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पावती

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पावती क्र.: 9445 दिनांक: 11/11/2019

गावाचे नाव: जैताला

दस्तऐवजाचा अनुक्रमांक: नगन5-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अश्विक्ता वैभव हेडा

वर्णन अ.क्र. 1081, मौजा जयताळा, न.भु.क्र. 685, शिट नं. 562/46, खसरा नं. 180/1 पैकी प्लॉट नं. 1 आराजी 3091.53 चौ.मी. जागा, कॉव्ही. घर नं. 1072/ए बार्ड नं. 74 सन 2007 ते 2019 एकूण 13 वर्षे आहे.

शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00

NGP5

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

राहत्या निबंधक, वर्ग-३
नागपूर शहर क्र. ५

VAIBHAV M. HEDA

Advocate

"SHUBH", Bungalow No. 6, H. B. Estate,
Sonegaon, Nagpur - 440 025
☎: 0712 - 2292726; Mobile: 9881250255

Ref. No.:

Regd. A/D.

Dated: 11-11-2019

TITLE AND SEARCH REPORT

Having engaged by Shri. Narendra S/o. Dharnidharji Gandhi, Director of Lambodar Realtors Pvt. Ltd., R/o. Plot No.40, Balaji Nagar, Manewada Road, Nagpur - 440027 (M.S.), I, Advocate Vaibhav M. Heda, submit my report in respect of title and search of the property described below :

DESCRIPTION OF PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing **PLOT No.1 (ONE)**, admeasuring about **3091.53 Sq.Mtrs.** (OR 33,276.95 Sq.Fts.) out of **Survey / Khasra No.180/1** of **Mouza - JAITALA**, Revenue Rs.688/-, P.H.No.44, Occupancy - Class I, Khata No.392, bearing **City Survey No.685, Sheet No.562/46**, situated within the limits of Nagpur Municipal Corporation, bearing **Corporation House No.1072/A** in Ward No.74, Tahsil & District - NAGPUR, hereinbefore called and referred to as "the said Land / Plot / Property". The said Property is bounded as under -

ON THE EAST	:	Layout Boundary / Survey No.182
ON THE WEST	:	Amenity Space in the Layout and 9.00 Mtr. Wide Road and then Survey No.176
ON THE NORTH	:	Layout Boundary / Survey No.179
ON THE SOUTH	:	Layout Boundary / Survey No.205

HISTORY OF PROPERTY / CHAIN OF TITLE

(1) That, Originally all that Piece and Parcel of Agricultural Land bearing Survey No.180/1 of Mouza - Jaitala, admeasuring about 0.36 H.R., Revenue Rs.4.79/-, P.H.No.44, Occupancy Class I, Khata No.392, bearing City Survey No.685, Sheet No.562/46, Tahsil & District - Nagpur, was jointly owned and possessed by (1) Ku. Shashikala Nagorao Dukre, (2) Sau. Ashabai Balwantrao Mugale, (3) Sau. Kamlabai Vitthalrao Ranode, (4) Shri. Namdeo Shivaji Raut, (5) Sau. Lilabai Ramaji Sambare, (6) Shri. Sahebrao Pandurang Wade, (7) Shri. Pramod Pandurang Wade, (8) Sau. Saraswati Shivaji Raut & (9) Shri. Shankar Shivaji Raut.



(2) That, Shri. Shankar Shivaji Raut for himself and being the Power of Attorney holder of the aforesaid then Owners i.e. Ku. Shashikala Nagorao Dukre & others has sold the said Property to (1) Shri. Jaideep Ram Sathe, (2) Shri. Vicky Om Prakash Varma & (3) Shri. Rajesh Shyamraoji Warjurkar, by virtue of Sale Deed registered at Sr.No.2751 in the Office Joint Sub-Registrar No.1, Nagpur on 10-05-2007.

(3) That, the aforesaid (1) Shri. Jaideep Ram Sathe, (2) Shri. Vicky Om Prakash Varma & (3) Shri. Rajesh Shyamraoji Warjurkar then jointly executed an General Power of Attorney in respect of the said Land of Khasra No.180/1 in favour of Mrs. Smriti Dilip Wankar on 06-06-2007, which is duly registered at Sr.No.3440 in the Office of Joint Sub-Registrar No.1, Nagpur on even date.

(4) That, due to clerical mistake, in the aforesaid Sale Deed dated 10-05-2007, the name of Shri. Shankar Shivaji Raut was not included in his personal capacity and in order to rectify the said mistake Shri. Shankar Shivaji Raut has executed a Confirmation Deed to the aforesaid Sale Deed, which is duly registered at Sr.No.750 in the Office of Joint Sub-Registrar No.2, Nagpur on 29-02-2012.

(5) That, the aforesaid (1) Shri. Jaideep Ram Sathe, (2) Shri. Vicky Om Prakash Varma & (3) Shri. Rajesh Shyamraoji Warjurkar through their duly constituted Power of Attorney holder Mrs. Smriti Dilip Wankar then sold the said Property to Shri. Narendra Dharnidharji Gandhi by virtue of Sale Deed registered at Sr.No.4759 in the Office of Joint Sub-Registrar No.1, Nagpur on 04-08-2012.

(6) That, the Additional Collector, Nagpur has by his Order bearing No. आदेश पत्र क्र. प्रस्तुत/अति. जिल्हाधिकारी/कावि-429/2013 dated 25-07-2013 in Revenue Case No. रा.मा.क्र.99/एन.ए.पी.-34/2012-2013 granted the permission for non-agricultural use of the Land bearing Khasra No.180/1 and the Assistant Director Town Planning, NMC, Nagpur has also Sanctioned and Approved the Layout Plan as per its Order Letter dated 26-07-2013 bearing No. जा.क्र. -मनपाना/नरवि/अभि.मंजूरी/अंतिम/10 and thereby sanctioned the Plot No.1 admeasuring 3091.53 Sq.Mtrs. out of the total 3600 Sq.Mtrs. of Land.

(7) That, Shri. Narendra Dharnidharji Gandhi then sold the Undivided 4% share and interest in the said Plot to Mrs. Rajshree Pramod Gandhi by executing a Sale Deed on 26-10-2017, which is duly registered at Sr.No.3659 in the Office of Joint Sub-Registrar No.5, Nagpur on 27-10-2017.



(8) That, as a result therefore the aforesaid Shri. Narendra Dharnidharji Gandhi and Mrs. Rajshree Pramod Gandhi have now become the Joint Owners of the aforesaid Plot and the said Plot is duly mutated in their name in all the relevant revenue records including in the records of Department of City Survey Nagpur & Nagpur Municipal Corporation, Nagpur.

(9) That, Mrs. Rajshree Pramod Gandhi has executed a General Power of Attorney in respect of the said Property in favour of Shri. Narendra Dharnidharji Gandhi on 06-09-2018, which is duly registered at Sr.No.5492 in the Office of Joint Sub-Registrar No.5, Nagpur on even date.

(10) That, the aforesaid Owners Shri. Narendra Dharnidharji Gandhi and Mrs. Rajshree Pramod Gandhi have executed a Special Power of Attorney for Admission and Presentation in favour of Shri. Vaibhav Manaklal Heda on 06-09-2018, which is duly authenticated and registered at Sr.No.5493 in the Office of Joint Sub-Registrar No.5, Nagpur on even date.

(11) That, during the course of time, the aforesaid Owners Shri. Narendra Dharnidharji Gandhi & Mrs. Rajshree Pramod Gandhi have prepared a Building Plan for construction of a multi-storied residential building thereon and got the same sanctioned and approved from the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur, bearing Building Permit No. 184/BP/Jaitala/TP/NMC/620 dated 21-06-2019.

SEARCH

Having taken the History of Property / Chain of Title as mentioned above & after ascertaining the title of the Property, I have verified the record of Joint Sub-Registrar No.5, Nagpur for the last 13 Years (Thirteen Years) i.e. from the year 2007 till 2019 by paying the fees of Rs.325/- vide Application No.1081 & Receipt No. 9445 dated 11-11-2019 in respect of above mentioned Property at Mouza - Jaitala and I have also perused the documents placed before me and found no entry adverse to the Ownership of aforementioned Owner in respect of Plot No.1 pertaining to any transfer, lease, mortgage, gift etc. except than those mentioned above.

DOCUMENTS PERUSED (ALL XEROX) :

- (i) 7/12 Extract in the name of Ku. Shashikala Nagorao Dukre & others
- (ii) Sale Deed regd. at Sr.No.2751 dated 10-05-2007
- (iii) General Power of Attorney regd. at Sr.No.3440 dated 06-06-2007
- (iv) Confirmation Deed regd. at Sr.No.750 dated 29-02-2012
- (v) Sale Deed regd. at Sr.No.4759 dated 04-08-2012



- (vi) N. A. Order dated 25-07-2013
- (vii) Sanctioned Layout Plan dated 27-06-2013
- (viii) Sale Deed regd. at Sr.No.3659 dated 27-10-2017
- (ix) General Power of Attorney regd. at Sr.No.5492 dated 06-09-2018
- (x) Special Power of Attorney regd. at Sr.No.5493 dated 06-09-2018
- (xi) Sanctioned Building Plan dated 21-06-2019
- (xii) Akhiv Patrika dated 15-02-2019 in the name of present Owners
- (xiii) Corporation Tax Receipt dated 07-01-2019 (Tax paid up to 31-03-2019)

OPINION

Hence based on the above facts, I certify that the property described above in the Schedule of Property is owned by aforementioned Owner i.e. Shri. Narendra Dharnidharji Gandhi & Mrs. Rajshree Pramod Gandhi, whose title is clear and marketable and I am of the opinion that any transfer made by the Owner in respect of any Flat / Apartment along with undivided proportionate share and interest in the said Property shall be legal and valid, subject to receipt of Occupancy Certificate from Competent Authority.

Further, in view of application of new SARATHI system and trouble in connecting to Cloud and torn, incomplete and mutilated index records which are also not readily available in sequence, it is necessary to secure the sworn affidavit from the present Owner in the prescribed format regarding Nil encumbrance, No litigation, Clear title and No acquisition Notice or proposal.

Hence certified accordingly.

NAGPUR

Date: 11-11-2019

V. Heda

Vaibhav M. Heda
Advocate

VAIBHAV M. HEDA
ADVOCATE
"SHUBH" 6, H.B. Estate,
Sonegaon, Nagpur-25

