

नॉंदगी ३९ म.
Regn. 39 m.

दस्तावेजाचा/अर्जाचा अनुक्रमांक
दिनांक १८/६/१६ सन २०

दस्तावेजाचा प्रकार—

सादर करणाराचे नाव—

खालीलप्रमाणे की मिळाली :-

नॉंदणी जी

नक्कल की (फोटोओ)

पृष्ठांकनांची नक्कल पत्ती

टपाल छर्ष

मकल किंवा शापने (कलमे ६४ ते ६७)

शोध विधा निरीक्षण

द्वल—कलम २५ अन्यथा

कलम ३४ अन्यथा

प्रमाणित नकल (कलम ५७) (फोटोकोपी)

हतर की (मागील पानावरील)

दत्तात्रेयज
नक्षत्र

दस्तऐवज खाली नसू दिलेलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकने पाठवावा.
हवाली करावा.

नौदण्कृत डाकेने पाठदली जाईल.
या कार्यालयात देण्यात येईल.

सह-मुख्य निदेशक, वर्ग-२
नागपुर शहर क्र.१

सादरकर्ता

OFFICE : -

Block No-5, Ratan Palace, Ground Floor
Agyaram Devi to S.T Stand Road,
Nagpur-18.

TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

UNDER instructions from my Client **M/S. RUCHITA CONSTRUCTION COMPANY**, A Proprietary Concern having its Office at Nagpur and acting through its Sole Proprietor **SHRI. AMOL S/o LAXMANRAO BADHIYE (PAN: - AHHPB4560C)**, Aged 38 Years, Occupation – Business, Resident of 111, Mahesh Nagar, Nagpur, Tahsil and District - NAGPUR, I have Investigated the Title relating to the property comprising ALL THAT Piece and Parcel of land bearing Plot Nos. 72 and 73 out of the layout of HILL VIEW CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, situate at Dabha, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR and my findings are as under :-

(1) THAT ALL THAT Piece and Parcel of land bearing Plot No. 72 out of the layout of HILL VIEW CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR containing by admeasurement 3000 Sq. Ft. (OR 278.709 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 160/65, 3, 62, 63 and 64 of Mouza – DABHA, bearing City Survey No. 34 and Sheet No. 54 of Mouza – DABHA, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR, Originally belonged to Shri. Govind S/o Manohar Indurkar, having purchased the same by him from Hill View Co-operative Housing Society Limited, Nagpur by a Sale Deed Dated 23-3-2001, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1, Volume No. 590 on Pages 9 to 10 at Sr. No. 2073(P) on even date.

(2) THAT the aforesaid Plot No. 72 is covered under the Scheme of 572 Layouts of the Nagpur Improvement Trust, Nagpur.

(3) THAT the Regularization Letter regarding the aforesaid Plot No. 72 is issued by the Building Engineer (N/E), Nagpur Improvement Trust, Nagpur vide his Permit No. BE(N/E)/4720/531/4716 of 2003 Dated 27-11-2003 in File No. 572/4720/531. As per the said Regularization Letter Dated 27-11-2003, the area of the said Plot No. 72 is shown and declared as 278.709 Sq. Mtrs. Thus the area of the said Plot No. 72 is at present 278.709 Sq. Mtrs.

(4) THAT the said Shri. Govind S/o Manohar Indurkar lateron transferred the aforesaid property by way of Sale to Mrs. Mrunal W/o Ashutosh Joshi, by a Sale Deed Dated 28-5-2003, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 1074 on even date.

(5) THAT the said Mrs. Mrunal W/o Ashutosh Joshi further transferred the aforesaid property by way of Sale to Shri. Pradeep S/o Vitthalrao Hole and Mrs. Purna W/o Pradeep Hole, by a Sale Deed Dated 3-11-2010, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 5353 on even date.

(6) THAT Shri. Pradeep S/o Vitthalrao Hole and Mrs. Purna W/o Pradeep Hole transferred the said Plot to M/s Ruchita Construction Company by way of sale Deed Dated 8-9-2016, which is duly Registered in the office of Sub-Registrar Nagpur-1, in Book No. 1 and at Serial No. 5005 on even date. As a result therefore M/s Ruchita Construction Company has now become owner of the aforesaid entire property with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records.

(7) THAT ALL THAT Piece and Parcel of land bearing Plot No. 73 out of the layout of HILL VIEW CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR containing by admeasurement 3000 Sq. Ft. (OR 278.5870 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 160/65, 3, 62, 63 and 64 of Mouza – DABHA, bearing City Survey No. 34 and Sheet No. 54 of Mouza – DABHA, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR, Originally belonged to the Shri. Sanjay Nandwanshi, having purchased the same by him from Hill View Co-operative Housing Society Limited, Nagpur by a Sale Deed Dated 23-3-2001, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1, Volume No. 590 on Pages 33 to 34 at Sr. No. 2085(P) on even date.

(8) THAT the aforesaid Plot No. 73 is covered under the Scheme of 572 Layouts of the Nagpur Improvement Trust, Nagpur.

(9) THAT the Regularization Letter regarding the aforesaid Plot No. 73 is issued by the Building Engineer West, Nagpur Improvement Trust, Nagpur vide his Permit No. BE WEST- 16 of 2015 Dated 10-7-2015 in File No. 572/DABHA/531. As per the said Regularization Letter Dated 10-7-2015, the area of the said Plot No. 73 is shown and declared as 278.5870 Mtrs. Thus the area of the said Plot No. 73 is at present 270.8670 Sq. Mtrs.

(10) THAT Shri. Sanjay Nandwanshi transferred the said Plot No. 73 to M/s Ruchita Construction Company by way of sale Deed Dated 4-11-2016, which is duly Registered

in the office of Sub-Registrar Nagpur-1, in Book No. 1 and at Serial No. 6104 on even date. As a result therefore M/s Ruchita Construction Company has now become owner of the aforesaid entire property with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records.

(11) THAT lateron the Grantor applied the said Plot Nos. 72 and 73 for amalgamation. That the Nagpur Improvement Trust has allowed the amalgamation of the said Plots by amalgamation Letter No. ३.३.(९)/633 Dated 9-3-2017. Therefore the total area of the said Plots is now 549.567 Sq.Mtrs.

(12) THAT now as a result therefore M/s Ruchita Construction Company has now become an exclusive, absolute and full Owner of the said Plot Nos. 72 and 73 with heritable and transferable rights therein and the same is also accordingly mutated in its name in all the relevant records.

(13) THAT the said M/s Ruchita Construction Company decided to develop the aforesaid Plot Nos. 72 and 73 constructing a RESIDENTIAL ESTATE by constructing various Multistoreyed Buildings thereon each consisting of various self contained separate Apartments therein.

(14) THAT it has further specifically agreed to execute various Agreements to Sell and Sale Deeds each relating to the Undivided proportionate share and interest in the said Plots of land in favour of each such individual buyer.

(15) THAT the said M/s Ruchita Construction Company has accordingly prepared a Plan of a Multistoreyed building proposed to be constructed on the said Plots of land and to be known and styled as "SHIVRAI LOTUS" and same is approved and the same is duly sanctioned by the Building Engineer West of Nagpur Improvement Trust, Nagpur vide his Building Permit No. B.E(WEST)/Case No. AB-12017060620/Tracking No. 2017060646/9756/949 Dated 11-7-17.

(16) THAT the said entire property is submitted to the provisions of The Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 of the said Act, which is duly Registered in the Office of the Sub-Registrar Nagpur-1 in Book No.1 at Sr.No. 4491 on 12-7-2017.

(17) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Nagpur and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and that the present Owner thereof holds good, valid and marketable title thereto. The necessary Search fees for the Period commencing from 1988 to 2017 is deposited in the Office of the Sub-Registrar, Nagpur-1 vide Receipt No. 4509295 Dated 18-7-2017.

(18) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and Interest in the said Plot Nos. 72 and 73 Togetherwith a Built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "SHIVRAI LOTUS" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owner.

(19) THAT it is needless to mention here that on obtaining such Agreement and 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 : 24-7-2017.

A.S. Band
24/7/2017
(A.S. BAND)

Advocate
AMIT S. BAND
Advocate