इतर पावती

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Monday,26 July 2021 12:14 PM

नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 6854 दिनांक: 26/07/2021

गावाचे नाव:
दस्तऐवजाचा अनुक्रमांक: नगन2-0-2021
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: विनोद समर्थ
अर्जन अर्ज क्र. 2470/21,शोध सन 2009 ते सन 2021 , मौजा - बोरगांव ,प्लॉट नं. 36, सिटी सर्व्हे नं. 17,शिट नं. 22,वार्ड नं.62,क्षेत्रफळ 707.7510 चौ.मी.

SEARCHFEE	रु. 325.00
एकूण:	रु. 325.00

NSP2

सह-दुय्यम निबंधक, क्रं-२
नागपूर शहर क्र.२

1): देयकाचा प्रकार: eChallan रक्कम: रु.325/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003934364202122P दिनांक: 26/07/2021
बँकेचे नाव व पत्ता:

7/26/2021

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 :- 16 / 11 / 2021

FORMAT – A

(Circular No. 28/2021)

To

Maha RERA

LEGAL TITLE REPORT

Subject :- Tile clearance certificate with respect to Plot No. 36, City Survey No. 17, Sheet No. 22, situated at Gokul / Joras Housing Society, Taluka Nagpur and District Nagpur (hereinafter referred as the said Plot No. 36

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. 36 out of the Layout of Gokul Housing Society, Nagpur, Containing by Plot Admeasuring Area 707.7510 Sq. Mtrs. or 7618.22 Sq. Ft. as per R.L. issued by the N. I. T., being a poration of the entire land bearing Khasra No. 72/1, 73/1, 76/1, 77/1, 78/1, 81 and 82 of MOUZA - BORGAON,

Cont. -----

P. H. No. 8-A, Corporation House No. 808/C/36, Ward No. 62 at Borgaon, City Survey No. 17, Sheet No. 22, and within the local limits of Nagpur Municipal Corporation and including all the rights, Easementary Rights, accruing arising or flowing thereof

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

3) Property card issued by- City Survey Officer No. 3, Nagpur dated 24.07.2019 Mutation Entry No. 20086

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. - 17

2) Sheet No. - 22

3) Qualifying comments/remarks if any- Property is clear and marketable title of

Mr. JUZAR KHURSHID
HUSSAIN KATAWALA,
Aged About 63 Yrs.,
Occu. – Business,
PAN - AATPK4106E,
Aadhar Card No. 381075302889
Mobile No. 9860930407,
R/o. 161, Tinnal Chowk,
Old Bhandara Road, Itwari,
Nagpur-440002

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

Cont. -----

A. Mr. Juzar Khurshid Hussain Katawala has Purchased the the Plot No. 36 Mr. Umesh S/o. Purushottam Agrawal on 25.03.2019 which is duly registered in the office of the Sub-Registrar Nagpur No. 2 in Add. Book No. 1 at Sr. No. NGN 2 - 2252 / 2019

B. Mr. Umesh S/o. Purushottam Agrawal has purchased the Aforesaid Property (Plot No. 36) from Mr. Mohanlal S/o. Dwarkadas Khetan by a Sale Deed dtd. 24.12.2010, which was duly Registered in the office of the Joint Sub - Registrar Nagpur No. 4, in Addl. Book No. 1, Volume No. 1176 on pages 191 to 192 at Sr. No. NGN 4 - 06426 / 2010.

C. Mr. Mohanlal S/o. Dwarkadas Khetan has submitted the application for regularistion of the Plot under Gunthewari Act to the N. I. T. vide its Application No. 68091 on 29.06.2002 and thereafter the N. I. T. has issued the Demand note for payment of Development charges, the said Development charges has paid by the Previous Vendor to the N. I. T. and thereafter the N. I. T. has issued the Regularization Letter of Unauthorised Plot of the Previous Vendor and its Building Permit No. **BE / NE / 1900 / 2163 , Case No. 200303274841, Layout No. 1900/N/BG/1208 dtd. 30.12.2006**

1. THAT, the Mr. Juzar Khurshid Hussain Katawala has decided to develop the above said property on the basis of Building Plan and Building permit sanctioned by the Granter. The building is being constructed as per the sanctioned Building Plan and Building Permit No. ADTP (Dharampeth Zone) AB-W-BORG-36, Traking No. 202104191/ 243 Dated 18/05/21 issue by the Deputy Engineer, Town Planning Section, Nagpur Municipal Corporation, Nagpur. A copy of the said sanctioned building plan and permit is attached herewith which forms the part and parcel of this Deed.

Encl. : Annexure.

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

Date : 16.11.2021
Place : Nagpur

VINOD R. SAMARTH
Advocate

Cont. -----

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बँकेचे नाव व पत्ता:

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

7/26/2021

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 :- 16 / 11 / 2021

FORMAT - A

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) Property Card as on date of Application for Registration **24.07.2019**

2) Mutation Entry No. **20086**

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 : 16.11.2021
Place : Nagpur

VINOD R. SAMARTH
Advocate