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इतर पावती

Original/Duplicate

Wednesday, 07 October 2020 10:10
AM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 9069 दिनांक: 06/10/2020

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन1-0-2020

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: आशिष मेहडिया

वर्णन शोध अर्ज क्र.3897 मीजा चिखली देव.सी टी एस नं.464 शिट नं.377/82 प्लॉट नं.134 शोध सन 2008 ते
2020 एकुन 13 वर्ष

शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005203840202021E दिनांक: 06/10/2020

बँकेचे नाव व पत्ता:

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

Ashish Mehadia
Advocate

Mehadia & Co.

Advocates
'SUPREET' Near old Police Chowki, Sadar, Nagpur 440 001
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Email : mehadiaashish@gmail.com

Dt.07.10.2020

(TITLE CERTIFICATE)

Present Owner : Vidarbha Steel Rolling Mills
Through its Proprietor – Vidarbha
Industries Limited.

Description of Property : ALL THAT PIECE AND PARCEL
OF leasehold land bearing Plot No.134 containing by
admeasurement 3270.186 Sq.Mts. being a of land bearing
Kh.No.56 having City Survey No.464, No.377/82, 376, 384 of
Mouza Chikhali (Deo), NMC House No.747 situated in Ward
No.23, Small Factory Area Layout Scheme III of Nagpur
Improvement Trust, Bhandara Road, Nagpur within the limits of
Nagpur Municipal Corporation, Tahsil and Distt. Nagpur and
bounded as under :

ON THE EAST : Plot no.135
ON THE WEST : Railway Area
ON THE NORTH : Railway Area
ON THE SOUTH : Road

1. That, ALL THAT PIECE AND PARCEL OF leasehold
land bearing Plot No.134 containing by admeasurement
3270.186 Sq.Mts. being a of land bearing Kh.No.56 having City



Survey No.464, No.377/82, 376, 384 of Mouza Chikhali (Deo), NMC House No.747 situated in Ward No.23, Small Factory Area Layout Scheme III of Nagpur Improvement Trust, Bhandara Road, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil and Distt. Nagpur originally belonged to Late Haji Sirajuddin S/o Haji Nizamuddin, in terms of registered Lease Deed Dt.19.09.1984.

2. That, Late Haji Sirajuddin S/o Haji Nizamuddin during his life time being recorded owner of the said property had entered into Agreement for Sale Dt.01.06.2011 in respect of the said property with the Owner, which agreement is registered at Sr.No.03686 in the office of Sub-Registrar - 1, Nagpur on the even date, however before completion of transaction, Late Haji Sirajuddin S/o Haji Nizamuddin left for heavenly abode on 18.07.2012 leaving behind Jamiluddin S/o Haji Sirajuddin, Rashidabi Wd/o Sirajuddin, Nazma Kalubhai Lohar, Salma d/o Haji Sirajuddin and Sajidabi D/o Haji Sirajuddin.

3. That the present Owner had filed Spl.C.S.No.109/2013 for Specific Performance of Contract against the aforesaid legal heirs in respect of the said property, which civil suit was decreed by learned 5th joint Civil Judge Senior Division, Nagpur in terms of Judgement and Decree Dt.13.09.2017.

4. That in terms of the aforesaid judgement and decree, and as per order passed in Spl. Darkhast No.16/2018, the Civil Court had executed Sale Deed Dt.10.04.2018 in favor of the



Owner, which sale deed is registered at Sr.No.2141 in the office of Sub-Registrar - 4, Nagpur on the even date.

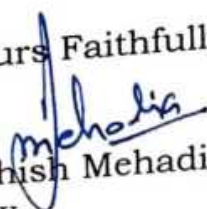
5. That the Lessor (Nagpur Improvement Trust) of the said property has renewed the lease of the said property in favor of the Present Owner in terms of Indenture of Lease Renewal Dt.03.08.2019, which deed is registered at Sr.No.5467 in the office of Sub-Registrar - 4, Nagpur on 06.08.2019.

6. That the name of the present Owner has been duly mutated in the records of City Survey and Nagpur Municipal Corporation and thus the present Owner is the sole and absolute owner of the said.

7. 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 owner is affected in any manner.

8. I am therefore of the opinion that the present owner is having clear and marketable title on the aforesaid property.

Yours Faithfully,


Ashish Mehadia
Adv.