Impress Memo

(1)

(वि. वि., नमुना क्र. १) (वि. नि., नमुना क्र. १ पहा)

मूळ प्रत
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मालिका–'ब'

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place _____ दिनांक/Date _____ १९

Received from _____

रु./Rs. _____ (रु. अक्षरी/Rs. in words _____

on account of _____ याकरिता मिळाले

रोखपाल किंवा लेखापाल.
Cashier or Accountant.

सह दुय्यम निबंधक, वर्ग-१
नागपूर शहर क्र. १

A. S. LULAY
ADVOCATE

Ph. No. 2293781(O)
2293281(R)

'PRARABDHA' 34,
VYANKATESH NAGAR,
KHAMLA ROAD,
NAGPUR- 440025 (M.S.)

TITLE REPORT

AND

NON ENCUMBRANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

UNDER instructions from my Client SHRI. ZOEB S/o SADIQ BHAI VALI, Resident of Vali Building, Mount Road, Sadar, Nagpur-440001, Tahsil and District - NAGPUR, I have investigated the Title relating to the property comprising ALL THAT Piece and Parcel of land, situate at Sadiquabad, Ring Road, Mankapur, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR and my findings are as under :-

(1) THAT ALL THOSE Pieces and Parcel land bearing Kh. Nos. 2 and 5 of Mouza – MANKAPUR, having an area of 6.04 Acres and 4.40 Acres respectively thus totaling 10.44 Acres held in Bhogwatdar Class-1 Rights, situate at Mankapur, P.S.K. 11 in Tahsil and District - NAGPUR, Originally belonged to Mrs. Bilquisbai W/o Sadiq Bhai Vali who lateron transferred the same by way of Sale to Shri. Zoeb S/o Sadiq Bhai Vali, by a Sale Deed Dated 21-8-1969, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. I at Sr. No. 4355 on even date. As a result therefore the said Shri. Zoeb S/o Sadiq Bhai Vali has now become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records.

(2) THAT the aforesaid land comprising Kh. Nos. 2 and 5 of Mouza – MANKAPUR is converted for Non-Agricultural Use by the Collector, Nagpur vide his Order Dated 28-7-1988 passed in Revenue Case No. 45/NAP-34/1984-1985.

(3) THAT the said Shri. Zoeb S/o Sadiq Bhai Vali lateron prepared a Layout of the said entire land as per the terms and conditions incorporated in Agreement Dated 21-3-2013 executed between the Nagpur Improvement and Shri. Zoeb S/o Sadiq Bhai Vali and the same is duly sanctioned and approved by The Assistant Director, Town Planning, Nagpur Improvement Trust vide his Order Dated 22-3-2013 passed in Case No. ADTP/PI/1415. The said Layout is sanctioned as a Residential Layout.

(4) THAT the aforesaid Owner namely Shri. Zoeb S/o Sadiq Bhai Vali has decided to develop the aforesaid property into a Residential Estate by constructing a Multistoreyed building thereon consisting of various self contained separate Apartments therein.

(5) THAT accordingly the said Shri. Zoeb S/o Sadiq Bhai Vali has prepared a Plan

Contd. . .

of a Multistoreyed building proposed to be constructed on the said Piece of land and to be known and styled as "IMPRESSA SKY HOMES" and the same is duly sanctioned by the Building Engineer (N) of the Nagpur Improvement Trust vide his Building Permit No. B.E.(NORTH)/Case No. AB4568/Tracking No. 2013040212/1081 Dated 15-3-2014.

(6) THAT the aforesaid Owner has submitted the said entire property 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. 3732 on 15-5-2014.

(7) 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 namely Shri. Zoeb S/o Sadiq Bhai Vali holds good, valid and marketable title thereto. The necessary Search fees for the Period commencing from 2002 to 2014 is deposited in the Office of the Sub-Registrar, Nagpur-1 vide Receipt No. 5474523 Dated 15-5-2014.

(8) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Piece of land Togetherwith a Built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "IMPRESSA SKY HOMES" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owner.

(9) 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.

(A.S. LULAY)
Advocate

NAGPUR
DATED : 16-5-2014.