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Friday, 30 August 2024 4:40 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 12385 दिनांक: 30/08/2024

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन2-0-2024

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अधिवक्ता तहसिल रजा

वर्णन शोध अर्ज क्र. 5286/24 मौजा नारी सि.एस.नं. 439 शिट क्र. 901/79 प्लॉट क्र. 1 सन 1995 ते 2024

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

NGP2

सह दुय्यम निबंधक, वर्ग-२

नागपूर शहर क्र. २

1); देयकाचा प्रकार: eChallan रकम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007570070202425E दिनांक: 30/08/2024

बँकेचे नाव व पत्ता:

TAHSEEN RAZA
Advocate

**240, Behind Corporation Building,
Ruikar Road, Bhaldarpura,
Nagpur - 440018.
Mob. No. 9371034847**

Date: - 30/08/2024

FORMAT – A
(Circular No: - 28/2021)

To
MahaRERA
Mumbai.

LEGAL TITLE REPORT

SUB: - Title clearance certificate with respect to All that piece and parcel of N.I.T. Leasehold land bearing Plot No. 1 admeasuring about 977.85 Sq.Mtr. i.e. 10,522.67 Sq.Ft. having Municipal Corporation House No. 2185/A/1/A, Sheet No. 901 [79], City Survey No. 439, Khasra No. 159 of Mouza: Nari, situated at – NMC Ward No. 57, In the layout of Indora Housing Accommodation, Nagpur, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Nagpur. [Hereinafter referred as the said plot “RAI GALAXY - IV”]

I have investigated the title of the said plot on the request of **M/S R RAI UDYOG BUILDERS LLP** and following documents i.e.: -

1) Description of the property. All that piece and parcel of N.I.T. Leasehold land bearing Plot No. 1 admeasuring about 977.85 Sq.Mtr. i.e. 10,522.67 Sq.Ft. having Municipal Corporation House No. 2185/A/1/A, Sheet No. 901 [79], City Survey No. 439, Khasra No. 159 of Mouza: Nari, situated at – NMC Ward No. 57, In the layout of Indora Housing Accommodation, Nagpur, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Nagpur.

2) The documents of allotment of plot.

I. Original Copy of Lease Deed of the said plot/said property originally belonged to Nagpur Improvement Trust, Nagpur and Nagpur Improvement Trust developed the said layout under title of Indora Housing Accommodation Scheme, Nagpur. The said entire Plot No. 1 is allotted in the joint names of all the aforesaid two persons viz. MR. PREMRAJ HARI PATIL & MR. LALI CHHANAMAN YADAV for a period ending on

09/10/2028 by Allotment Letter No. 2140, 1314 by order dated 30/09/1998, 26/07/2002.

Lateron N.I.T transferred the said property to I. MR. PREMRAJ HARI PATIL & II. MR. LALJI CHHANAMAN YADAV by virtue of Lease Deed, dated 20/12/2004, which is duly registered before the Joint Sub Registrar, Nagpur-5 in Addnl. Book No. 1, at Sr. No. 3754 - 2004. AND

II. Original Copy of the Nagpur Improvement Trust issued Ground Rent Demand having Demand Note ID No. 1202404161292 for amount of Rs. 16,826/- in the name of MR. PREMRAJ HARI PATIL & 1 Others which is duly paid dated 31/05/2024 having Receipt ID 20240531467.

III. Original Copy of Tax Receipt I. MR. PREMRAJ HARI PATIL & II. MR. LALJI CHHANAMAN YADAV also got the Mutation done in the Nagpur Municipal Corporation Tax Department in its name having House No. 2185/A/1/A, Ward No. 57, Mouza: Nari, Nagpur and also paid the Corporation Tax upto 01/04/2024 till 31/03/2025 vide its Receipt No. RCPT2425078668 amount of Rs. 6,794/- [Rupees Six Thousand Seven Hundred Ninety-Four Only] dated. 05/06/2024.

IV. Original Copy of Tax Receipt I. MR. PREMRAJ HARI PATIL & II. MR. LALJI CHHANAMAN YADAV also got the Mutation done in the Nagpur Municipal Corporation Tax Department in its name having House No. 2185/A/1, Ward No. 57, Mouza: Nari, Nagpur and also paid the Corporation Tax upto 01/04/2024 till 31/03/2025 vide its Receipt No. RCPT2425081086 amount of Rs. 3,668/- [Rupees Three Thousand Six Hundred Sixty-Eight Only] dated. 07/06/2024.

V. Original Copy of Sale Deed dt. 21/08/2024 executed in favour of M/S R RAI UDYOG BUILDERS LLP, Nagpur vide Document No. 10526 – 2024 Registered with Sub Registrar, Nagpur – 1 by I. MR. PREMRAJ HARI PATIL & II. MR. LALJI CHHANAMAN YADAV.

VI. Copy of mutation application submitted by M/s R Rai Udyog Builders LLP, dated. 23/08/2024 and notice was issued dated. 29/08/2024 and by this notice M/s R Rai Udyog Builders LLP, through Authorized Partner Shri. Kishor Gopichand Rai got the mutation done in the name of company and as the name gets mutated, we shall online download the property card from the land records department.

VII. Original Copy of Building Permit and Sanction Plan **VIDE BUILDING PERMIT NO. NMO/B/2024/APL/03062** approved on Dated. **29/08/2024**.

VIII. Original Copy of Deed of Declaration is also executed by of M/S R RAI UDYOG BUILDERS LLP dt. 30/08/2024 which is duly registered with Sub Registrar, Nagpur - 2 vide Document Serial No. 6422 - 2024.

IX. Original Copy of Power of Attorney is also executed by of M/S R RAI UDYOG BUILDERS LLP dt. 30/08/2024 which is duly Registered with Sub Registrar, Nagpur - 2 vide Document Serial No. 6423 - 2024.

3) Copy of mutation application submitted by M/s R Rai Udyog Builders LLP, dated. 23/08/2024 and notice was issued dated. 29/08/2024 and by this notice M/s R Rai Udyog Builders LLP, through Authorized Partner Shri. Kishor Gopichand Rai got the mutation done in the name of company and as the name gets mutated we shall online download the property card from the land records department.

4) Search Report from 1995 to 2024 search conducted for 30 Years. The copy of original Search Fees Receipt dt. 30/08/2024 bearing No. 12385 - 2024 for Rs. 750/-

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/promoter/developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land - **M/S R RAI UDYOG BUILDERS LLP.**

All that piece and parcel of N.I.T. Leasehold land bearing Plot No. 1 admeasuring about 977.85 Sq.Mtr. i.e. 10,522.67 Sq.Ft. having Municipal Corporation House No. 2185/A/1/A, Sheet No. 901 [79], City Survey No. 439, Khasra No. 159 of Mouza: Nari, situated at – NMC Ward No. 57, In the layout of Indora Housing Accommodation, Nagpur, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Nagpur.

(4) Qualifying comments/remarks if any

3/- The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl: Annexure.

Thus, I submit my detail Title Verification and Search Report in respect of property owned and possessed by **M/S R RAI UDYOG BUILDERS LLP, Nagpur.**

Thanking You,

Yours Sincerely



TAHSEEN RAZA [ADV]