268/0 इतर पावती Original/Duplicate

Monday,04 October 2021 3:35 PM नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 6317 दिनांक: 04/10/2021

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: **नगन5-0-2021**

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: **अधिवक्ता विनोद समर्थ**

वर्णन शोध अर्ज क्र.2005,प्लॉट क्र.5,खसरा क्र.1/2,शिट क्र.1034/15,सिटी सर्वे क्र.2,वार्ड क्र.61,घर क्र.487/5,आराजी 1212.90 चौरस मिटर,सन 2009 ते 2021,एकुण 13 वर्ष

शोध व निरीक्षणे	रु. 325.00
एकूण:	रु. 325.00

NGP5

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007046249202122E दिनांक: 04/10/2021

बँकेचे नाव व पत्ता:

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

10/4/2021

VINOD R. SAMARTH
ADVOCATE
Mobile No. 9422133525

F/103, Tajshree Gaurav, Ganesh Nagar, behind S.D. Hospital, Nagpur

Off. SHOP NO. 5 & 6, Gokul Hari, Ganesh Nagar, behind S.D. Hospital, Nagpur

Date :- 03 / 11 / 2021

FORMAT – A

(Circular No. 28/2021)

To

Maha RERA

LEGAL TITLE REPORT

Subject :- Tile clearance certificate with respect to Plot No. 5 City Survey No. 2, Sheet No. 1034/15, situated at Zingabai Takli, Taluka Nagpur and District Nagpur (hereinafter referred as the said Plot No. 5

I have investigated the tile of the said Plot on the request of (Name of owner/promoter/developer/company) and following documents i.e. :-

1) Description of the Property.

ALL THAT PIECE AND PARCEL OF PLOT NO. 5, ADMEASURING AREA 1212.90 SQ.MTRS. AS PER R.L.,MOUZA - ZINGABAI TAKLI, P.H.NO. 11(A), KHASRA No. 1/2, SHEET NO. 1034/15, CITY SURVEY NO. 2, CORPORATION HOUSE NO. 487/5, WARD NO. 61 at Zingabai Takli, Gorewada, TAH. NAGPUR (CITY) DIST. NAGPUR and within the local limits of Nagpur Municipal Corporation and including all the rights, Easementary Rights, accruing arising or flowing thereof

Cont. -----

2) The Documents of allotment of Plot - **As per Sale Deed.**

3) Property card issued by- **City Survey Officer No. 3, Nagpur** dated 29.06.2020 Mutation Entry No. 41521

4) Search Report for **13** years from **2009 till 2021**

2/- 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 and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

1) City Survey No. - **2**

2) Sheet No. - **1034/15**

3) Qualifying comments/remarks if any- Property is clear and marketable title of **RAJ INFRA CONSTRUCTIONS,**
PAN - AAMFR6443E
A Partnership firm
through its Acting Partners

1. Mr. JUZAR SIRAJBHAI RAJA,
2. Mr. ZOHER ABID ALI SABIR,

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

A. Raj Infra Constructions, through its Acting Partners 1.Mr. Juzar Sirajbhai Raja, 2. Mr. Zohar Abid Ali Sabir has Purchased the Khasra No. 1/2 from 1) Mr. Chandrabhan Raghobaji Choudhari , 2) Mr. Manik Raghobaji Choudhari, 3) Mr. Krushna Raghobaji Choudhari on 06.02.2013 which is duly registered in the office of the Sub-Registrar Nagpur No. 5 in Add. Book No. 1 at Sr. No. NGN 5 - 734/2013.

B. 1) Mr. Chandrabhan Raghobaji Choudhari, 2) Mr. Manik Raghobaji Choudhari, 3) Mr. Krushna Raghobaji Choudhari was acquired by the said legal heirs by way of inheritance as an ancestral joint family property. because their ((1) Mr. Chandrabhan Raghobaji Choudhari, 2) Mr. Manik Raghobaji Choudhari, 3) Mr. Krushna Raghobaji Choudhari) Father Namely Raghobaji Choudhari has expired on 1966.

Cont. ——

C. Raj Infra Constructions, through its Acting Partners 1.Mr. Juzar Sirajbhai Raja, 2. Mr. Zohar Abid Ali Sabir has submitted the application for regularization of the Plot under Gunthewari Act to the N. I. T. vide its Application No. 30115 on 31.08.2002 and thereafter the N. I. T. has issued the Demand note for payment of Development charges, the said Development charges has paid by the Vendor to the N. I. T. and thereafter the N. I. T. has issued the Regularization Letter of Unauthorized Plot of the Vendor and its Building Permit No. **BE (N)/284, Case No. 200304091996, Layout No. 1900/ 201606041991 dtd. 30.04.2019** issued by Building Engineer (north) Nagpur Improvement Trust.

D. **THAT,** the Vendor has decided to develop the above said property on the basis of Building Plan and Building permit sanctioned by the Building Engineer (North) Nagpur Improvement Trust, Nagpur. The building is constructed as per sanctioned Building Plan and Building Permit No. **BE(NORTH) /Case No. BUL-G-116/Tracking No. 2021070654/105 dated 13.10.2021 issued by the Building Engineer (North), Nagpur Improvement Trust, Nagpur.** A copy of the said sanctioned building plan and permit is attached herewith which forms the part and parcel of this Deed.

E. Non Agricultural Order No. रा.मा.क्रं. 3495 / एन.ए.पी.34 / 2017–18, मौजा झिंगाबाई टाकळी, अप्पर तहसिलदार गैर कृषी कर आकारणी क्रं. 5 नागपूर यांनी पारीत केलेला आहे.

Encl. : **Annexure.**

1) Zerox Copy of Akhiv Patrika
2) Zerox Copy of Tax Receipt
3) Zerox Copy of Sale Deed.

Date : 03.11.2021

Place : Nagpur

VINOD R. SAMARTH

Advocate

VINOD R. SAMARTH *Mobile No. 9422133525*

ADVOCATE

F/103, Tajshree Gaurav, Ganesh Nagar, behind S.D. Hospital, Nagpur

Off. SHOP NO. 5 & 6 , Gokul Hari, Ganesh Nagar, behind S.D. Hospital, Nagpur

Date :- 03 / 11 / 2021

FORMAT - A

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) Property Card as on date of Application for Registration **29.06.2020**

2) Mutation Entry No. 41521

3) Search Report for **13** years from **2009 till 2021** Taken from Sub Registrar Office at Nagpur No. **2**

4) Any other relevant title
   1) Zerox Copy of Akhiv Patrika
   2) Zerox Copy of Tax Receipt
   3) Zerox Copy of Sale Deed.

5) Litigations if Any . No Litigation

Date : 03.11.2021

Place : Nagpur

VINOD R. SAMARTH

Advocate