

A. S. LULAY
AJINKYA A. LULAY
ADVOCATES

Ph. No. 2293781(O)
2293281(R)
Mobile No. 9730414589
'PRARABDHA' 34,
VYANKATESH NAGAR,
KHAMLA ROAD,
NAGPUR- 440025 (M.S.)

TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

UNDER instructions from my Client M/S. SHREE HOME MAKERS, A Proprietary Concern having its Office at M-8, Vasant Nagar, S. A. Road, Nagpur and acting through its Sole Proprietress MRS. SWATI W/o ASHUTOSH NAIK, Resident of M/8, Vasant Nagar, South Ambazari Road, Nagpur-440010, Tahsil and District – NAGPUR, I have investigated the Title relating to the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 1 in Block 'S' out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, situate at Scientific Society, Rani Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and my findings are as under :-

(1) THAT ALL THAT Piece and Parcel of land bearing Plot No. 1 in Block 'S' out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, containing by admeasurement 13000 Sq. Ft. (OR 1207.7 Sq.Mtrs.) (As per City Survey Records the area is 1266.70 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 24, 25 and 26/1-4 of Mouza – AJNI, P.S.K. 9, bearing City Survey No. 171 and Sheet No. 33 of Mouza – AJNI, situate at Scientific Society, Rani Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Shri. Krishna S/o Shankarrao Deosarkar, having purchased the same by him from The Scientific Co-operative Housing Society Limited, Nagpur, A Society duly Registered under the Societies Act II of 1912 bearing Registration No. 321 having its Registered Office at Rani Laxminagar, Nagpur by a Sale Deed Dated 5-12-1959, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. I, Volume No. 625 on Pages 85 to 91 at Sr. No. 4539 on 7-12-1959.


A. S. LULAY
Advocate
Reg. No. MAH/1220/1986

(2) THAT the aforesaid entire land comprising Kh. Nos. 4/1, 4/2, 7/2, 25/1 and 26/1-2-3-4 is converted for Non-Agricultural (Residential) Use by the Sub-Divisional Officer, Nagpur vide his Order Dated 16-10-1976 passed in Revenue Case No. 104/A-2/1966-67.

(3) THAT the layout of the aforesaid Society is duly sanctioned and approved by the Nagpur Improvement Trust, Nagpur under an Agreement Dated 13-4-1942 and 22-2-1952 made between the said Society and the Nagpur Improvement Trust, Nagpur.

(4) THAT the said Shri. Krishna S/o Shankarrao Deosarkar lateron transferred the aforesaid property by way of Gift to Mrs. Prabhavati W/o Narayanrao Deosarkar by a Gift Deed Dated 11-2-1961, which is duly Registered in the Office of the Sub-Registrar,

Contd. . .

Nagpur in Addl. Book No. 1, Volume No. 707 on Pages 32 to 38 at Sr. No. 131 on even date.

(5) THAT the said Mrs. Prabhavati W/o Narayanrao Deosarkar lateron constructed a Residential House and a Multipurpose Hall known as "Suyog Mangal Karyalaya" on the said Plot No. 1 in Block 'S' covering a total Built-up area of about 696.75 Sq. Mtrs. bearing Corporation House No. 346, City Survey No. 171 and Sheet No. 33 of Mouza - AJNI in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/766/4264 Dated 30-6-1992.

(6) THAT during her life time the said Mrs. Prabhavati W/o Narayanrao Deosarkar executed her LAST WILL AND TESTAMENT on 3-7-1995 and thereby she had bequeathed the Undivided 33.34 Percent share and interest in the said entire property to her son Shri. Prakash absolutely forever with heritable and transferable rights therein. By the same Will she had bequeathed the Undivided 33.33 Percent share and interest in the said property to her Grandson Shri. Nikhil S/o Prakash Deosarkar absolutely forever with heritable and transferable rights therein. In the like manner she had further bequeathed the remaining Undivided 33.33 Percent share and interest in the said property to her another Grandson Shri. Mangesh S/o Prakash Deosarkar absolutely forever with heritable and transferable rights therein. The said Will Dated 3-7-1995 is duly Registered in the Office of the Sub-Registrar, Nagpur-6 in Addl. Book No. 3, Volume No. 1 on Pages 124 to 127 at Sr. No. 12(P) on even date.

(7) THAT the said Scientific Co-operative Housing Society Limited, Nagpur lateron transferred a Conservancy Lane admeasuring East-West 98 Ft. and North-South 5 Ft. equal to 490 Sq. Ft. (OR 45.521 Sq. Mtrs.) lying on the Northern Side of the said Plot No. 1 in Block 'S' by way of Sale to Mrs. Prabhavati W/o Narayanrao Deosarkar by a Sale Deed Dated 13-10-2006, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 6100 on even date. On regularisation of the said Plot No. 1 in Block 'S' the total area of the said Plot is 13490 Sq. Ft. (OR 1253.221 Sq. Mtrs.) (As per City Survey Records the area is 1266.70 Sq. Mtrs.).


A. S. LULAY
Advocate
No. MAH/1220/1986

(8) THAT the said Smt. Prabhavati Wd/o Late Shri. Narayanrao Deosarkar breathed her last on 25-1-2016 (her husband Shri. Narayan S/o Pandurang Deosarkar pre-deceased her on 25-1-1996) and consequent upon her death/demise her aforesaid son and grandsons have become the Owners of the said entire property in terms of her Last Will Dated 3-7-1995. As a result therefore the said Shri. Prakash S/o Late Shri. Narayan Deosarkar, Shri. Nikhil S/o Prakash Deosarkar and Shri. Mangesh S/o Prakash Deosarkar have now become the Joint/Co-owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their names in all relevant records.

14. During the course of construction of building, the sanctioned plan shall always be kept available at the site for inspection by officials of N.M.C.
15. All the provisions in sanctioned Development Control Regulations for Nagpur city shall be binding on you.
16. The applicant shall plant and grow 15 Nos shady trees in vacant land of plot.
17. Solar water heating system is required to be provided for the residential apartment of the capacity calculated at the rate of 25 liters per person per day as per NMC Circular No. NMC/TPADMN/ 2189 Dt. 03/01/2008 as per Government Circular Notification No. TPS-1104-2515-CR-10-UD-9-2005 Dt. 05/04/2005 published on Dt. 28/04/2005 in appendix-'S' (Regulation No. 35). During the course of construction of building, the sanctioned plan shall always be kept available at the site for inspection by officials of N.M.C.
18. As per Regulation No. 36 Model building bye-laws to provide facilities for physically Handicapped person provision of facilities for Handicapped Person shall be provided as specified in an Appendix "T", as per notification TPS-1104-2515-CR-10-UD-9-2005. This bye-laws are applicable to all buildings and facilities used by the public. (If applicable)
19. The water connection and sewage disposal is not guaranteed by N.M.C.
20. Dustbins of suitable sizes should be provided within the plot boundary and should be easily accessible from road.
21. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.
22. If any mistake / error is found in calculations shown on plan which contravenes the provisions of Development Control Regulations, then such portion of the building / construction which does not fit into regulations, shall be treated as unauthorized. The decision of N.M.C. in this regard shall be final.
23. Existing construction in marginal spaces shall be demolished by you. Moreover, this permit does not approve any existing construction which is not approved earlier by N.M.C.
24. Building material should be stacked in such a manner that it will not cause obstruction to drain water & traffic, etc., failing which; action will be taken by N.M.C.
25. Breach of any of the condition may lead to revocation of this permit.
26. Seismic analysis of the building for earthquake be submitted with structural design and drawing duly checked from VNIT for NMC record before one month of commencement of construction or after three month from the sanction of building plan whichever is earlier .
27. Party will have to take utmost care during construction and adopt all safety measures and precautions to avoid occurrence of accident. In case any accident, party will be solely help responsible for the same.
28. Applicant should pay additional charges for High Rise building in future (If applicable).
29. Party should take approval for sewer line storm water drain and water pipe line from Nagpur Municipal Corporation.
30. Applicant should erect the Display Board on site duly mention the Building Permit No. & date along with the name of structural Engineer, Civil Engineer, Architect & Contractor with their Mobile/Telephone Numbers. And, the copy of sanctioned plan should be made available at site.
31. Precautionary measures shall be taken by an applicant to display a notice board on work site regarding Construction and Demolition (C & D) Waste. It is also mandatory to an applicant to submit the compliance of the conditions of the said Construction and Demolition (C & D) Waste rules and its guidelines as per directions issued by the office of The Central Pollution Control Board, provision made available under Construction and Demolition Waste Management Rules 2016 to the Competent authority.

Enclosure: - One copy / set of sanctioned plan.

R. Ramande
23/6/19
Assistant Director
Town Planning Deptt.
Nagpur Municipal Corporation

Copy forwarded to :-

1. Ward Office Zone Dharampeth Zone No.- 02, Nagpur Municipal Corporation, Nagpur along with one copy of sanctioned plan.
2. The Assessor, Nagpur Municipal Corporation, Nagpur.