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इतर पावती

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नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7998 दिनांक: 10/08/2023

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन(ग्रा)-0-2023

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: आशिष मेहाडीया

वर्णन शोध अर्ज क्र. 1764/2023 मौजा बेलतरोडी खसरा नं. 6/2/10 प्लॉट नं. 10 सन 1993 ते 2023 30 वर्षे

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

सह दुय्यम निबंधक, वर्ग २,
नागपूर ग्रामीण क्र. १०, नागपूर

NGR10

1); देयकाचा प्रकार: eChallan रक्कम: रु.25/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006448092202324E दिनांक: 10/08/2023

बँकेचे नाव व पत्ता:

2); देयकाचा प्रकार: eChallan रक्कम: रु.725/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006444761202324E दिनांक: 10/08/2023

बँकेचे नाव व पत्ता:

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 PRIVATE LIMITED** and following documents i.e.:-

- 1) **Description of the Property :** ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.10 admeasuring about 2698.87 Sq.Mts. (29056.64 Sq.Ft.) being portion of layout known as "OZEN TULIP" carved on All That Piece and Parcel of non-agricultural land bearing Kh.No.6/2/10 (Bhumapan No. and Upvibhad) of Mouza Beltarodi, P.S.K.No.38 held in Occupancy Class - 1 rights, situated at Beltarodi in Tahsil Nagpur (Rural) and District Nagpur (hereinafter referred as the said land) and bounded as under:

ON THE EAST	: By Open Space
ON THE WEST	: By Kh.No.6/1
ON THE NORTH	: By 18.00 Mtrs. Wide Road
ON THE SOUTH	: By 9.00 Mtrs. Wide Road

- 2) The documents of ownership of the said plot :

- i.) Registered Sale Deed Dt.19.03.1981 in favor of Shri Prabodh Sadarvarte in respect of Kh. No. 5/2(old), P.S.K. 38 admeasuring 2.02 hectares of Mouza Beltarodi Nagpur (Rural) and Distt. Nagpur.
- ii.) Registered Sale Deed Dt.16.09.1994 at Sr.No.3607 in the office of Sub-Registrar - 3, Nagpur in favor of Shri Yashveersingh Balvantsingh Yadav in respect of Kh. No. 5/2(old) 6/2(new), P.S.K. 38 admeasuring 2 hectares of Mouza Beltarodi Nagpur (Rural) and Distt. Nagpur.
- iii.) Registered Sale Deed Dt.31.03.2021 at Sr.No.7900 on 02.06.2021 in the office of Sub-Registrar - 7, Nagpur in favor of Ozen Developers in respect of 0.61 Hectares (1.50 Acres) being undivided Western Side Portion out of Kh. No. 5/2(old) 6/2(new), P.S.K. 38 admeasuring 0.81 hectares of Mouza Beltarodi Nagpur (Rural) and Distt. Nagpur.
- iv.) Registered Sale Deed Dt.28.03.2023 at Sr.No.2894 in the office of Sub-Registrar - 7, Nagpur in favor of Sandeep Dwellers Pvt. Ltd. in respect of Plot No.10 admeasuring about 2698.87 Sq.Mts. (29056.64 Sq.Ft.) being portion of layout known as "OZEN TULIP" carved on All That Piece and Parcel of non-agricultural land bearing Kh.No.6/2/10

(Bhumapan No. and Upvibhad) of Mouza Beltarodi, P.S.K.No.38 held in Occupancy Class - 1 rights, situated at Beltarodi in Tahsil Nagpur (Rural) and District Nagpur.

- 3) 7/12 showing Mutation Entry No.3604 in favor of Ozen Developers.
 - 4) Order Dt.10.05.2022 passed in Rev. Case No.217/NAP-34/ Mouza Beltarodi/Nag(Rural)/2021-2022 granting permission for conversion of use from agricultural to non-agricultural (residential purpose).
 - 5) Covering Letter Dt.16.06.2022 issued by NMRDA (Nagpur Metropolitan Region Development Authority granting Sanction of Residential Layout Plan.
 - 6) Search report for 30 years from the year 1993 till 10.08.2023.
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 Sandeep Dwellers Pvt. Ltd. is clear, marketable and without any encumbrances.

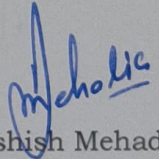
Owners of the land

- i. Sandeep Dwellers Pvt. Ltd

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No.10 admeasuring about 2698.87 Sq.Mts. (29056.64 Sq.Ft.) being portion of layout known as "OZEN TULIP" carved on All That Piece and Parcel of non-agricultural land bearing Kh.No.6/2/10 (Bhumapan No. and Upvibhad) of Mouza Beltarodi, P.S.K.No.38 held in Occupancy Class - 1 rights, situated at Beltarodi in Tahsil Nagpur (Rural) and District Nagpur (hereinafter referred as the said plot).

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: 26.08.2023

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 showing Mutation Entry No.3604 in favor of Ozen Developers having purchased the same in terms of Registered Sale Deed Dt.31.03.2021 at Sr.No.7900 on 02.06.2021 in the office of Sub-Registrar - 7, Nagpur.
- 2) That all that piece and parcel of land bearing Kh. No. 5/2(old), P.S.K. 38 admeasuring 2.02 hectares of Mouza Beltarodi Nagpur (Rural) and Distt. Nagpur originally belonged to Smt. Ahilyabai Ruat, Shri Gulab Raut and Smt. Subhadra Thakre.

Smt. Ahilyabai Ruat, Shri Gulab Raut and Smt. Subhadra Thakre sold the same to Shri Prabodh Sadavarte by Sale Deed Dt.19.03.1981.

Shri Prabodh Sadavarte sold 2.00 hectares eastern portion of the same to Shri Yashveersingh Balvantsingh Yadav vide Sale Deed Dt.16.09.1994 registered at Sr.No.3607 on the even date in the office of Joint sub-Registrar - 3, Nagpur (Rural).

Shri Yashveersingh Balvantsingh Yadav out of the same transferred 0.61 Hectares (1.50 Acres) being undivided Western Side Portion of the aforesaid land purchased by him to Ozen Developers by a Sale Deed Dt.31.03.2021 registered at Sr.No.7900 on dt.02.06.2021 in the office of Joint Sub-Registrar - 7, Nagpur (Rural).

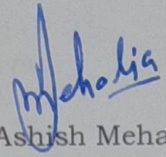
Collector, Nagpur vide Order Dt.10.05.2022 passed in Rev. Case No.217/NAP-34/ Mouza Beltarodi/Nag(Rural)/2021-2022 granted permission for conversion of use from agricultural to non-agricultural (residential purpose).

Nagpur metropolitan Region Development Authority having sanctioned the residential layout in terms of its Covering Letter Dt.16.06.2022.

7/12 showing Mutation Entry No.3604 in favor of Ozen Developers.

Registered Sale Deed Dt.28.03.2023 at Sr.No.2894 in the office of Sub-Registrar - 7, Nagpur in favor of Sandeep Dwellers Pvt. Ltd.

- 3) I, have taken search for 30 years from 1993 to 10.08.2023 vide Receipt No.7998 in the office of Sub-Registrar - 10, Nagpur. However, most of the Index II registers in the offices of Sub-Registrars were not consistently available for inspection, as some are either torn into pieces and mutilated and some of the registers were sent for binding or not available for inspection. From the available registers and records, I could not lay my hands on any adverse entry whereby affecting the title of the present owner and thus the present owner is having clear and marketable title.
- 4) Any other relevant title - No.
- 5) Litigations if any - No.



Ashish Mehadia
Advocate

Date: 26.08.2023