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इतर पावती

Original/Duplicate

Monday, 29 October 2018 10:58 AM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 11130 दिनांक: 29/10/2018

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन7-0-2018

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड. आशिष नागपूरे

वर्णन अर्ज क्र. 1269/2018, मौजा वेळाहरीश्रंद्र येथील प.ह.न. 38, खसरा क्र. 141/5, सन 2006 ते 2018 एकुण 13 वर्षे

SEARCHFEE

रु. 325.00

एकूण:

रु. 325.00

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

NGP7
सह दुयिष निबंधक वॉ-२
नागपूर ग्रामिण क्र. ९

10/29/2018

ASHISH M. NAGPURE

Advocate

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TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

Under instructions from my Client., M/S. SHARMA CONSTRUCTION COMPANY, having its Office at 17, Corporation Market, Gokulpeth, Nagpur, through its Partners (1) SMT. NARMADA W/o RADHESHYAM SHARMA, (2) SMT. ASHA W/o ANIL SHARMA, (3) SHRI. RITESH S/o RADHESHYAM SHARMA, AND (4) SHRI. UMESH S/o RADHESHYAM SHARMA, All Residents of Gokulpeth, Nagpur, I have investigated the title relating to ALL THAT Piece and Parcel of land bearing Kh. No. 141/1 having an area of 1.62 Hectors of Mouza – WELA (HARISHCHANDRA), P. S. K. 42, situate at Wela Harishchandra, within the limits of Gram Panchayat Wela Harishchandra in Tahsil – Nagpur (Rural) and District –NAGPUR and my findings are as under

(1) THAT M/S. SHARMA CONSTRUCTION COMPANY is owns and posses and in possession of the property comprising ALL THAT Piece and parcel of land bearing Survey No. 141/5 having an area of 1.62 Hectors, (4.00 Acres) Land Revenue Rs. 11.08 Yearly. Held in Occupancy Class-1 Rights of Mouza – VELA (HARISHCHANDRA) P.S.K. 38, situate at Vela (Harishchandra) within the limits of the Grampanchayat – Vela Harishchandra) in Tahsil – Nagpur (Rural) and District – NAGPUR.

(3) THAT the virtue of Partition affected in Civil Suit No. 16 of 1961 amongst the Co-owners Smt. Rani Annapurnatai Raje Raghuji Rao Bhonsale became the Owner of the 1/9th share in the properties of Late Raje Raghuji Rao Bhonsale.

(4) THAT during her life time the aforesaid Smt. Rani Annapurnabai Raje Raghuji Rao Bhonsale executed her LAST WILL AND TESTAMENT on 29-07-1998 and thereby she bequeathed the aforesaid entire property to Shri. Dilip S/o Narayan Rao Shirke, Shri. Uday S/o Narayan Rao Shirke and Shri. Ranjit S/o Narayan Rao Shirke, jointly absolutely forever with heritable and transferable rights therein.

(5) THAT the said Smt. Rani Annapurnabai Raje Raghuji Rao Bhonsale left for heavenly abode on 03-12-1998 and consequent upon her demise/death, the said Shri. Dilip S/o Narayan Rao Shirke, Shri. Uday S/o Narayan Rao Shirke and Shri. Ranjit Narayan Rao Shirke jointly, became the Joint/Co-owners of the aforesaid entire property with heritable and transferable rights therein in terms of the aforesaid WILL Dated 29-07-1998.

(6) THAT the aforesaid Shri. Dilip S/o Narayan Rao Shirke, Shri. Uday S/o Narayan Rao Shirke and Shri. Ranjit S/o Narayan Rao Shirke lateron transferred 1.62 Hectors of land out of total land of Kh. No. 141 by a Sale Deed Dated 20-07-2005, which is duly registered at the Office of the Sub-Registrar, Nagpur (Rural) in Book No. 1 at Sr. No. 4551 on even date.

(7) THAT the aforesaid Shri. Dilip Narayan Rao Shirke, Shri. Uday S/o Narayan Rao Shirke and Shri. Ranjit Narayan Rao Shirke lateron further transferred 1.62 Hectors of land out of total land of Kh. No. 141 by a Sale Deed Dated 8-12-2005, which is duly Registered at the Office of the Sub-Registrar, Nagpur (Rural) in Book No.1 at Sr. No. 7119 on even date.

Sr. No. 7105 on even date. The said land renumbered as Kh. No. 141/4 of Mouza – Vela (Harishchandra) The remaining land having an area of 4.37 Hectors of land owned and possessed by the said Shri. Dilip S/o Narayanrao Shirke, Shri. Uday Narayanrao Shirke and Shri. Ranjit Narayanrao Shirke. The said land renumbered as Kh. No. 141/1 of Mouza – VELA (HARISHCHANDRA).

(9) THAT The aforesaid Shri. Dilip Narayanrao Shirke, Shri. Uday Narayanrao Shirke and Shri. Ranjit Narayanrao Shirke lateron transferred the aforesaid property comprising ALL THAT Piece and parcel of land having an area of 1.62 Hectors out of bearing Kh. No. 141/1 of Mouza – VELA (HARISHCHANDRA) P.S.K. 42, situate at Vela (Harichandra) in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of sale to M/s. Sharma Construction Company, by a Sale Deed Dated 22-08-2008, which is duly Registered in the Office of the Sub-Registrar, Nagpur (Rural)-10 in Book No. 1 at Sr. No. 4200 on 22-08-2006. As a result therefore the said M/s. Sharma Construction Company have 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 its name in all relevant records.

(10) THAT in the mean time as per revenue record having an area of 1.62 Hectors of land out of Kh. No. 141 renumbered Kh. No. 141/5 of Mouza – Vela (Harishchandra).

(11) THAT the aforesaid land of Kh. /Gat 141/5 is converted for Non-Agricultural (Residential) Use passed by the Collector, Nagpur vide its Order Dated 06-08-2018 passed in Revenue Case No. 327/NAP-34/2017-18.

(12) THAT for the purpose of development of said land the aforesaid Owner entered into an Agreement of Development with Nagpur Metropolitan Region Development Authority upon several terms and conditions contained

(13) THAT the said Real Estate Project is purely a Plotted Development and shall be known and styled as "SHARMA LAYOUT-1"

(14) 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-7 for the Year 2006 to 2018 and found that the aforesaid entire property is 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 same is deposited in the Office of the Joint Sub-Registrar, Nagpur.

(15) THAT, Naturally therefore the prospective Purchaser which may intent to Purchase Plot in the aforesaid property shall also acquired equally good, valid and marketable title on obtaining a proper Sale Deed from the present owner.

(16) THAT, Naturally therefore the any Financial Institution which may mortgage the aforesaid property shall also acquired equally good, valid and marketable title to the aforesaid property on obtaining a proper Mortgage Deed from the present owner.

(17) THAT, it is needless to mention that the present owner can very well Sell/Mortgage the aforesaid property to any Prospective Purchaser/Financial Institution by way of security for repayment of Loan, if any advance to him.

Nagpur :

Date : 30-10-2018


(ASHISH M. NAGPURE)

Advocate