इतर पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

Thursday,08 December 2016 3:16 PM

पावती क्रं.: 10361 दिनांक: 08/12/2016

गावाचे नाव:
दस्तऐवजाचा अनुक्रमाक: नगन7-0-2016
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: अँड आशिष नागपुरे
वर्णन अर्ज क्र 1390/2016 मौजा जामठा खसरा नं.54/1 प ह न 42 प्लॉट नं.1 सन 2004 ते 2016,13 वर्षे

SEARCHFEE रु. 325.00

एकूण: रु. 325.00

NGP7

1): देयकाचा प्रकार: By Cash रक्कम: रु 325/-

ASHISH M. NAGPURE
Advocate

Address :
167, 'Shrikrishna Villa'
Indraprastha Nagar,
Nagpur.
Mobile No. 9823630809

CHAMBER : ROOM No. 224, 2nd floor , Nyay Mandir, Nagpur

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

Under instructions from my clients (1) SHRI. RAVINDRA S/o GHANSHYAMJI KACHORE, Resident of Laxmi Niwas, Kachore Corner, Somwalwada, Wardha Road, Nagpur, Tahsil and District – NAGPUR; (2) SHRI. AJAY S/o SHRIKRUSHNAJI HINGE, Resident of Plot No. 109, Panchatara Society, Manish Nagar, Somalwada, Wardha Road, Nagpur, Tahsil and District – NAGPUR; (3) SHRI. PARMANAND S/o BHEDRAJ CHOUDHARY, Resident of 302, Vaishnavi Apartment, Paryawaran Nagar, Somalwada, Wardha Road, Nagpur, Tahsil and District – NAGPUR; AND (4) SHRI. BHASKAR S/o CHAITRAMJI DHOTE, Resident of Dhanashree Apartment, Bharat Gas Godown, New Narsala, Nagpur, Tahsil and District – NAGPUR, I have investigated the title relating to ALL THAT Piece and Parcel of land bearing Plot No. 1, containing by admeasurement 2768.264 Sq.Mtrs. being a portion of the entire land bearing Kh. No. 54/1 of Mouza – JAMTHA, situate at Jamtha, Nagpur in Tahsil – Nagpur (Rural) and District – NAGPUR and my findings are as under :

(1) THAT ALL THAT Agricultural land bearing Kh. No. 54/1 having an area of 0.89 Hectors, Rental Rs. 3.83 held in Bhogwtdar Class-1, situate at Village – JAMTHA, P.S.K. 42 in Tahsil – Nagpur (Rural) and District – NAGPUR, belongs to Mothers Pet Education Society and the Shri. Chandrabhan S/o Vithoba Hinge and others having their separate share of 0.40 Hectors and 0.49 Hectors respectively, being their separate property and the same is also accordingly mutated in their respective names in all relevant records.

(2) THAT for cogent reasons and good causes the said Shri. Chandrabhan S/o Vithoba Hinge and others have now jointly decided the sell their share comprising an area of 0.49 Hectors out of the total area of 0.89 Hectors, Rental Rs. 3.83 of Mouza - JAMTHA by way of sale to 1) Shri. Ravindra S/o

Ghanshyamji Kachore, 2) Shri. Ajay S/o Shrikrushnaji Hinge, 3) Shri. Parmanand S/o Bhedraj Choudhary and 4) Shri. Bhaskar S/o Chaitramji Dhote by a Sale Deed Dated 30-12-2013, which is duly Registered in the Office of the Sub-Registrar Nagpur-7, in Book No. 1 at Sr. No. 1186 on 24-2-2014. As a result therefore the aforesaid 1) Shri. Ravindra S/o Ghanshyamji Kachore, 2) Shri. Ajay S/o Shrikrushnaji Hinge, 3) Shri. Parmanand S/o Bhedraj Choudhary and 4) Shri. Bhaskar S/o Chaitramji Dhote has now become an exclusive, absolute and full Owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records.

(5) THAT the aforesaid Owners namely 1) Shri. Ravindra S/o Ghanshyamji Kachore, 2) Shri. Ajay S/o Shrikrushnaji Hinge, 3) Shri. Parmanand S/o Bhedraj Choudhary and 4) Shri. Bhaskar S/o Chaitramji Dhote lateron decided to develop the aforesaid Plot No. 1 into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon comprising of various self contained separate Apartments therein.

(6) THAT in pursuance the said 1) Shri. Ravindra S/o Ghanshyamji Kachore, 2) Shri. Ajay S/o Shrikrushnaji Hinge, 3) Shri. Parmanand S/o Bhedraj Choudhary and 4) Shri. Bhaskar S/o Chaitramji Dhote has accordingly prepared a Plan of a Multistoreyed building proposed to be constructed on the said Plot No. 1 and to be known and styled as "CHANDRA VITHOBA HEIGHTS" and the same is duly sanctioned by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. B.E.(Metro)/South/Nagpur (Rural)/ Case No. MB1178/2015061847/728, Dated 5/01/2016.

(7) 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 by depositing a necessary fees 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.

(8) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot No. 1 Togetherwith a Built-up space in a Multistoreyed Building proposed to be

constructed thereon and to be known and styled as "CHANDRA VITHOBA HEIGHTS" 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.

(ASHISH. M NAGPURE)
Advocate

NAGPUR :
DATED : 8-12-2016