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इतर पावती

Original/Duplicate

Monday, 07 June 2021 3:09 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5134 दिनांक: 07/06/2021

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन2-0-2021

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड. सोनाली गिरी

वर्णन अर्ज क्र. 1732/21, शोध सन-2007 ते 2021 (15वर्ष) मौजा-सिताबर्डी, सि.एस.नं. 1870/1, 1872, क्षेत्रफळ 2593.2 चौ.मी.

शोध व निरीक्षणे

रु. 375.00

एकूण:

रु. 375.00

1); देयकाचा प्रकार: By Cash रक्कम: रु 375/-

NGP2

सह दुष्कानिश्चयक, बर्ष-२
जालीपूर शहर क्र.२

SONALI O. GIRI
Advocate

Near Pandurang Mangal Karyalaya,
15, Girhe Layout, Zingabai Takli,
Mankapur, Nagpur - 440030.
Mb. No. 9689016550

Date: - 07/06/2021

FORMAT – A
[Circular No. 28/2021]

To
MahaRERA
Mumbai

LEGAL TITLE REPORT

SUB: - Title clearance certificate with respect to Freehold Land bearing City Survey No. 1870/1 - admeasuring 1622.8 Sq.Mtr. & City Survey No. 1872 - Plot No. 102/2, admeasuring 970.40 Sq.Mtr. i.e. containing by total admeasuring 2593.2 Sq.Mtr. i.e. 27913.20 Sq.Ft. of Mouza: Sitabuldi, having Municipal Corporation House Nos. 59 & 59/A, Sheet No. 29, situated at - Circle No. 19/27, Ward No. 65, Kamptee Road, Sadar, Nagpur. [Hereinafter referred as the said plot]

I have investigated the title of the said plot on the request of M/s Rai Udyog Ltd and following documents i.e.:-

1) Description of the property. All that piece and parcel of Freehold Land bearing City Survey No. 1870/1 - admeasuring 1622.8 Sq.Mtr. & City Survey No. 1872 - Plot No. 102/2, admeasuring 970.40 Sq.Mtr. i.e. containing by total admeasuring 2593.2 Sq.Mtr. i.e. 27913.20 Sq.Ft. of Mouza: Sitabuldi, having Municipal Corporation House Nos. 59 & 59/A, Sheet No. 29, situated at - Circle No. 19/27, Ward No. 65, Kamptee Road, Sadar, Nagpur, within the limits of N.I.T. & NMC, Nagpur, Sub-Dist. & Dist. Nagpur

2) The documents of allotment of plot.

1. Certified Copy of vide Registered Lease Deed Document having Sr. No. 6242 – 2008 dated 05/11/2008 Registered with Sub Registrar, Nagpur – 01 and their name is also duly mutated in the Land Records Department and NMC Tax Department.

2. Certified Copy of Sale Deed executed in favour of SCROLL VINIMAY PRIVATE LIMITED, THROUGH ITS DIRECTOR MR. LAXMAN S/O MR. MANOHAR SAWANT from M/S R.M.S. Exhibitor vide Sale Deed having Document No. 5256 – 2010 dated 29/10/2010 Registered with Sub Registrar, Nagpur – 4.

3. Copy of Property Card in the name of SCROLL VINIMAY PRIVATE LTD., through its Director Mr. Laxman Manohar Sawant at Entry No. 9938 dated. 11/02/2019 along with City Survey Office No. 3 Nagpur.

4. Original Copy of Additional Agreement Cum Lease Deed having Sr. No. 948 – 2019 dt. 15/02/2019 registered with Sub Registrar, Nagpur – 01.

5. Original Copy of the order of the Collector, Nagpur dt. 28/10/2020 vide Letter No. रा.मा.क्र. ६/MRC-८१/२०१९-२०२०, मौजा सीताबर्डी.

6. Original Copy of Sale Deed dt. 06/04/2021 executed in favour of M/s Rai Udyog Ltd, Nagpur vide Document No. 2571 - 2021 Registered with Sub Registrar, Nagpur – 3 by SCROLL VINIMAY PRIVATE LIMITED, THROUGH ITS DIRECTOR MR. LAXMAN S/O MR. MANOHAR SAWANT.

7. Original Copy of Building Permit and Sanction Plan dt. 09/11/2020.

8. Original Copy of Deed of Declaration is also executed by of M/s Rai Udyog Ltd. dated. 07/06/2021 which is duly registered with Sub Registrar, Nagpur - 2 vide Document Serial No. 3191 - 2019.

3) 7/12 extract or property card issued by....., mutation entry no.....

4) Search report from 2006 to 2021 search conducted for 15 Years. The copy of Original Search Fees Receipt dt. 07/06/2021 bearing No. 5134 - 2021 for Rs. 375/-

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner/promoter/developer/company) is clear, marketable & without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land - RAI UDYOG LIMITED

All that piece and parcel of Freehold Land bearing City Survey No. 1870/1 - admeasuring 1622.8 Sq.Mtr. & City Survey No. 1872 - Plot No. 102/2, admeasuring 970.40 Sq.Mtr. i.e. containing by total admeasuring 2593.2 Sq.Mtr. i.e. 27913.20 Sq.Ft. of Mouza: Sitabuldi, having Municipal Corporation House Nos. 59 & 59/A, Sheet No. 29, situated at - Circle No. 19/27, Ward No. 65, Kamptee Road, Sadar, Nagpur, within the limits of N.I.T. & NMC, Nagpur, Sub-Dist. & Dist. Nagpur

(4) Qualifying comments/remarks if any

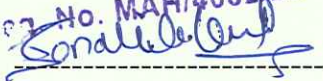
3/- The report reflecting the flow of the title of the (owner/promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Thus I submit my detail Title Verification and Search Report in respect of property owned and possessed by M/s Rai Udyog Ltd, Nagpur.

Thanking You,

Your's Sincerely

Adv. SONALI GIRI
LL.B., LL.M
REG. NO. MAH/4682/2011


Sonali O. Giri [Adv]