Mr. PRIYESH M. ANJIKAR

LL.M. (The Constitution and Administrative Law)

ADVOCATE

RES./OFF.:- Plot No.37, MANGALYA NAGRI, Near Palloti School, Pipla Road, Besa, Nagpur – 440037
Mobile No.: +918888860662, **E-mail** :-anjikar.priyesh8@gmail.com
Chamber No.55, **Bar Room** No.5, High Court Bar Association, Nagpur- 440001

SER/67/Gen/21-9 Date:-17-09-2021

FORMAT- A

FLOW OF THE TITLE OF THE SAID LAND.

1) **7 /12 EXTRACT AS ON DATE OF APPLICATION FOR REGISTRATION.**

7 /12 extract issued by Talathi Tahsil Nagpur (Gramin) dated 04-01-2021, mutation entry No. 3845

2) **Mutation Entry No. 3845 issued by Talathi Nagpur Gramin dated 04-01-2021.**

3) **Search report for 30 years from …….. Taken from Sub-Registrar' office at**

That I have inspected the concerned deeds, documents and also the record after the due payment of search fees vide Receipt No. **MH013798252202021P** dated 24-03-2021 to **Sub-Registrar office-10 Gramin** for the Period of **13 (2009 to 2021) years**.

4) **Any other relevant title.**

Devolution of theTitle

a) That originally land admeasuring 1.21 H.R., situated at MOUZA-BESA, P.H. No. 38, Khasra No. 93/3, within limits of Grampanchayat Besa-Belatrodi, in Tahsil-Nagpur (Gramin) , District Nagpur was belonging to IBRAHIM KHAN S/o KARIM KHAN PATHAN.

b) That, IBRAHIM KHAN S/o KARIM KHAN PATHAN was consented for the development of this land admeasuring 1.21 H.R., situated at MOUZA-BESA, P.H. No. 38, Khasra No. 93/3, within limits of Grampanchayat Besa-Belatrodi, in Tahsil-Nagpur (Gramin) , District Nagpur for residential purpose and enters into the agreement with M/s CHINTAMANI BUILDERS AND DEVELOPERS LTD. Through its Partner Mr. RAJU S/o LAXMIKANT ITKELWAR on 20-08-2003.

c) That, for the development of land admeasuring 1.21 H.R., situated at MOUZA-BESA, P.H. No. 38, Khasra No. 93/3, within limits of Grampanchayat Besa-Belatrodi, in Tahsil-Nagpur (Gramin) , District Nagpur IBRAHIM KHAN S/o KARIM KHAN PATHAN was executed General Power of Attorney as executor on 08-08-2003 vide No. 3272 of 2003 and appoint M/s CHINTAMANI BUILDERS AND DEVELOPERS LTD. Through its Partner Mr. RAJU S/o LAXMIKANT ITKELWAR as "ATTORNEY".

d) That, land admeasuring 1.21 H.R., situated at MOUZA-BESA, P.H. No. 38, Khasra No. 93/3, within limits of Grampanchayat Besa-Belatrodi, in Tahsil-Nagpur (Gramin), District Nagpur obtained U.L.C. order passed by Additional Collector and Competent Authority Nagpur on 03-07-2004 vide No. ATP/ULC/T(420)2004/915.

e) That, land admeasuring 1.21 H.R., situated at MOUZA-BESA, P.H. No. 38, Khasra No. 93/3, within limits of Grampanchayat Besa-Belatrodi, in Tahsil-Nagpur (Gramin) , District Nagpur converted into Non-Agricultural Land through N.A. order passed by Additional Collector Nagpur on 14-12-2004 in Revenue Case No. 753/NAP-34/2003-2004.

f) That, on land admeasuring 1.21 H.R., situated at MOUZA-BESA, P.H. No. 38, Khasra No. 93/3, within limits of Grampanchayat Besa-Belatrodi, in Tahsil-Nagpur (Gramin) , District Nagpur layout was sanctioned by Town Planning Authority vide No. 3361 on 22-08-2005.

g) That, Land bearing **Plot No. 19**, which admeasuring 515.97 Sq. mtrs (5554 Sq. Fts.) as per sale deed and 483.23 Sq.mtrs as per Release Letter, situated at MOUZA-BESA, P.H. No. 38, Khasra No. 93/3, within limits of Grampanchayat Besa-Belatrodi, in Tahsil-Nagpur (Gramin) , District Nagpur was firstly transfer by IBRAHIM KHAN S/o KARIM KHAN PATHAN through its Power of Attorney holder Mr. RAJU S/o LAXMIKANT ITKELWAR to SMT. SWATI MADHUKARRAO CHIDDARWAR on 24-01-2005 vide No. 00477 of 2005.

h) That later on Land bearing **Plot No. 19**, which admeasuring 515.97 Sq. mtrs (5554 Sq. Fts.) as per sale deed and 483.23 Sq.mtrs as per Release Letter, situated at MOUZA-BESA, P.H. No. 38, Khasra No. 93/3, within limits of Grampanchayat Besa-Belatrodi, in Tahsil-Nagpur (Gramin) , District Nagpur was transfer by SMT. SWATI MADHUKARRAO CHIDDARWAR to M/S S.S.V BUILDERS AND DEVELOPERS through its Partners MR. VIJAY S/o WASUDEORAO KARWATKAR, MR. SURAJ MANOHAR S/o KAPARTIWAR AND MR. SANJAY S/o GULABRAO BANAIT on 11-11-2019 vide No. 9046 of 2019.

i) That after M/S S.S.V BUILDERS AND DEVELOPERS through its Partners MR. VIJAY S/o WASUDEORAO KARWATKAR, MR. SURAJ MANOHAR S/o KAPARTIWAR AND MR. SANJAY S/o

GULABRAO BANAIT muted their name of 7/12 extract of Mouza-Besa, Khasra No. 93/3 vide Mutation entry No. 3845.

j) That, M/S S.S.V BUILDERS AND DEVELOPERS through its Partners MR. VIJAY S/o WASUDEORAO KARWATKAR, MR. SURAJ MANOHAR S/o KAPARTIWAR AND MR. SANJAY S/o GULABRAO BANAIT decided to develop the said **Plot No. 19**, which admeasuring 515.97 Sq. mtrs (5554 Sq. Fts.) as per sale deed and 483.23 Sq.mtrs as per Release Letter, situated at MOUZA-BESA, P.H. No. 38, Khasra No. 93/3, within limits of Grampanchayat Besa-Belatrodi, in Tahsil-Nagpur (Gramin) , District Nagpur and obtained Release Letter of land dated 22-02-2021 issued by Nagpur Metropolitan Region Authority, Nagpur vide No.AE/DPC/R4/556.

k) That, M/S S.S.V BUILDERS AND DEVELOPERS through its Partners MR. VIJAY S/o WASUDEORAO KARWATKAR, MR. SURAJ MANOHAR S/o KAPARTIWAR AND MR. SANJAY S/o GULABRAO BANAIT decided to construct multistoried building on the said **Plot No. 19**, which admeasuring 515.97 Sq. mtrs (5554 Sq. Fts.) as per sale deed and 483.23 Sq.mtrs as per Release Letter, situated at MOUZA-BESA, P.H. No. 38, Khasra No. 93/3, within limits of Grampanchayat Besa-Belatrodi, in Tahsil-Nagpur (Gramin) , District Nagpur and obtained sanctioned building Map with Building Permit and Commencement Certificate issued by Nagpur Metropolitan Region Authority, Nagpur vide No.B.E. (NMRDA)/SOUTH NAGPUR (RULER)/No. 30210319402/2021052019/2123 Dated 16-07-21.

l) Hence from the above said chain of the owner it is clear that M/S S.S.V BUILDERS AND DEVELOPERS through its Partners MR. VIJAY S/o WASUDEORAO KARWATKAR, MR. SURAJ MANOHAR S/o KAPARTIWAR AND MR. SANJAY S/o GULABRAO BANAIT becomes absolute owners of the aforesaid **Plot No. 19**, which admeasuring 515.97 Sq. mtrs (5554 Sq. Fts.) as per sale deed and 483.23 Sq.mtrs as per Release Letter, situated at MOUZA-BESA, P.H. No. 38, Khasra No. 93/3, within limits of Grampanchayat Besa-Belatrodi, in Tahsil-Nagpur (Gramin) , District Nagpur property with Heritable and Transferable rights.

Minor's Interest/HUF Property

In this property there is not a question of Minors Interest.

Litigations if any/ Lispendens

There is no lispendens registered on this property.

Nagpur

Yours Sincerely,

ADV. PRIYESH M. ANJIKAR

ANNEXURE

9046270
17-09-2021
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.नागपूर 7
दस्त क्रमांक : 9046/2019
नोंदणी :
Regn:63m

गावाचे नाव : बेसा

(1)विलेखाचा प्रकार	विक्रीपत्र
(2)मोबदला	6270000
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	6269036
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नागपूरइतर वर्णन :, इतर माहिती: , इतर माहिती: मौजा बेसा,प. ह. नं. 38,तह. नागपूर ग्रामिण व जि. नागपूर येथील खसरा नं. 93/3 यात टाकलेल्या ले-आऊट मधील प्लॉट नं. 19 याचे एकूण क्षेत्रफळ 515.97 चौ. मीटर आहे.((Survey Number : 93/3 ; Plot Number : 19 ;))
(5) क्षेत्रफळ	515.97 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-स्वाती मधुकरराव चिटणवार . . वय:-67; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: सदनिका क्र. 10, अजिंक्यतारा, कुर्ला (पु), मुंबई., महाराष्ट्र, मुंबई. पिन कोड:-400024 पॅन नं:-AAAPC6288J
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-एस. एस. व्ही. बिल्डर्स अन्ड डेव्हलपर्स भागीदारी फर्म तर्फे भागीदार संजय गुलाबराव बनाईत . . वय:-39; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 1, ओमशिव सोसायटी, बेसा चौक, नागपूर. , महाराष्ट्र, नागपुर. पिन कोड:-440005 पॅन नं:-AEAFS4686N 2): नाव:-एस. एस. व्ही. बिल्डर्स अन्ड डेव्हलपर्स भागीदारी फर्म तर्फे भागीदार सुरज मनोहर कापर्तीवार . . वय:-34; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं. 1, सदनिका क्र. 101, स्वामी समर्थ सहनिवास, पिपळा-बेसा रोड, नागपूर., महाराष्ट्र, नागपूर. पिन कोड:-440034 पॅन नं:-AEAFS4686N 3): नाव:-एस. एस. व्ही. बिल्डर्स अन्ड डेव्हलपर्स भागीदारी फर्म तर्फे भागीदार किशन वासुदेवराव कारवटकर . . वय:-40; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: गुरूदेव नगर, नंदनवन, नागपूर., महाराष्ट्र, नागपूर. पिन कोड:-440009 पॅन नं:-AEAFS4686N
(9) दस्तऐवज करुन दिल्याचा दिनांक	11/11/2019
(10)दस्त नोंदणी केल्याचा दिनांक	11/11/2019
(11)अनुक्रमांक,खंड व पृष्ठ	9046/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	376200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)