

264/0

इतर पावती .

Original/Duplicate

Tuesday, 22 September 2020 10:07 AM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8267 दिनांक: 21/09/2020

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन1-0-2020

दस्तऐवजाचा प्रकार:

मादर करणाऱ्याचे नाव: अॅड. आशिष मेंहडिया

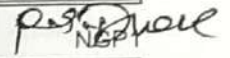
वर्णन शोध अर्ज क्र. 3745, मौजा हजारीपहाड नागपुर खसरा क्र. 29/5, सीटी सर्व्हे नं. 19, शीट नं. 23, प्लॉट नं. 6 शोध सन 2007 ते 2020 एकुन 13 वर्ष

शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00



1); देयकाचा प्रकार: eChallan रकम: रु. 325/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004507694202021E दिनांक: 21/09/2020

वॅकेचे नाव व पत्ता:

सह-दुय्यम निबंधक, बर्ग-२
नागपूर शहर क्र. १

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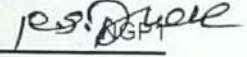
वर्णन शोध अर्ज क्र. 3744, मौजा हजारीपहाड नागपुर खसरा क्र. 25/5, सीटी सर्व्हे नं. 19, शीट नं. 23, प्लॉट नं. 5 शोध सन 2007 ते 2020 एकुन 13 वर्ष

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वकेचे नाव व पत्ता:

सह-दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. १

9/22/2020

Mehadia & Co.

Advocates

'SUPREET' Near old Police Chowki, Sadar, Nagpur 440 001
(Tele: 2532729 Mobile 9422906789)
Email : mehadiaashish@gmail.com

Dt.22.09.2020

(TITLE CERTIFICATE)

Present Owners : Smt. Pravesh Ashok Agarwal
Shri Gaurav Ashok Agarwal

Description of Property : All THAT PIECE AND PARCEL OF Plot No.5 containing by admeasurement 1220.8950 Sq.Mts. and Plot No.6 containing by admeasurement 1213.279 Sq.Mts. totally admeasuring 2434.174 Sq.Mts. out of land bearing Kh.No.25/5, P.S.K. 7, City Survey No.19, Sheet No.23 of Mouza Hazaripahad, Nagpur situated at Hazaripahad, Nagpur within the limits of Nagpur Municipal Corporation, Nagpur.

1. That the Land containing by admeasurement 1.20 Hectares (i.e. 3.00 Acres) being Eastern Portion of land bearing Kh.No.25 of Mouza Hazaripahad, P.S.K. 7 having total area of 4.68 Hectares, Rental Rs.17.75 yearly held in Occ. Class II Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Hazaripahad, Nagpur within the limits of the Nagpur Municipal Corporation in Tahsil and District Nagpur originally belonged to Smt. Vidyawati Vilayatiram Agarwal having purchased the same by her from Shri Sewakram Kewalram Hiranwar, Smt. Ramlibai Nandulal Hiranwar, Smt. Kalabai Chandanlal Siriya and Smt. Yashodabai Meghraj Siriya by a Sale Deed Dt.30.06.1982, which is duly registered at the officer of Sub-Registrar, Nagpur in Book No.1 at Sr.No.1404 on 16.12.1982. The said land purchased by Smt.



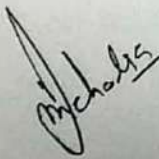
Vidyawati Vilayatiram Agarwal is now identified at Kh.No.25/5, having Rental Rs. 6.05 Yearly, City Survey No.19, Sheet No.23 of Mouza Hazaripahad, Nagpur.

2. That during her life time the aforesaid Smt. Vidyawati Vilayatiram Agarwal executed her last Will and Testament on 29.09.1997 and thereby she bequeathed the aforesaid entire property to her daughter in law Smt. Pravesh Ashok Kumar Agarwal absolutely forever with heritable and transferable rights therein and the said Will is duly registered at the office of the Sub-Registrar, Mumbai in Book No.3 at Sr.No.3390 on 30.09.1997.

3. That said Smt. Vidyawati Vilayatiram Agarwal left for heavenly abode on 21.09.2003 and consequent to her demise her daughter in law Smt. Pravesh Ashok Kumar Agarwal became an exclusive, absolute and full owner of the aforesaid entire property with heritable and transferable rights therein in terms of the aforesaid Will Dt.30.09.1997.

4. That the aforesaid land was held in Occ. Class II rights and the same has been converted to Occ. Class I rights in terms of the Order Dt.21.11.2006 passed by Dy. Collector, Nagpur in Rev. Case No.31/LND-18/06-07.

5. That a layout came to be carved out in the aforesaid property and the said layout came to be approved by Nagpur Improvement Trust under its 572/1900 scheme under the provisions of Maharashtra Gunthewari Developments



(Regulation, Upgradation and Control) Act' 2001 and accordingly Nagpur Improvement Trust has regularized Plot No.5 area 1220.8950 Sq.Mts. in terms of Permit Dt.9.10.2015 and Plot No.6 area 1213.2790 Sq.Mts. in terms of Permit Dt.5.10.2015.

6. That Smt. Pravesh Ashok Kumar Agarwal in terms of registered Gift Deed Dt.21.05.2015 have gifted Plot No.6 containing by admeasurement 1213.279 Sq.Mts., Kh.No.25/5, P.S.K. 7 City Survey No.19, Sheet No.23 of Mouza Hazaripahad, Nagpur to her son Shri Gaurav Ashok Kumar Agarwal, which deed is registered at Sr.No.1793/2015 in the office of Sub-Registrar - 8, Nagpur.

7. That the names of Smt. Pravesh Ashok Kumar Agarwal and Shri Gaurav Ashok Kumar Agarwal have been mutated in revenue records as owners of Plot No.5 & Plot No.6, out of Kh.No.25/5, P.S.K. 7, City Survey No.19, Sheet No.23 of Mouza Hazaripahad, Nagpur, respectively.

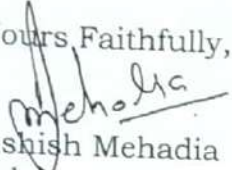
8. That the aforesaid Plot No. 5 was converted into Non-agricultural purposes in terms of the Order No. 0541/N.A.P.34/2019-20 Dt.26.08.2019 passed by Additional Tehsildar, N.A. Tax No.5, Nagpur and aforesaid Plot No. 6 was converted into Non-agricultural purposes in terms of the Order No. 0543/N.A.P.34/2019-20 Dt.26.08.2019 passed by Additional Tehsildar, N.A. Tax No.5, Nagpur

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9. That I have taken inspection of the record in the office of Sub-Registrar, Nagpur for last 13 years, however I have not come across any adverse entry whereby the title of present owners are affected in any manner.

10. I am therefore of the opinion that the present owners are having clear and marketable title on the aforesaid property.

Yours Faithfully,


Ashish Mehadia
Adv.