265/0 इतर पावती Original/Duplicate

Friday,15 September 2017 5:54 PM नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 7474 दिनांक: 15/09/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन2-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ॲड.विनोद आर.समर्थ रा.नागपूर

वर्णन अर्ज क्र.2176/17,शोध सन-2001 ते 2017 मौजा-बाभुळखेडा,सीएसनं.7169,प्लॉट नं.1 व 2,ब्लॉक अ,एनएमसी हाऊस नं.3280 व 3281, वार्ड नं.15,क्षेत्रफळ 554.39 चौ.मी

शोध व निरीक्षणे	रु. 425.00
एकूण:	रु. 425.00

NGP2

1); देयकाचा प्रकार: By Cash रक्कम: रु 425/-

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्रं.२

VINOD R. SAMARTH *Ph. No. Res. 0712 - 2756586*

Advocate *Mobile No. 9422133525*

CHAMBER - ROOM NO. 624, 6th FLOOR, DISTRICT COURT, NAGPUR - 01

Plot No. 48 - J, TAJSHREE GAURAV, GANESH NAGAR, NAGPUR - 09

OFFICE :- Plot No. 48 - K, GOKUL-HARI, GANESH NAGAR, NAGPUR -09.

Date : 16.09.2017

TITLE SEARCH REPORT

NON-ENCUMBRANCE SEARCH CERTIFICATE

That, I have been engaged for the purpose of Search AND Verification of Title in respect of the property desrcibed below, I the undersigned Advocate dohereby submit my report of Search And Verification and opinion about the said title inrespect of the same as under : -

That, I have taken the search of the Original Copies of the documents placed before me and also the search of the Record of the SCHEDULE OF PROPERTY.

That, I have taken the search of the Original Copies of the documents placed before me and also the search of the Record of the **ALL THAT PIECE AND PARCEL of LAND BEARING AMALGATED PLOT NO. 1 AND 2 OF Malik Makbuza Layout (Block A) : Admeasuring Total Area of 554.3900 Sq. Mtrs. or 5967.50 Sq. Ft. as per the Regularization letter issued by the Nagpur Improvement Trust, Nagpur in Khasra No. 63, City Survey No. 7169, Sheet No. 67, Nagpur Municipal Corporation House No. 3280 and 3281, Ward No. 15, MOUZA - BABULKHEDA, P.H. No. 39, Bandobast No. 278, Thak No. 180, Revenue Inspector Circle Pardi, Tehsil Nagpur (Urban) Dist. Nagpur** is situated in the local limits of N. M. C. And N. I. T. including all rights, Easementary Rights, accruing arising or flowing thereof and bounded as under:-

TO EAST	PLOT NO. 3
TO WEST	OTHER LAYOUT.
TO NORTH	OTHER LAYOUT AND 9.00 MTRS ROAD.
TO SOUTH	PLOT NO. 9 AND 10

2. That, the M/s. ABHINANDAN CONSTRUCTION, through its Proprietor **Mr. Abhinandan Ramkrishna Prakashe** had purchased the Aforesaid Property from **1. Mr. Sureshkumar S/o. Shitalprasad Kashyap, 2. Mr. Ramnarayan S/o. Shitalprasad Kashyap, 2. Mr. Shivnarayan S/o. Shitalprasad Kashyap, 4. Mr. Laxminarayan S/o. Shitalprasad Kashyap, 5. Mr. Dilipkumar S/o. Shitalprasad**

(Cont. ..... 2)

Kashyap vide its Registered Sale Deed Dated **31.05.2017** and its Sr. No. **NGN 1 - 3221 / 2017** in the Office of the Sub -Registrar Nagpur No. **1.**

AND WHEREAS the Previous Vendor Namely **Mr. Shitalprasad Bindadin Kashyap** had purchased the aforesaid property from **Mr. Shankar Bapuji Dhawale AND Mr. Shrawan Marotrao Dhepe** vide its Registered Sale Deed Dated **24.04.1967** and its Sr. No. **14080** in the Office of the Sub -Registrar Nagpur.

AND WHEREAS, Mr. Shitalprasad S/o. Bindadin Kashyap expired on **12.06.1997** and his wife **Smt. Saraswatibai W/o. Shitalprasad Kashyap** had expired before the demise of **Mr. Shitalprasad S/o. Bindadin Kashyap on 01.05.1978.**

AND WHEREAS, Late **Mr. Shitalprasad S/o. Bindadin Kashyap** and his wife **Smt. Saraswatibai W/o. Shitalprasad Kashyap** left behind the following seven legal heirs i..e. 1. Mr. Sureshkumar S/o. Shitalprasad Kashyap, 2. Mr. Ramnarayan S/o. Shitalprasad Kashyap, 2. Mr. Shivnarayan S/o. Shitalprasad Kashyap, 4. Mr. Laxminarayan S/o. Shitalprasad Kashyap, 5. Mr. Dilipkumar S/o. Shitalprasad Kashyap. 6. Mrs. Chhaya W/o. Harinarayan Pal and 7. Mrs. Maya W/o. Hemant Pali.

AND WHEREAS, 1. **Mrs. Chhaya W/o. Harinarayan Pal and 2. Mrs. Maya W/o. Hemant Pali** has Reliniquish their share infavour of their brothers i..e. Mr. Sureshkumar S/o. Shitalprasad Kashyap and other Four Persons vide its **Relinquish deed dtd. 20.02.2008 and its Sr. No. NGN 8 - 01320 / 2008 in the office of the Sub-Registrar Nagpur No. 8**

AND WHEREAS the Previous Vendors has submitted the application for regularistion of the Plotxs under the Gunthewari Act to N. I. T. and thereafter N. I. T. has issued the Demand note for payment of Development Charges, the said Development charges has paid by the Previous Vendor to the N. I. T. and thereafter the N. I. T. has issued the Regularization Letter of Unauthorised Plot of the Vendor and its Permit No. **1672 dtd. 18.03.2017, Case No. 2008082219, Layout No. 199/Bab/5014**

AND WHEREAS the Vendor later on decided to develop the aforesaid Plot of land into a Residential Estate by constructing a Building thereon consisting of various self contained Three Apartments therein;

THAT, the Previous Vendors has decided to develop the Aforesaid Property on the basis of Building Plan and Building permit sanctioned by the the Building Engineer Nagpur Improvement Trust , Nagpur . The building is being constructed as per the sanctioned **Building Plan and Building Permit No. BE (SOUTH) / Case No. 120170322103 / Traking No. 201703221 / 682 Dated 07.06.2013** issued by the Building Engineer (S) Nagpur Improvement Trust , Nagpur. A copy of the said sanctioned building plan and permit is attached herewith which forms the part and parcel of this Deed.

(Cont. ..... 3)

I the under signed Advocate, dohereby submit my report of search and opinion about the title in respect of the same as under : -

That, I have taken the search of the documents placed before me and also the search the Record of the **Office Of Subregistrar Nagpur No. 2** therefore I am issuing this NON-ENCUMBRANCE SEARCH CERTIFICATE.

This is to Certify that the present Owners is **M/s. ABHINANDAN CONSTRUCTION,** through its Proprietor **Mr. Abhinandan Ramkrishna Prakashe,** I am examined the Building Plan and Permit, Sale Deed, Akhiv Patrika, Tax Receipts.

THAT, **M/s. ABHINANDAN CONSTRUCTION** through its Proprietor **Mr. Abhinandan Ramkrishna Prakashe** is the present Owner of the aforesaid Property with heritable and transferable rights therein.

THAT, the PRESENT OWNER **M/s. ABHINANDAN CONSTRUCTION,** through its Proprietor **Mr. Abhinandan Ramkrishna Prakashe** is right and authority to enter the Agreements to Sell and Sale Deed of the undivided share and interest of the Aforesaid Property infavour of such individual buyer;

That the Original Copy of the Building Plan and Permit **issued by the Building Engineer (S), Nagpur Improvement Trust, Nagpur** placed before me and appear, genuine and therefore I am satisfied that the aforesaid property is transferable under law.

All necessary parties have been joined in the documents and the documents have desired effect. Facts and Events material to the title have been satisfactorially proved and the aforesaid property is free from all encumbrances.

The documents are perused and Verified by me and the same are chronologically describe as under :-

(a) Copy of the Sale Deeds.

(b) Copy of the Building Plan and Permit.

(c) Copy of the Akhiv Patrika.

(d) Copy of the Tax Receipt.

From the doucments Verified by me, it is certified that, the present Owner of the aforesaid property described above and his title of the same is clear, absloute and transferable right, Authority and competant to mortgage the aforesaid Property.

(Cont. ..... 4)

I have taken Search of the office of the **Subregistrar Nagpur No. 2** for the period **16 years from 2001 to 2017.** I do not find any transaction of the said Property. The Property is free from all encumberances. Documents Placed before me are Original one appear, genuine and therefore I am satisfied that the aforesaid property is transferable under law.

All necessary parties have been joined in the documents and the documents have desired effect. Facts and Events material to the title have been satisfactorially proved and the aforesaid property is free from all encumbrances, charges and etc..

That during the course of inspection, I did not find any adverse entry and it can be said that the property is encumbered or transfered infavour of any body.

I have taken the search of records Of Registrar Office have inspected the relevent records of the said property.

Hence TITLE SEARCH REPOR AND NON-ENCUMBRANCE SEARCH CERTIFICATE is Signed and delivered at Nagpur on this 16th Day of SEPTEMBER, 2017

YOURS TRULY,

V. R. SAMARTH,
Advocate

VINOD R. SAMARTH
ADVOCATE

Encl. :-

Receipt No. 7474 dated 15 / 09 / 2017