Other Receipt

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Thursday,24 June 2021 4:32 PM

इतर पावती

Original/Duplicate

नोंदणी क्रं. 39म

Regn. 39M

पावती क्रं.: 7031 दिनांक. 24/06/2021

गावाचे नाव:

दस्तऐवजाचा अनुक्रमाक: नगन1-0-2021

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड. आशिप मेहाडीया

वर्णन शोध अर्ज क्र. 2859/2021, मौजा - दाभा, खसरा नं. 18/1, सिटी सर्व्हे नं. 260, शिट नं. 45/48, शोध सन 1992 ते 2021

शोध व निरीक्षणे	रु. 750.00
एकूण:	रु. 750.00

NGP1

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002613312202122E दिनांक: 24/06/2021

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
(Tele: 2532729 Mobile 9422906789)
Email : mehadiaashish@gmail.com

FORMAT A
(Circular No: 28/2021)

To,
MahaRERA
Nagpur

LEGAL TITLE REPORT

Sub : Title certificate

1 I have investigated the title of the land on the request of M/s. Sandeep Dwellers Pvt. Ltd. (Promoter) and following documents i.e.:-

1) **Description of the Property :** land bearing F.Sr.No.18/1 admeasuring 0H 86R, Rev. Rs.2.00 holding occupation Class - I, Ta. Saza No.7, City Survey No.260, Sheet No.45, 48 of Mouza Dabha, Situated in Ward No.68, Dabha, Nagpur (City) within the limits of Nagpur Municipal Corporation, Tah. & Distt. Nagpur (hereinafter referred as the said plot).

2) The documents of ownership of the said plot :

i.) 7/12 Extract in the name of Shri Vinod Upasrao Gorkhede.

ii.) 7/12 Extract in the name of Shri Rakesh Babulal Patni.

iii.) Aakhiv Patrika.

iv.) Agreement Dt.3.6.2004 in favor of Shri Rakesh Babulal Patni.

v.) Copy of Order Dt.26.6.2007 granting permission for conversion of holding class from Occupation Class II to Occupation Class I.

vi.) Sale Deed Dt.31.1.2014 in favor of Shri Babulal Patni registered at Sr.No.619/2014 in the office of Sub Registrar - 6, Nagpur.

vii.) Copy of Order Dt.21.9.2019 in Rev. Case No.58/NAP-34/Mouza Dabha/2019-2020 granting permission to use the said plot for non-agricultural purposes.

viii.) Copy of Sanctioned Layout Map Dt.25.7.2019.

ix.) Copy of Agreement Dt.6.1.2020 with Nagpur Municipal Corporation.

x.) Copy of Sale Deed Dt.24.12.2020 in favor of Smt. Jaya Rajesh Kedia and M/s Sandeep Dwellers Pvt. Ltd. registered at Sr.No.6322/2020 in the office of Sub-Registrar - 2, Nagpur.

xi.) Copy of Application for Mutation made by Smt. Jaya Kedia and M/s Sandeep Dwellers Pvt. Ltd.

3) 7/12 extract or property card issued by Tahsil Office; Nagpur dated 10.12.2020 in favor of Shri Rakesh Babulal Patni notifying Mutation Entry No.996 Dt.3.7.2014.

4) Search report for 30 years from the year 1991 till 21.06.2021

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 Smt. Jaya Rajesh Kedia and M/s. Sandeep Dwellers Pvt. Ltd. is clear, marketable and without any encumbrances.

Owners of the land

land bearing F.Sr.No.18/1, admeasuring 0H 86R, Rev. Rs.2.00 holding occupation Class – I, Ta. Saza No.7, City Survey No.260, Sheet No.45, 48 of Mouza Dabha, Situated in Ward No.68, Dabha, Nagpur (City) within the limits of Nagpur Municipal Corporation, Tah. & Distt. Nagpur

3. The report reflecting the flow of the title of the promoter on the said land is enclosed herewith as annexure.

Encl : Documents listed in Clause are Annexed.

Ashish Mehadia
Advocate

Date: 03.07.2021

Ashish Mehadia
Advocate

Mehadia & Co.
Advocates
'SUPREET' Near old Police Chowki, Sadar, Nagpur 440 001
(Tele: 2532729 Mobile 9422906789)
Email : mehadiaashish@gmail.com

FORMAT A
(Circular No: 28/2021)

To,
MahaRERA
Nagpur

LEGAL TITLE REPORT

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) 7/ 12 extract Dt.3.6.2014 in the name of Shri Vinod Upasrao Gorkhede in respect of land bearing F.Sr.No.18/1, admeasuring 0H 86R, Rev. Rs.2.00 holding occupation Class - I, Ta. Saza No.7, City Survey No.260, Sheet No.45, 48 of Mouza Dabha, Situated in Ward No.68, Dabha, Nagpur (City) within the limits of Nagpur Municipal Corporation, Tah. & Distt. Nagpur.

That the land bearing Kh.No.18 of Mouza Dabha, Nagpur was originally owned by Shri Upasrao Vothoba Gorkhede. Shri Upasrao Gorkhede had entered into Agreement Dt.3.6.2004 with Shri Rakesh Patni in respect of the entire land, wherein his wife namely Smt. Rukhmabai, his two sons namely Shri Vinod and Shri Vijay had also signed the agreement.

Shri Upasrao Gorkhede having died intestate, his legal heirs i.e. his wife namely Smt. Rukhmabai, his two sons namely Shri Vinod and Shri Vijay have mutually partitioned the property amongst themselves and Shri Vinod Upasrao Gorkhede was allotted the land under description.

2) 7/12 Extract in the name of Shri Rakesh Babulal Patni. Shri Rakesh Babulal Patni in terms of the Agreement Dt.3.6.2004 had purchased the land under description from Shri Vinod Gorkhede vide Sale Deed Dt.31.1.2014 registered at Sr.No.619/2014 in the office of Sub-Registrar - 6, Nagpur and his name has been duly mutated in the revenue records against mutation entry as mentioned herein below.

3) Mutation Entry No.996 Dt.3.7.2014 in the name of Shri Rakesh Patni.

4) The **present owners - Smt. Jaya Rajesh Kedia and M/s Sandeep Dwellers Pvt. Ltd.** vide Sale Deed Dt.24.12.2020 registered at Sr.No.6322/2020 in the office of Sub Registrar - 2, Nagpur had

purchased the property under reference. The present owners have applied for mutation of their names in revenue records and the same is pending.

5) That the land under description has been converted for non agricultural purposes in terms of the Order Dt.21.9.2019 passed in Rev. Case No.58/NAP-34/Mouza Dabha/2019-2020.

6) That the competent authority had sanctioned the layout plan on 25.7.2019 and an agreement dt.6.1.2020 to that effect has been entered into in between Shri Rakesh Patni and Nagpur Municipal Corporation.

7) I, have taken search for 30 years from 1991 to 21.6.2021 in the office of Sub-Registrar – 1, Nagpur however I could not lay my hands on any adverse entry whereby affecting the title of the present owners and the present owners are having clear and marketable title.

8) Any other relevant title – No.

9) Litigations if any – No.

Ashish Mehadia
Advocate

Date: 03.07.2021