पावती क्रमांक

नोंदणी ३९ म
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक 4010

दिनांक 28/12/19 सन २०

दस्तऐवजाचा प्रकार—

सादर करणाराचे नाव—

खालीलप्रमाणे फी मिळाली :—

	रु.	पैसे
नोंदणी फी		
नक्कल फी (फोलिओ)		
पृष्ठांकनाची नक्कल फी		
टपाल खर्च		
नकला किंवा शोधने (कलम ६४ ते ६७)		
शोध किंवा निरीक्षण		
दंड—कलम २५ अन्वये		
कलम ३४ अन्वये		
प्रमाणित नकला (कलम ५३) (फोलिओ		
इतर फी (मागील पानावरील) बाब क्र.		
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एकूण		

दस्तऐवज
नक्कल

राजी तयार होईल व नोंदणीकृत डाकेने पाठवली जाईल.
या कार्यालयात देण्यात येईल.

सह-दुय्यम निबंधक
नागपूर शहर क्र. १

दस्तऐवज खाली नमूद दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकेने पाठवावा.
हवाली करावा.

सादरकर्ता

इतर फीची अनुसूची 4497848

१. जादा पोहणी फी अनुच्छेद सतरा किंवा अठरा अन्वये

२. रजावात फी.

३. फाईल करण्याची फी.

अनुच्छेद अठरा अन्वये.

अनुच्छेद वीस अन्वये.

४. मुखत्यारनाम्याचे अनुप्रमाणन.

५. मुद्रभट फी

६. सुरक्षित ताबा फी.

७. मोहोरबंद पाकिटांचा स्विकार.

८. मोहोरबंद पाकिटे उघडणे.

९. मोहोरबंद पाकिटे परत मागे घेणे.

१०. तर्जत

११. परिचारिका किंवा स्त्री परिचराची सेवा.

१२. न्यून आकारणी-फीची वसुली.

१३. जप्त मालमत्ता वस्तुच्या रिजीचे उत्पन्न.

१४. विनंती ३, च्या नकला पाठविण्याचा टपालखर्च.

१५. प्रवास खर्च.

१६. भत्ता.

दस्तऐजवज परत केला.

दुय्यम निबंधक

A. S. BAND (JAAIN)
ADVOCATE

OFFICE : -
PLOT NO. 313, HANUMAN NAGAR,
NAGPUR - 440009.

Mobile: - 8381033335

TITLE REPORT

AND

NON ENCUMBRANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

UNDER instructions from my Client **M/S. RUCHITA CONSTRUCTION COMPANY**, A Proprietary Concern having its Office at Nagpur and acting through its Sole Proprietor **SHRI. AMOL S/o LAXMANRAO BADHIYE (PAN: - AHHPB4560C)**, Aged 39 Years, Occupation – Business, Resident of 111, Mahesh Nagar, Nagpur, Tahsil and District - NAGPUR, I have investigated the Title relating to the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 42 out of the layout of Gokul/Joras Housing Society, Nagpur, situate at Gokul Society, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR and my findings are as under :-

(1) THAT ALL THAT Piece and Parcel of land bearing Plot No. 42 out of the layout of GOKUL/JORAS HOUSING SOCIETY, NAGPUR, NAGPUR containing by admeasurement 836.1000 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 72/1, 73/1, 76/1, 77/1, 78/1, 81 AND 82/1 of Mouza – BORGAON, bearing City Survey No. 11 and Sheet No. 116/14 of Mouza – BORGAON, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR, Originally belonged

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to Smt. Shankutaladevi Radhakisan Khandelwal, having purchased the same by her from Gokul/Joras Housing Society, Nagpur by a Sale Deed Dated 31-5-1990, which is duly Registered in the Office of the Joint Sub-Registrar - 2, Nagpur in Addl. Book No. 1, Volume No. 1177 on Pages 9 to 10 at Sr. No. 5294(P) on even date.

(2) THAT lateron Smt. Shankutaladevi Radhakisan Khandelwal transferred the said Plot to M/s Ruchita Construction Company by a Sale Deed Dated 3-2-2018, which is duly Registered in the Office of the Sub-Registrar - 1, Nagpur in Book No. 1, at Sr. No. 717 on even date.

(3) THAT the aforesaid Plot No. 42 is covered under the Scheme of 1900 Layouts of the Nagpur Improvement Trust, Nagpur.

(4) THAT the Regularization Letter regarding the aforesaid Plot No. 42 is issued by the Building Engineer (West), Nagpur Improvement Trust, Nagpur vide his Permit No. 4272 Dated 1-3-2018 in File No. 1900/N/BG/1208. As per the said Regularization Letter Dated 1-3-2018, the area of the said Plot No. 42 is shown and declared as 784.1500 Sq. Mtrs. Thus the area of the said Plot No. 42 is at present 784.1500 Sq. Mtrs.

(5) THAT now as a result therefore M/s Ruchita Construction Company has now become an exclusive, absolute and full Owner of the said Plot No. 42 with heritable and transferable rights therein and the same is also accordingly mutated in its name in all the relevant records.

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(6) THAT the said M/s Ruchita Construction Company decided to develop the aforesaid Plot No. 42 by constructing a RESIDENTIAL ESTATE by constructing various Multistoreyed Buildings thereon each consisting of various self contained separate Apartments therein.

(7) THAT it has further specifically agreed to execute various Agreements to Sell and Sale Deeds each relating to the Undivided proportionate share and interest in the said Plot of land in favour of each such individual buyer.

(8) THAT the said M/s Ruchita Construction Company has accordingly prepared a Plan of a Multistoreyed building proposed to be constructed on the said Plot of land and to be known and styled as "SHIVRAI HIBISCUS" and same is approved and the same is duly sanctioned by the Building Engineer West of Nagpur Improvement Trust, Nagpur vide his Building Permit No. B.E(WEST)/Case No. AB-W-112/Tracking No. 2018050951/1555/188 Dated 16-8-2018.

(9) THAT the said entire property is submitted 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. 4836 on 12-9-2018.

(10) 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

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absolutely free from encumbrances of all kinds whatsoever and that the present Owner thereof holds good, valid and marketable title thereto. The necessary Search fees for the Period commencing from 1988 to 2018 is deposited in the Office of the Sub-Registrar, Nagpur-1 vide Receipt No. 4497848 Dated 14-9-2018.

(11) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot No. 42 Togetherwith a Built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "SHIVRAI HIBISCUS" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owner.

(12) THAT it is needless to mention here that on obtaining such Agreement and 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.

NAGPUR
DATED : 14-9-2018.

AMIT S. BAND
Advocate