



CHALLAN
MTR Form Number-6

GRN	MH003666692201718E	BARCODE			Date	19/07/2017-16:07:15		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID (If Any)					
Type of Payment Other Items					PAN No.(If Applicable)					
Office Name WRD_HQR SUB REGISTRAR WARDHA					Full Name		OM HARIRAMANI			
Location WARDHA										
Year 2017-2018 One Time					Flat/Block No.		108-117			
Account Head Details				Amount in Rs.	Premises/Building					
0030072201 SEARCH FEE				325.00	Road/Street		WARDHA			
					Area/Locality		PALAKWADI			
					Town/City/District					
					PIN		4 4 0 0 1 0			
					Remarks (If Any)					
					MS BURHANI BUILDERS					
					Amount In		Three Hundred Twenty Five Rupees Only			
Total				325.00	Words					
Payment Details BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	02300042017071987756		471169579	
Cheque/DD No.					Date		19/07/2017-16:08:23			
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चटलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.

Mobile No. : Not Available

Ref. No:

Date: 20/07/2017

TITLE VERIFICATION REPORT

Having been engaged by **M/S. BURHANI BUILDERS & LAND DEVELOPERS, WARDHA**, through its partner, **YUSUF ZAHIDALI ESSAJI**, R/o. Tilak Chowk, Mahadevpura, Wardha, I the undersigned have verified and inspected the available record of the office of the Sub-Registrar, Wardha, in respect of ALL THAT piece and parcel of land comprising of plot Nos. 108 to 117 (both inclusive) having total area of about 2013.49 Sq. Mts. out of survey No. 16 of Mouza – Palakwadi, Tahsil & District Wardha, more particularly described in the schedule written hereunder, vide search receipt/GRN No. MH003666692201718E dated 19/07/2017. I have also verified various deed and documents produced before me and on the basis of the Title Verification and the records placed before me, I submit this Title verification report as under –

1. PRESENT OWNERSHIP

Presently the aforesaid property is recorded in the name of

1. **AKHTAR ALI AKBAR ALI**
- 2(i). **TAHER ALI IMRAN ALI**
- 2(ii). **REHANA IMRAN ALI**
3. **ZAHID ALI AKBAR ALI**

All R/o. Tilak Chowk, Mahadevpura, District – Wardha.

(Hereinafter referred to as the said owners)

2. HISTORY AND CHAIN OF TRANSFERS

- 2.1 It is observed that the said property is acquired by the present owners in family partition, vide partition deed duly registered in the office of the Sub-Registrar, Wardha, bearing serial/registration No. 1326 dated 13/02/2013, accordingly, it has been mutated/recorded in the name of the present owners in 7/12 etc.

- 2.2 The said land is a part/portion of non-agricultural land converted into non-agriculture for residential use as per order passed by the office of the Collector, Wardha, vide order dated 15/04/2010 in revenue case No. 15/NAP-34/06-07 and a layout plan relating to the said land has also been sanctioned by the Town Planning Department, Wardha, vide layout plan/letter No. Mouza-Palakwadi, survey No. 16/NA/NK1002 dated 30/12/2009. All the plot Nos. 108 to 117 have been clubbed/amalgamated as a one large piece of land as per order passed by the Sub-Divisional Officer, Wardha, vide case No. 36/Kir-80/2012-13 dated 05/08/2013 and the total area after clubbing/amalgamation is 2042.690 Sq. Mts.

3. AGREEMENT FOR SALE / DEVELOPMENT WITH DEVELOPER

- 3.1 It is seen that the aforesaid owner, has entered in an agreement for sale/Development with **M/S. BURHANI BUILDERS & LAND DEVELOPERS, WARDHA**, through its partners, 1. Yusuf Zahidali Essaji, 2. Shabbir Akhterali Essaji, 3. Khadija Taher Essaji, 4. Ismail Ebrahim Saifee, authorizing it to develop the said land in to a residential estate by constructing a thereon multi-storied buildings consisting residential apartments, blocks, units, etc., and to sell the same in favour of prospective buyer/s, Development Agreement duly registered in the Sub – Registrar, Wardha, bearing serial/registration No. 2452/2014 dated 09/05/2014. In terms of that development agreement certain flats are to be retained by the land owners and certain by the developer/builder.
- 3.2 In terms of said Agreement, the said owner has also executed an Irrevocable General Power Of Attorney in favour of **M/S. BURHANI BUILDERS & LAND DEVELOPERS, WARDHA**, through its partners, 1. Yusuf Zahidali Essaji, 2. Shabbir Akhterali Essaji, 3. Khadija Taher Essaji, 4. Ismail Ebrahim Saifee, authorizing him to deal with the said property including transfer of the share of developer/builder by way of sale or otherwise on the basis of undivided share in land with apartments in terms of that development agreement in favour of prospective buyer/s and to receive the consideration amount from the prospective buyer/s and to execute deed and document, vide Power of Attorney duly registered in the office of the Sub-Registrar, Wardha, bearing serial/registration No. 385/2014 dated 30/07/2014.

4. SANCTION OF BUILDING PLAN

- 4.1 It appears from the record a building plan has also been sanctioned and approved by the Municipal Council, Wardha, vide Building plan/permit No. 233 dated 13/01/2014.

5. RIGHTS AND ENTITLEMENT OF PARTIES

- 5.1 In view of the said Agreement, **M/S. BURHANI BUILDERS & LAND DEVELOPERS, WARDHA**, is entitled to float a flat scheme and further to transfer the flats/apartments of his share as per development agreement to any person or persons with rights relating to undivided variable proportionate share and interest in the said piece of land by way of sale or otherwise in terms of above referred development agreement.

6. LEGAL OPINION AND FINDINGS

- 6.1 I have gone through the true copies documents produced before me. It is also informed to me that various flats/apartments of his share are to be sold out to individual buyer/s by the said Developer.
- 6.2 On the basis of verification of relevant record and the documents produced before me & the statements of party, it is opined that the said present owner/s are owner/s of the said property and have rights to float flat scheme through the developer and to sell various apartments to individual desiring buyers in terms of development agreement between the parties, subject to necessary permissions etc., of local authorities and other, if required.
- 6.3 There is no registration of any encumbrance over the above said plot in record of rights as such it appeared to be free from encumbrances, or any registered charge on the basis of documents produced before me.
- 6.4 The prospective buyer/s of the apartments will get clear, marketable and good title by execution & registration of valid and lawful conveyance deeds subject to such permissions of local authorities as may be required.
- 6.5 In terms of Agreement for sale and General Power Of Attorney referred above, the said **M/S. BURHANI BUILDERS & LAND DEVELOPERS, WARDHA** is lawfully authorized and empowered to float the scheme and further to sale apartments etc. of his share with rights relating to undivided share in said land to any person or persons and further to receive consideration amount from prospective purchasers. The prospective purchasers will get good and marketable title subject to all clearances and NOCs as may be required as per law.

Hence, this Report.

-: SCHEDULE OF PROPERTY :

ALL THAT southern side piece and parcel of land portion admeasuring 1172.687 Sq. Mts. (12622.802 Sq. Ft.) being 57.409% undivided share of the said entire land comprising of plot Nos. 108 to 117 (both inclusive) having total area of about 2042.69 Sq. Mts. out of Nazul survey No. 16 of Mouza – Palakwadi, Tahsil & District Wardha. The said plots are jointly bounded as follows –

TO THE EAST	ROAD
TO THE WEST	ROAD
TO THE NORTH	MAJESTIC PARADISE WING C
TO THE SOUTH	ROAD

NAGPUR.

Date: 20/07/2017



(OM HARIRAMANI)
ADVOCATE