12

२८४/१५

पावती क्रमांक

नोंदणी ३९ म
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक

दिनांक २८/१/१५ सन २०

दस्त नोंदणी (१८९४ ते १९८४) १३ वर्षे

सादर करणाऱ्याचे नाव - श्री. सुनील के. उदयुक्त

नीलामाचे पो फिसाली :-	रु.	पैसे
नोटणी फी		
नकलाची एंट्रीओ	८७-नं- १७४/3	९६५/-
पृष्ठाकनाची नकलाची फी	प्लॉट नं. ६६४/१०	
टपाल खर्च		
नकला किंवा शोधले (कलम ६४ ते ६८)	दि.स.नं- १९१,	
शोध किंवा निरीक्षण	प्लॉट नं' ४, ५, ६	
इंड-कलम २५ अन्वये	(सीम जॉट)	
कलम ३४ अन्वये		
एकत्रित नकला (कलम ५७) एंट्रीओ		
इतर फी (सांगोल पावतीनुसार		
"	"	
"	"	
"	"	
एकूण	९६५/-	

दस्तऐवज
नकलला

रोजी तयार होईल व नोंदणीकृत झालेले परतवती केले
या कार्यालयात देण्यात येईल

सह दुय्यम निबंधक, वर्ग-२

दस्तऐवज खाली नाव दिलेल्या व्यक्तीला नाशे नोंदणीकृत झालेले परतवाडा सह दु.नि.२
हवाली करावा.

सादरकर्ता

Sub-Registrar

१८४१९४

267/0 इतर पावती Original/Duplicate
Wednesday,28 January 2015 3:33 PM नोंदणी क्र. :39म
Regn. 39M

पावती क्र.: 637 दिनांक: 28/01/2015

गाळाचे नाव:
दस्तऐवजाचा अनुक्रमांक: नगन4-0-2015
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: श्री. सुधीर उशापुरकर रा. नागपूर
1997 G
वर्णन लोध अर्ज क्र.150,मौजा सि.टाकळी,प्लॉट नं.4,5,6, सिटी सर्वे 188,सि.न. 664/10 लोध वर्ष 2003 ते
2016,एकूण(13.वर्ष)
2009 G

SEARCHFEE	रु. 975.00
एकूण:	रु. 975.00

NGP4
सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर, क्र. ४

1): दस्तऐवजाचा प्रकार: By Cash रक्कम: रु 975/-

1/28/2015

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256/3

इरार
पावती

Original/Duplicate

Thursday,29 January 2015 3:30 PM

नोंदणी क्र. :39म

Regn. 39M

पावती क्र. : 1136 दिनांक: 29/01/2015

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगर3-0-2015

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: जैन. सुदीप क. उबापुरकर

वर्णन लोध अर्ज क. 116/2015 दि. 29/01/2015 सन 2004 ते 2015 एकूण 12 वर्षे मौजा

हिंगणघाट टाकळी ख.क. 124/3 प्लॉट न. 4,5,6 शिट क. 664/10 ग.मु क. 188

लोध व निरीक्षणे रु. 900.00

एकूण: रु. 900.00

NGP3

सह दुय्यम निबंधक, वर्ग-२,

1): देयकाचा प्रकार: By Cash रक्कम: रु 900/- नागपूर शहर क्र. ३.

The undersigned has prepare the said report on the

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From

S. K. Udapurkar, advocate

Plot No.158, F.W.S. Quarter,

Nandanvan, Nagpur-440009

Cell No. 9370956360

TITLE VERIFICATION AND SEARCH REPORT

On being instructed by Mr. Gaurav S/o Dineshchandra Agrawal, R/o 204, Prakash Palace, Dhantoli, Nagpur the director of M/s. Pushkar Homes Pvt. Ltd., Nagpur to take search of relevant record and investigate the title concerning the property identified as Plot Nos. 4, 5 and 6 out of the layout of ADIWASI SAMAJ UNNATI GRUHA NIRMAN SANSTHA MARYADIT, NAGPUR containing by admeasurement 11,430.85 Sq. Ft. [i.e. 1061.952 Sq. Mtrs.] being a portion of the entire land bearing Kh. No. 124/3 of Mouza – ZINGABAI TAKLI, P.S.K. 11, including all easementary rights appurtenant and belonging thereto, bearing City Survey No. 188 and Sheet No. 664/10 of Mouza – ZINGABAI TAKLI, situate at Zingabai Takli, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 57 in Tahsil and District – NAGPUR and bounded as on the East-Plot No.3, On the West-9.00 Meter Wide Road, On the North-9.14 Meter Wide Road, On the South-Plot No.7, 8 & 9 [hereinafter referred to as the 'Said Property' for the sake of brevity], the undersigned has prepare the said report on basis of search made in the office of Sub-Registrar, Nagpur No.02 by paying search charges of Rs. 975/- for 13 years on dated 27/01/2015, Sub-Registrar, Nagpur No.4 by paying search charges of Rs.975/- for 13 years on dated 28/01/2015 and Sub-Registrar, Nagpur No.03 by paying search charges of Rs.900/- for 12 years on dated 29/01/2015 and documents provides and made available by Mr. Gaurav Agrawal. I have carefully perused the documents made available by Mr. Gaurav Agrawal and search taken by me. I have noticed the following facts relevent for the purpose of arriving at conclusion about the marketability of the title concerning Said Property

1) The Said Property is situated within the jurisdiction of Nagpur District. On perusal of documents made available by Mr. Gaurav Agrawal to me. It discloses that said plot Nos.4, 5 & 6 in Mouza Zingabai Takli are the part of Khasra No.124/3, P.H. No.11 bearing Sheet No.664/10 and City Survey No.188. As per search taken by me said property was originally belonging to the ownership & peaceful possession of one

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Adiwasi Samaj Unnati Gruha Nirman Sanstha, Nagpur (for the sake of brevity I referred it as "Society"), A Society duly Registered under The Maharashtra Co-operative Societies Act, 1960 (XXIV of 1961) bearing Registration No. NGP/HSG/899 of 1980 having its Office at Nagpur. That said society had demarcated & erected a residential layout on Survey No.124/3 and had sold out the plots demarcated under said residential layout to the individual buyers & their members on market rate available at that time.

2) It is notice by me, on perusal of said documents that said Society namely Adiwasi Samaj Unnati Gruha Nirman Sanstha, Nagpur had sold out plot No.04 admeasuring 371.552 Sq. Mt. (i.e. 3999.37 Sq. Ft.), out of Survey No. 124/3, P.H. No.11 bearing Sheet No.664/10 and City Survey No.188 to Mr. Mohammad Ishaque S/o Mohammad Ismail. The sale deed of Said Plot No.04 is jointly executed & registered along with Plot No.09 of same layout, before Sub Registrar, Nagpur No.02 on 6th day of February, 1991 at Sr. No.1560 (P) in the name of Mr. Mohammad Ishaque S/o Mohammad Ismail. That after the execution & registration of Sale Deed of Said Plot No.04 in the name of Shri Muhammad Ishaque S/o Mohammad Ismail, He holds & possess the said plot as absolute owner thereof till he dispose the same by Sale Deed dated 23/07/2009 in favour of Mr. Avinash Ramesh Bhute. I have personally verified the said facts from the concern registrar office itself.

I have further notice that, said Society had sold out Plot No.5 & 6 admeasuring 690.401 Sq. Mt. (i.e. 7431.48 Sq. Ft.), out of Survey No. 124/3, P.H. No.11 bearing Sheet No.664/10 and City Survey No.188 to one M/s. Miyaji Builders acting through its Partner Shri Mohammad Aslam S/o Abdul Sattar by Sale Deed dated 06/02/1991, which was duly executed & registered before Sub-Registrar, Nagpur No.02 on 6th day of February, 1991 at Sr. No.1558 (P). That after the execution & registration of sale deed of Said Plot No.5 & 6 in the name of M/s. Miyaji Builders, said firm acting through its Partner hold & possess the said plots as absolute owner thereof till he dispose the same by Sale Deed dated 23/07/2009 in favour of Mr. Avinash Ramesh Bhute. I have further personally verified the said facts from the concern registrar office itself.

3) It is seen by me on perusal of said documents that, the earth while owners of said Plot No.4 & 5, 6 had duly mutated their names in the office of Nagpur Municipal Corporation and regularly paid the corporation taxes incurred on said plots till the time they hold & possesses the said plots. It is further seen by me that said Plot No.4, 5 & 6 was also covered under the Scheme of 1900 Layout of the Nagpur Improvement Trust, Nagpur and the Building Engineer (North) of Nagpur Improvement Trust has regularize the Plot No.4 vide Regularization Letter bearing Permit No.10678 in Case

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No.200303211847 on dated 13/03/2008 and Plot No.5 & 6 vide Regularization Letter bearing Permit No.10554 in Case No.200303211848 dated 26/02/2008 from Layout No.1900/N/ZT/928. That on careful perusal of said document, it is further seen by me that, the respected Collector, Nagpur has also further converted the entire Survey No.124/3 of Mouza-Zingabai Takli into a Non Agriculture Residential Use vide its order passed by it in Revenue Case No.10138/NAP-34/2007-2008 on dated 27.05.2008. This fact were carefully read & verify by me from the other co-related documents made available by Mr. Agrawal to me.

4) That on perusal of documents made available by Mr. Agrawal, which shows that, the earth while owner of plot No.04 Mr. Mohammad Ishaque S/o Mohammad Ismail has sold out the said plot No.04 to Mr. Avinash Ramesh Bhute vide sale deed dated 31/03/2009 and same is duly registered between them before Sub-Registrar, Nagpur No.04 on dated 23/07/2009 at Sr. No.03450/2009. At the same time, the earth while owner of plot No.5 & 6 M/s. Miyaji Builders acting through its Partner Mr. Mohammad Aslam S/o Abdul Sattar has sold out the said plot No.5 & 6 to Mr. Avinash Ramesh Bhute vide sale deed dated 31/03/2009 and it was also registered on 23/07/2009 between M/s. Miyaji Builders & Mr. Avinash Bhute, before Sub-Registrar, Nagpur No.04 at Sr. No.03451/2009. I have personally verified the fact regarding ownership of Mr. Avinash Bhute from the Sale Deed, City Survey Record and Corporation Tax Receipts of said plots made available by Mr. Agrawal to me. At the same time the City Survey Department, Nagpur Improvement Trust & Nagpur Municipal Corpocation has also mutated the name of Mr. Avinash Ramesh Bhute on its record as owner of said plot No.4, 5 & 6. Which corroborate and prove the ownership of Mr. Avinash Ramesh Bhute over said Plot Nos. 4, 5 & 6. Therefore I have no hesitation to believe that Mr. Avinash Ramesh Bhute is the real owner of said property more elaborately described in para no.01.

5) I have personally perused the copy sale deed dated 29/12/2014 provide by Mr. Gaurav Agrawal to me, It reveal that said sale deed is in respect of plot Nos.4, 5 & 6 of Mouza-Zingabai Takli out of Khasra No.124/3, executed in between Mr. Avinash Bhute and M/s. Pushkar Homes Private Limited acting through its director Mr. Gaurav S/o Dineshchandra Agrawal, said sale deed dated 29/12/2014 is a registered document and it is duly registered between them on 31st day of December, 2014 before the Sub-Registrar, Nagpur No.03 at Sr. No. N-G-N03/8399-2014. That I am the writer of said sale deed dated 29/12/2014 and I personally draft it carefully as I find to be best. That said sale deed is drafted by me on the basis of documents made available Mr. Gaurav Agrawal, which I find to be true & correct and that why I have registered the same in the

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name of M/s. Pushkar Homes Private Limited acting through its Director Mr. Gaurav Dineshchadra Agrawal who acting therein as Purchaser and Mr. Avinash Ramesh Bhute acting therein as Vendor of said plots. Hence, after careful examination of said sale deed, I am of view that said sale deed is duly executed and registered as per law and M/s. Pushkar Homes Private Limited acting through its director Mr. Gaurav Dineshchandra Agrawal has become an absolute owner of said property. They have also applied before City Survey and N.M.C. record for mutating their name as owner of said plots. I know that same will be done by them within some days. I have also perused the building permit bearing No. B.E.(North) / Case No.1077 / Tracking No.2011012830/21455 dated 19.05.2011 issued by Nagpur Improvement Trust in favour of Mr. Avinash Ramesh Bhute in respect of sanction to construction of two building on said property after perusal of their documents.

6) Since, the certified and original copies of Sale Deed, Property Card, N.M.C. Tax Receipt, Building Permit & other related documents is also produced by Mr. Gaurav Agrawal, I am of the following opinion concerning the ownership and title in respect of Plot No. 4, 5 & 6 :

The residential property bearing Plot Nos 4, 5 & 6 out of the layout of ADIWASI SAMAJ UNNATI GRUHA NIRMAN SANSTHA MARYADIT, NAGPUR containing by admeasurement 11,430.85 Sq. Ft. (i.e. 1061.952 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 124/3 of Mouza – ZINGABAI TAKLI, P.S.K. 11, including all easementary rights appurtenant and belonging thereto, bearing City Survey No. 188 and Sheet No. 664/10 of Mouza – ZINGABAI TAKLI, situate at Zingabai Takli, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 57 in Tahsil and District – NAGPUR is the property belonging to M/s. Pushkar Homes Private Limited through its director Mr. Gaurav S/o Dineshchandra Agrawal and the said company through its director holds and possesses exclusive and absolute ownership, title and possession over the said property and their ownership is good, valid and marketable one.

Hence, I Signed and delivered this report on this 30th day of January, 2015 at Nagpur.

By

[S. K. Udapurkar, Advocate]

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