

Adv. Deepak S. Lahoti

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Radhe Nagar, Behind Madan Mahal, Akola, Distt. Akola
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Date :-23/01/2024

FORMAT - A
(CIRCULAR NO.28/2021)

To,
MAHARERA

LEGAL TITLE REPORT

Subject - Title Clearance Certificate with respect to land bearing plot no.57 area 717.110 sq.mtrs (as per old regulation letter dated 01/07/2005 area of said plot is 770.840 sq.mtrs) out of Khasra no.72/1,73/1,76/1,77/1,78/1 and 82 bearing City Survey No.11, Nazul Sheet No.14 situated at Gokul Housing Society, of Mouza Borgaon P.S.K. 8-A, Taluka & Distt., Nagpur (hereinafter referred as the said "Plot")

1) I have investigated the title of the said plot on the request of Rohit Ashok Khawal and Nishant Vinodkumar Sharma and following document

I) Description of the property - All that piece and parcel of plot no.57 area 717.110 sq.mtrs (as per old regulation letter dated 01/07/2005 area of said plot is 770.840 sq.mtrs) out of Khasra no.72/1,73/1,76/1,77/1,78/1 and 82 bearing City Survey No.11, Nazul Sheet No.14 situated at Gokul Housing Society, of Mouza Borgaon P.S.K. 8-A, Taluka & Distt., Nagpur, which bounded by;-

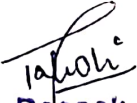
Towards East	-	Plot no.58
Towards West	-	Plot no.56
Towards North	-	Land of Deosthan
Towards South	-	Government Road

II) The documents of allotment of plot -

- Regd. Sale Deed bearing document sr.no.5755 dt.10/06/2022.
- Ferfar No.22865 dt.09/07/2022.
- Ferfar No.22934 dt.22/07/2022.
- Order of Building Engineer Nagpur Improvement Trust

III) Property Card issued by T.I.L.R, Nagpur

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IV) Search report for 30 years from 11/01/1994 till 11/01/2024.

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 Rohit Ashok Khowal and Nishant Vinodkumar Sharma is clear, marketable and without and encumbrances.

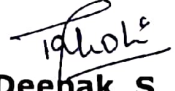
Owner of the Land

Rohit Ashok Khowal and Nishant Vinodkumar Sharma are owner of plot no.57 area 717.110 sq.mtrs (as per old regulation letter dated 01/07/2005 area of said plot is 770.840 sq.mtrs) out of Khasra no.72/1,73/1,76/1,77/1,78/1 and 82 bearing City Survey No.11, Nazul Sheet No.14 situated at Gokul Housing Society, of Mouza Borgaon P.S.K. 8-A, Taluka & Distt., Nagpur,

3. The report reflecting the flow of the title of the Rohit Ashok Khowal and Nishant Vinodkumar Sharma on the said land is enclosed herewith as annexure.

Encl- Flow of Title Annexure

Date – 23/01/2024


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FLOW OF THE TITLE OF THE SAID LAND

- 1) Property Card as on date of application for registration
- 2) Ferfar No.22865 dt.09/07/2022.
- 3) Ferfar No.22934 dt.22/07/2022.
- 4) Search Report for 30 years from 1994 to 2024 taken from Sub-Registrar office Nagpur
- 5) Any other relevant title -

A) That as per Revenue Record i.e. plot no.57 area 770.840 sq.mtrs out of Khasra no.72/1,73/1,76/1,77/1,78/1 and 82 bearing City Survey No.11, Nazul Sheet No.14 situated at Gokul Housing Society, of Mouza Bargaon P.S.K. 8-A, Taluka & Distt., Nagpur was owned and possessed by Yasmin Ismile Somani by virtue of Regd. Sale Deed dated 31/05/1990 which is registered in the office of Sub-Registrar Nagpur-2, in Additional Book No.A-1, Vol No.1176 on page 199 to 200 registered at Sr.No.5289(P) dated 31/05/1990.

B) Thereafter the said Yasmin Ismile Somani had transferred/sold the above plot no.57 area 770.840 sq.mtrs to Binzani Properties Pvt Ltd., through its Director Rajeev Purushottamdas Gupta by way of Regd. Sale Deed dated 09/12/1999 which is registered in the office of Sub-Registrar Nagpur, in Additional Book No.A-1, Vol No.463 on page 33 to 42 registered at Sr.No.3047(P) dated 09/12/1999.

C) That the above plot no.57 is covered under the Scheme 1900 layout of the Nagpur Improvement Trust, Nagpur under its scheme of Maharashtra Gunthewari Developments (Regulation, Upgradation and control) Ordinance 2001. Accordingly the said Plot no.57 is regularized by the Nagpur Improvement Trust under its scheme of Maharashtra Gunthewari Developments (Regulation, Upgradation and control) Ordinance 2001 and accordingly the Building Engineer (N/E) Nagpur improvement Trust had passed order vide Permit No.BE/NE1900/1208 in favour of Binzani Properties Pvt Ltd., through its Director Rajeev Purushottamdas Gupta. As per the order the area of said plot no. 57 is shown and declared as 770.840 sq.mtrs.

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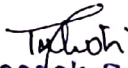
D) That later on the Building Engineer (N/E) Nagpur Improvement Trust has issued corrected the above said order vide permit no. BE(W)/1559 dated 22/12/2015, thereby rectified the area of plot no.57 as 717.110 sq.mtrs in place of 770.840 sq.mtrs. Thus as present the area of plot no.57 is shown and declared as 717.110 sq.mtrs and corrected plot boundaries mentioned in the description of the schedule of property.

E) Thereafter the said Binzani Properties Pvt Ltd., through its Director Rajeev Purushottamdas Gupta had transferred/sold the above plot no.57 area 717.110 sq.mtrs out of Khasra no.72/1,73/1,76/1,77/1,78/1 and 82 bearing City Survey No.11, Nazul Sheet No.14 situated at Gokul Housing Society, of Mouza Borgaon P.S.K. 8-A, Taluka & Distt., Nagpur to M/s. Sindhu Associates through its Partner Yogesh Gulab Dhobale and Hemant Shamrao Chaudhari by way of Regd. Sale Deed dated 27/04/2016 which is registered in the office of Sub-Registrar Nagpur-5, in Book No.1 registered at Sr.No.1312 dated 27/04/2016.

F) Thereafter the said M/s. Sindhu Associates through its Partner Yogesh Gulab Dhobale and Hemant Shamrao Chaudhari had transferred / sold the above plot no.57 area 717.110 sq.mtrs out of Khasra no.72/1,73/1,76/1,77/1,78/1 and 82 bearing City Survey No.11, Nazul Sheet No.14 situated at Gokul Housing Society, of Mouza Borgaon P.S.K. 8-A, Taluka & Distt., Nagpur to Durgashankar Ghanshyamdas Agrawal and Sharda Anil Agrawal by way of Regd. Sale Deed dated 03/03/2017 which is registered in the office of Sub-Registrar Nagpur-2, in Book No.1 registered at Sr.No.916 dated 03/03/2017.

G) Thereafter the said Durgashankar Ghanshyamdas Agrawal and Sharda Anil Agrawal had transferred / sold the above plot no.57 area 717.110 sq.mtrs out of Khasra no.72/1,73/1,76/1,77/1,78/1 and 82 bearing City Survey No.11, Nazul Sheet No.14 situated at Gokul Housing Society, of Mouza Borgaon P.S.K. 8-A, Taluka & Distt., Nagpur to Rohit Ashok Khawal and Nishant Vinodkumar Sharma by way of Regd. Sale Deed dated 10/06/2022 which is registered in the office of Sub-Registrar Nagpur-4, in Book No.1 registered at Sr.No.5755 dated 10/06/2022.

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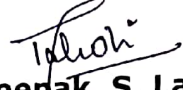
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H) Thereafter the said Ashok Khowal and Nishant Vinodkumar Sharma had applied for permission of construction of apartment building as per map to Building Engineer (W) Nagpur Improvement Trust. The Building Engineer (W) Nagpur Improvement Trust vide permit No.B/E(W) Case No.45644555/2022082267/57 dated 02/06/2023, thereby granted permission for construction of apartment building on the above land of plot no.57 area 717.110 sq.mtrs out of Khasra no.72/1,73/1,76/1, 77/1,78/1 and 82 bearing City Survey No.11, Nazul Sheet No.14 Corporation House no. 808/C/57 Corporation Ward no.62 situated at Gokul Housing Society, of Mouza Borgaon P.S.K. 8-A, Taluka & Distt., Nagpur.

5) Litigations if any - Nil

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Department ID : _____ Mobile No. : 9922407966
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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करायच्या दस्तांसाठी लागू नाही.

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