271/0

Thursday,10 March 2022 3:15 PM

इतर पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 2390 दिनांक: 10/03/2022

गावाचे नाव:
दस्तऐवजाचा अनुक्रमांक: नगन8-0-2022
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: अँड उ.क.नाथ
वर्णन शोध अर्ज क्रं. 629/2022 मौजा सक्करदारा खसरा नं. 53, प.ह.नं.39 वार्ड नं.20, सिटी सर्वे नं.2469,शिट नं. 235 मालमत्ता क्रं. 6378/206प्लॉट नं. 206 सन 1992 ते 2022 एकुण 30 वर्षे

SEARCHFEE	रु. 750.00
एकूण:	रु. 750.00

NGP8

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014314711202122E दिनांक: 10/03/2022
बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. ८.

3/10/2022

Scanned with CamScanner

Umakant K. Nath
(Advocate)
Plot No. 63, Geeta Nagar,
Manewada Besa Road, Esar
Petrol Pump Apposite, Nagpur.
Mo. No. 8087070409
Email: *umeshknath@gmail.com*

FORMAT-A
(Circular No. 28/2021)

To,
Maha RERA
Nagpur

LEGAL TITAL REPORT

Subject :- Title Clearance certificate with respect to Plot No. 206, City Survey No. 2469, Sheet No. 235 situated at Mouza – Sakkardara, within the limits of NMC &NIT, Tah. and Dist Nagpur (hereinafter referred as the said Plot No. 206)

I have Investigated the title of the said plot on the request of (Neme Of Owner Smt. Sindhu Narayanrao Dharme, And Shri. Manohar Narayanrao Dharme.

1) **Description Of Property** :- All all the that piece of property bearing NIT **Plot No. 206** total admeasuring about **278.70 Sq. Mtrs. (3000 Sq. Fits)** situated in the Lay-Out of Nagpur Improvement Trust, bearing Kh. No. 53, P.H.No. 39, Municipal Corporation House No. 6378/206, ward No. 20, **City Survey No. 2469, Sheet No. 235,** situated at **Mouza – Sakkardara**, within the limits of NMC & NIT, Tah. and Dist Nagpur The said plot is bounded as under –

Toward East	-	Plot No. 193
Toward West	-	Road (9 Meter)
Toward North	-	Plot no. 205
Toward South	-	Plot no. 207.

2) **Documents Of the Allotment Plot :-** Lease Deed, Sale-Deed, Akhiv Patrika, & NMC Tax receipt, Ground rent receipt, are the Xerox copies which are verified by me and I have tallied these documents from other appropriate authorities. However it is suggested that the bank should verify the original documents.
3) Property card issued by city serve office No. 2, at Nagpur to Shindhu Narayan Dharme on dated 14/09/2020, Mutation entry no. 14276 And Manohar Narayan Dharme, dated 25/08/2021, Mutation entry no. 14812.
4) That the titled history for the last 30 years shows following chain of transaction. From 1992 to 2022.

U. K. Nath
Advocate
MAH/4052/2008
M. 8087070409, 9763894409

Scanned with CamScanner

A] That all that piece and parcel of the land bearing Plot No. 206 total admeasuring about 278.70 Sq. Mtrs. (3000 Sq. Fts) about situated in the Lay-Out of the Nagpur Improvement Trust bearing Municipal Corporation House No. 6378/206, ward No. 20, Kh. No. 53, P.H.No. 39, City Survey No. 2469, Sheet No. 235 situated at Mouza – Sakkardara, was originally belonged Shivaji Gruh Niraman Sahkari Santha Ltd. Nagpur.

B] That there after Shivaji Gruh Niraman Sahkari Santha Ltd. Nagpur (through Secretary Shri. Bhashkar Vishnupanth Ninave who acquired the same by way of registered lease deed from Nagpur Improvement Trust dated 26/05/1999 vide document no. 1284 registered with Sub Registrar no. 8, Nagpur.

C] That thereafter the Shivaji Gruh Niraman Sahkari Santha Ltd. Nagpur through President Shri. Shankarrao Sambhaji Dahedar sold the said plot/property to Smt. Sindhu Narayanrao Dharme by virtue of the Sale-Deed dated 25/01/2000, vide document no. 309 (Chya) Book No. 436, Page No. 151 to 152, registered with Sub Registrar no. 8, Nagpur, and thereafter the Nagpur Improvement Trust has executed and registered the renewed Lease deed in favour of Smt. Sindhu Narayanrao Dharme on dated 18/02/2020 vide document no. 1326, registered with Sub Registrar no. 4, Nagpur, for a period of 30 Years commencing from dt. 30/03/2019 to ending on dt.29/03/2049.

D] That thereafter Smt. Sindhu Narayanrao Dharme had registered the Gift Deed in favour of his Son Shri. Manohar Narayanrao Dharme of Southern portion out of said plot by dividing East-West admeasuring 1500 Sq. Ft. (139.35 Sq. Mtrs.) The said document of Gift Deed was executed and registered on dated 01/03/2021 vide document no. 1689, registered with Sub Registrar no. 2, Nagpur. As a result therefore the owner SMT. SINDHU NARAYANRAO DHARME, AND SHRI. MANOHAR NARAYANRAO DHARME, hereinabove named have became an exclusive, absolute and full Owner of the aforesaid property.

E] SMT. SINDHU NARAYANRAO DHARME, 2) SHRI. MANOHAR NARAYANRAO DHARME, is desirous of Developing the said land and has executed the Agreement of Development and Sale with **M/S. HIRANMAYI INFRAVENTURE**, Having it's registered office at Plot No. 1, MSMFEL Housing Society 44, Dattatray Nagar, Nagpur, through its partner's **1) SMT SUNITA RAJENDRASINGH SENGAR 2) SMT NOOPUR DINESH SHASTRAKAR** executed and registered Agreement of Development and Sale on dated 13/10/2021 vide document no. 5629, registered with Sub Registrar no. 8, Nagpur. And SMT. SINDHU NARAYANRAO DHARME, and SHRI. MANOHAR NARAYANRAO DHARME has constituted and appointed M/S. HIRANMAYI INFRAVENTURE through its partner's 1) SMT SUNITA RAJENDRASINGH SENGAR 2) SMT NOOPUR DINESH SHASTRAKAR as the legal Power of attorney holder vide registered Irrevocable General Power of Attorney dated 13/10/2021 vide document no. 5630, registered with Sub Registrar no. 8, Nagpur.

U. K. Nath
Advocate
MAH/4053/2008
M. 8087070409, 9763894409

Scanned with CamScanner

Owners of the Land

1) Sindhu Narayanrao Dharme, City Survey No. 2469, Sheet No. 235

2) Manohar Narayanrao Dharme, City Survey No. 2469, Sheet No. 235.

5] That on the basis of available records and searches made by me and the documents placed before I can certify that the property referred in the schedule is owned SMT. SINDHU NARAYANRAO DHARME, AND SHRI. MANOHAR NARAYANRAO DHARME.

6] That I have taken search of the relevant record of the Registrar office Nagpur from inspection book 1, Index II and other relevant records made available to me and by inspecting daily books upto date by paying the search fees vide receipt No. 2390 dated 10.03.2022. The original search fee receipt is enclosed herewith.

7] I did not come across any adverse entry affecting the title of SMT. SINDHU NARAYANRAO DHARME, AND SHRI. MANOHAR NARAYANRAO DHARME in the referred property during my search.

8] That I am satisfied that SMT. SINDHU NARAYANRAO DHARME, AND SHRI. MANOHAR NARAYANRAO DHARME, is the owner of the said property.

That, after examining all the documents I am of the opinion that Smt. Sindhu Narayanrao Dharme, And Shri. Manohar Narayanrao Dharme,is the absolute owner of the said property and there is no encumbrance upon the said property.

However in the view of torn and incomplete index records and unavailable records it is necessary to secure the sworn affidavit from owner stating that there is not any registered or unregistered charge on the property as on the date of this report.

Nagpur.

Date .10./03./2022

U. K. Nath
Advocate
MAH/4053/2008
M. 8087070409, 9763894409

Scanned with CamScanner

Umakant K. Nath
(Advocate)
Plot No. 63, Geeta Nagar,
Manewada Besa Road, Esar
Petrol Pump Apposite, Nagpur.
Mo. No. 8087070409
Email: *umeshknath@gmail.com*

FORMAT-A
(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) Property Card as on date 14/09/2020 and 25/08/2021
2) Mutation entry 14276 and 14812 CTSO, Nagpur
3) That I have taken search of the relevant record of the Registrar office at Nagpur-8, from inspection book 1, Index II and other relevant records made available to me and by inspecting daily books upto 30 years date by paying the requisite charges.
4) I did not come across any adverse entry affecting the title of SMT. SINDHU NARAYANRAO DHARME, AND SHRI. MANOHAR NARAYANRAO DHARME in the referred property during my search, and no any other relevant title.
5) Litigation if any No

Nagpur.
Date .10./.03./2022

U. K. Nath
Advocate
MAH/4053/2008
M. 8087070409, 9763894409

Scanned with CamScanner