

पावती क्रमांक

नॉदणी ३९ म.
Regn. 39 m.

दस्तावेज/अर्जाचा अनुक्रमांक ३६५

दिनांक १५/५/१६ सन २०

दस्तावेज प्रकार—

सादर करणाराचे नाव—

खालीलप्रमाणे की मिळाली :-

नॉदणी की

नकल की (फॉलिओ)

पृष्ठांकनाची नकल की

टपाल खर्च

नकल किंवा आपने (कलम ६४ ते ६९)

शोध किंवा निरीक्षण

दंड—कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकल (कलम ५९) (फॉलिओ)

इतर की (मागील पानावरील) बाब क्र.

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निवृत्ती पत्रिका संपूर्ण

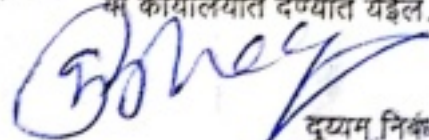
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३२५	
३२५	

दस्तावेज

नकल

रोजी तयार होईल व नॉदणीकृत डाकेने पाठवली जाईल.
स कार्यालयात देण्यात येईल.



दुय्यम निबंधक :-

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या नावे नॉदणीकृत डाकेने पाठवावा.
हवाली करावा.

सादरकर्ता.

DEVEIDAS M. SHENDE
Advocate

Off./Resl. Old Shukrawari, Labhantanda, Nagpur.
Chamber :- New Treasury Bar Room, Table No.
12, Nyaya Mandir, Nagpur.
Mobile No. : 9960360598,

Date : 16/5/2017

TITLE VERIFICATION & SEARCH REPORT

I have been engaged by **Shri Girdhar Dharmasi Rathod** 198 Bajaj Nagar Nagpur to take Search in inspect of the property i.e. ALL THAT Piece and Parcel of Land bearing **Plot No. 23** containing by admeasurement 10000 sq. ft. (i.e- 929.02 sq. mtrs.) being a portion of the entire land bearing khasra no. 156 of Mauza - BINAKI, P.H No. 10, including all other esesementary rights appurtenant and belonging thereto, bearing Corporation House No. 892, cts no. 1164 and Sheet no. 386/63 Mauza- Binaki, situated at Shanti Nagar, Nagpur, within the limits of Nagpur Municipal Corporation in ward no. 22 in Tahsil and District - NAGPUR and baunded over as under

Plot No. 67 Boundries :

On The East by	-	BY ROAD & PLOT NO. 22,
On The West by	-	BY 5.00 FT. LANE & PLOT NO. 24,
On The North by	-	BY PLOT NO. 16
On The South by	-	BY PLOT NO 26

That I have move and application for Search of the above said property. I deposited Rs. 325/- for Search Fee vide aplication no. 3695 and receipt no. 4500587 dated 15/5/2017 respectively. And take the Search of the above said property that the receipt is the part and parcel of the said verification report.

The brief histry of property is :-

THAT Piece and Parcel of land bearing Plot no. 23, containing by
R.S.(YR)

admeasurement 10000 sq. ft. (i.e- 929.02 sq. mtrs.) being a portion of the entire land bearing khasra no. 156 of Mauza - BINAKI, P.H No. 10, including all other esesementary rights appurtenant and belonging thereto, bearing Corporation House No. 892, cts no. 1164 and Sheet no. 386/63 Mauza- Binaki, situated at Shanti Nagar, Nagpur, within the limits of Nagpur Municipal Corporation in ward no. 22 in Tahsil and District - NAGPUR Originally belonged to (i) Shri. Vinod Dharamsi Rathod, (ii) Shri. Girdhar Dharamsi Rathod, (the Vendor named hereinabove) having purchased the same by them from Shri. Jethama (Narsidas (Narsibhai) Thakkar, by a sale Deed dated) 3-04-1972, which is duly registered at the office of the Joint sub-Registrar Nagpur - 2 in book No. 1, at sr. No. 763 on even date;

WHEREAS the said Shri. Vinod Dharamsi Rathod lateron transferred his 50 percent share and interest in the aforesaid property by way of sale to Shri. Girdhar Dharamsi Rathod, the Vendor hereinabovenamed, by a Sale Deed Dated 29-9-2012 which is duly registered in the Office of the Sub-Registrar Nagpur - 8 in book No. 1 at Sr. No. 4508 on even date. As a result therefore the Vendor 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

WHEREAS the Girdhar Dharamsi Rathod latreon decided to develop the aforesaid Plot of land into a RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various self contained separate Apartment therein

WHEREAS accordingly the Girdhar Dharamsi Rathod has prepaid a plan of a Multistoried Building then proposed to be constructed on the said Plot No. 23 and to be known and styled as "AADHAR APARTMENT" and the same is duly sanctioned and approved by Town Planner, Town, Nagpur Municipal Corporation vide his Building Permit No. 17/BP/Binaki/TP/NMC/01 Dated 2-5-2012 That the building permit is in the name of Girdhar Dharamsi Rathod that after the sanctioned of constrution map Girdhar Dharamsi Rathod has

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started the construction as per sanctioned map

That after the execution of sale deed the Girdhar Dharamsi Rathod has executed their name is the CTS extract

That the abovesaid Girdhar Dharamsi Rathod has declared the property under the provisions of Maharashtra Apartment Ownership Act 1970. That the Deed of Declaration is registered in the office of SRO no. 4 at Sr. No. 5811, dtd. 20/9/2013.

That the present owner i.e. Girdhar Dharamsi Rathod has supplied me the xerox copies of all the documents. Hence I suggested the Institution following Original documents call for the creation of any security from the prospective i.e. (1) Sale deed dtd. 30/04/1972 executed between the Shri Vinod Dharamsi Rathod and one and Shri Jethama Narsidas Thakkar (2) Sale deed dtd. 29/09/2012 executed between the Shri Vinod Dharamsi Rathod and Girdhar Dharamsi Rathod (3) Recent Tax receipt (4) Property Card (5) Sanction Map for construction (6) Building permit for construction of Plot (7) DOD dt 20/09/2013 (8) Affidavit from owner of the said property in declaration form of the said property is not sold, mortgaged or any alienated in any manner earlier and not created any charge on the said property.

On the basis of the search caused by me and the documents placed before me, I state that, the above said owners hold rights upon the said property described in the schedule of property. I further state that, the rights of the said owner upon the said property specified in the schedule are found to be free from encumbrances, charges, liens and mortgages or any other claim affecting the clear title. I am satisfied that the property is heritable and transferable and the transferor have a right to transfer the same. All the documents have desired effect. Facts and events material to the title have been satisfactory proved. I have found

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that, the aforesaid property, have not adversely affecting the title of the present owner as I did not came across any registered entry adverse of that of present owner. The record of the Sub-Registrar Office is not in good condition, some pages & entries are found missing, hence to avoid the future complications and to safeguard the interest of financial institutions I suggested to the Bank to take separate affidavit in declaration form to that effect that the said plots is free from all kind of encumbrances, charges, liens and mortgages should be taken from original owner.

I therefore, hereby state that the above said property/the apartment in the scheme is good marketable title.

Hence this report.

Nagpur

Dt. : 16/5/2017



(DEVIDAS M. SHENDE)

ADVOCATE