it is needless to mention here that on obtaining such Sale Deed, such buyer can very well mortgage her/his property to any Financial Institution by way of security for the repayment of Housing Loan, if any advanced to her/him.

NAGPUR :

DATED : 17-7-2017


(ASHISH. M NAGPURE)

Advocate