267/0 इतर पावती Original/Duplicate

Monday,09 January 2023 4:26 PM नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 414 दिनांक: 09/01/2023

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन4-0-2023

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: नितीन उपासनी

वर्णन शोध अर्ज क्र.122/2023 मौजा धंतोली शिट क्र.795 सिटी सर्वे ने 416 प्लॉट नं 9/2,11 शोध 2011 ते 2023 पर्यंत एकुन 13 वर्ष

SEARCHFEE	रु. 325.00
एकूण:	रु. 325.00

NGP4

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013457905202223E दिनांक: 09/01/2023

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक, वर्ग-१
नागपूर शहर क्र. ४

1/9/2023

CHALLAN

MTR Form Number-6

GRN	MH013457905202223E	BARCODE		Date	09/01/2023-15:16:55	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	**Full Name**	ADV NITIN S UPASANI
Location	NAGPUR		
Year	2022-2023 One Time	**Flat/Block No.**	VRINDAVAN APT
		Premises/Building	
Road/Street			KHAMLA
Area/Locality			NAGPUR
Town/City/District			
PIN		4 4 0 0 2 5	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Remarks (If Any)

PLOT NO 9/2-11 MOUZA DHANTOLI C S NO 416 13 YEARS SEARCH

Amount In Words: Three Hundred Twenty Five Rupees Only

Payment Details	PUNJAB NATIONAL BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	03006172023010900842	415989592
Cheque/DD No.		Bank Date	RBI Date	09/01/2023-15:18:24	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9422826723

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 09-01-2023 03:18:30

NITIN S. UPASANI
ADVOCATE

Office: Plot No. 1, Vrindavan Apartment, 2nd Floor, Khamla Road, Nagpur-25
Email : advnitin18@gmail.com, Mobile : 9422826723

FORMAT – A
(Circular No.- 28 /2021)

To,
MAHARERA
Nagpur.

LEGAL TITLE REPORT

Sub.: Title clearance certificate with respect to Plot No. 9/2 & 11, containing by admeasurement 1956.115 Sq. Mtrs. bearing City Survey No.416, Sheet No.795 of MOUZA-DHANTOLI, bearing Corporation House No. 48, Ward No.5, situated at Chitale Marg, Dhantoli, Nagpur, within the limits of the Nagpur Municipal Corporation, in Tahsil and District—NAGPUR (hereinafter referred as the said property).

I have investigated the title of the said property on the request of **M/S. CONCRETE DEVELOPERS,** a duly registered partnership firm, having its office at Plot No. 3 & 4, Gauri Heights, Canal Road, Ramdaspeth, Nagpur - 440010, and acting through its partners **(i) Shri Sanjay S/o Nagorao Paidlewar**, resident of 140, Shivaji Nagar, Nagpur - 440010 and **(ii) Shri Nitish S/o. Rameshchandra Chordia**, Occupation Business, resident of Plot No. 139, Shankar Nagar, Nagpur - 440010, and on the basis of the documents supplied by the owners:

1) DESCRIPTION OF THE PROPERTY:

ALL THAT Piece and Parcel of land bearing Plot Nos. 9/2 & 11, containing by admeasurement 1956.115 Sq. Mtrs., bearing City Survey No.416 and Sheet No.795 of MOUZA-DHANTOLI, bearing Corporation House No.48, Ward No.5, situated at Chitale Marg, Dhantoli, Nagpur,

within the limits of the Nagpur Municipal Corporation, in Tahsil and District—NAGPUR and bounded as under :

ON THE EAST	-	CONSERVANCY LANE.
ON THE WEST	-	9 MTR WIDE ROAD.
ON THE NORTH	-	CITY SURVEY NO. 417.
ON THE SOUTH	-	12 MTR WIDE ROAD.

2) TITLE HISTORY OF THE PROPERTY:

Originally the said property bearing Nazul Leasehold Plot No. 9/2 & 11, containing by admeasurement 1863.619 Sq. Mtrs. (As per City Survey Record the area is 1821.60 Sq. Mtrs.) was given on lease to late Shri. Dattatraya Shankarrao Panditji vide Lease Deed dated 29-10-1948 by Deputy Commissioner on behalf of Governor of the C.P.& Berar, Nagpur. Thus, Shri. Dattatraya Shankarrao Panditji had become owner of the said property and adjacent Conservancy Lane rights, bearing City Survey No. 1207 and Sheet No. 58A of MOUZA-LENDHRA, situated at Chitale Marg, Dhantoli, Nagpur, within the limits of the Nagpur Municipal Corporation, in Tahsil and District—NAGPUR.

Thereafter, a Deed of Partition executed between late Shri. Dattatraya Shankarrao Panditji, his wife and son Shri. Sanjay Dattatraya Panditji, the said property was allotted in the share of Shri. Sanjay Dattatraya Panditji who became the sole and exclusive owner of the said property by virtue of Deed of Partition dated 01-05-1963.

The aforesaid Shri. Sanjay Dattatraya Panditji later on transferred the aforesaid property comprising Nazul Plot No. 9/2 & 11 containing by admeasurement 1863.619 Sq. Mtrs. (As per City Survey Record the area is 1821.60 Sq. Mtrs.) by way of Deed of Assignment – Cum- Gift Dated 15-01-1997 to Radha Soami Satsang Beas, which is duly Registered at the office of the Sub-Registrar Nagpur–11, at Sr. No. 452 on even date. As a result thereof the said Radha Soami Satsang Beas became the owner of the aforesaid property with heritable and transferable rights therein and the said

Radha Soami Satsang Beas got mutated its name in all the relevant revenue records as owner of the said property.

The Collector, Nazul Department, Nagpur had renewed and extended the lease in respect of the said property vide registered Lease Deed dated 18-02-2008 registered at Serial No.NGN1-1233-2008 registered in the office of Sub-Registrar Nagpur–1, for a term commencing from 01-04-2003 and ending on 31-03-2033.

The said Radha Soami Satsang Beas had applied to Collector, Nagpur for conversion of the said property from Lease Hold to Free Hold according to the G.R. dated 02-03-2019 and the Collector, Nagpur had approved the conversion of the said property into Free Hold property vide its order dated 12-08-2022 in Revenue Case No. 17/MRC-81/2021-22

That, M/s. Concrete Developers had purchased the aforesaid property from Radha Soami Satsang Beas by way of Sale Deed on 05-09-2022, which is duly registered at Serial No.NGN3-5829-2022 in the office of Sub Registrar of Assurances No.-3 at Nagpur, on even date. Thereafter M/s. Concrete Developers became the absolute and full owner of the above described property heritable and transferable rights therein and got mutated its name in all the relevant revenue records as owner of the above described property.

That, M/s. Concrete Developers decided to develop the property into a "RESIDENTIAL ESTATE" by constructing a Multi-storeyed Buildings thereon consisting of various self contained separate Apartments therein and hence the M/s. Concrete Developers obtained the sanction of building plans from the Deputy Director of Town Planning, Nagpur Municipal Corporation on 28-09-2022, vide Building Permit No. NMO/B/2022/APL/00762 and accordingly the owners have started construction of the said multi-storied building on the said plot of land.

That, thereafter M/s. Concrete Developers have applied in the office of Dist. Superintendent of Land Records for correction of area in plot and in

Mouza in City Survey Records and in pursuance of the application of M/s. Concrete Developers, the Superintendent of Land Records issued order dated 09-11-2022 and as per the said order dated 09-11-2022 the area of the said property was corrected to 1863.63 Sq. Mtrs. in the City Survey Records and the Mouza of said property has been changed from Mouza–Lendhra to Mouza–Dhantoli and property Card of City Survey No. 1207 of Mouza-Lendhra has been merged in City Survey No.416 of Mouza–Dhantoli.

That, thereafter the M/s. Concrete Developers acquired Lease Hold rights of Conservancy Lane admeasuring 92.485 Sq. Mtrs., adjoining to Plot No. 9/2 & 11 from Nagpur Municipal Corporation by way of registered Lease Deed dated 28-11-2022 which is registered at Sr. No.NGN4-10310-2022 at Sub Registrar office Nagpur–4. Hence the total Plot area of the said Plot No. 9/2 & 11 is 1956.115 Sq.Mtrs. after adding 92.485 Sq.Mtrs. in 1863.63 Sq.Mtrs. and accordingly M/s. Concrete Developers got mutated its name in all the relevant revenue records in respect of the area 1863.63 Sq.Mtrs..

3) Mutation Entry: Property card issued by **City Survey Office No.3, vide Mutation Entry No.4939 dated 19-12-2022** showing the name of M/s. Concrete Developers in respect of 1863.63 Sq.Mtrs.. It is advisable to get mutated the names of M/s. Concrete Developers in respect of the area of Conservancy Lane admeasuring 92.485 Sq.Mtrs. in City Survey Record and accordingly M/s. Concrete Developers have submitted the application dated 09-12-2022 for mutation of the name in City Survey Record. It is also advisable to get mutated the name of M/s. Concrete Developers in Nagpur Municipal Corporation Record and to pay upto date Corporation Taxes.

4) Search report for 13 years from 2011 till 2023.

Having taken the title history as mentioned above and after going through the relevant documents supplied by the present owner M/s. Concrete Developers related to the title of the property such as Deed of Assignment cum Gift, Renewal of Lease deeds, Lease/Renewal of Lease Conversancy Lane, Sale Deed, Property Card, Corporation Tax Receipt, Building Permit,

Building Map and other documents, I have taken the search on the website of Inspector General of Registration in respect of the above property **for a period of 13 Years (2011 to 2023) at the office of the Sub-Registrar, Hingna by paying Rs.325/- on 09-01-2023, vide Receipt No.414, application No.122/2023** and after verifying and searching the revenue records and Index-II at Sub-Registrar Offices, Nagpur for last thirteen years, I hereby certify that, no litigation is pending related to any right, title and interest in the said property of previous owners. I made the enquiries and confirmed that the said property is not under the acquisition of any local or Government authority. The said M/s. Concrete Developers till this date have not obtained any loan from any bank or financial institutions towards the said project or plots under this property. The said ongoing project is having free marketable title and the same is free from all types of encumbrances.

Hence, after doing the search in respect of the property, I certify that M/s. Concrete Developers is the present owner of Plot No. 9/2 & 11, containing by admeasurement 1956.115 Sq. Mtrs., bearing City Survey No.416 and Sheet No.795 of MOUZA-DHANTOLI, bearing Corporation House No.48, Ward No.5, situated at Chitale Marg, Dhantoli, Nagpur, within the limits of the Nagpur Municipal Corporation, in Tahsil and District—NAGPUR, whose title in respect of the above property is clear, marketable over the said property and the property is free from all charges and encumbrances of whatsoever.

Hence this report of search and verification of title.

Date: 10-01-2023

Nitin S. Upasani
Advocate

Enclosure: Report of Search and Verification of Title along with Search Receipt.

NITIN S. UPASANI
ADVOCATE
PLOT NO. 1 VRINDAVAN APT. 2ND FLOOR BESIDES P.N.B OPP. GULMOHAR HALL
KHAMLA ROAD, NAGPUR- 440025
MOB. 9422826723