



**CHALLAN**  
**MTR Form Number-6**

|                           |                    |         |                                       |  |                     |         |
|---------------------------|--------------------|---------|---------------------------------------|--|---------------------|---------|
| GRN                       | MH004064694201718E | BARCODE | Date                                  |  | 31/07/2017-18:35:25 | Form ID |
| Department                |                    |         | Inspector General Of Registration     |  |                     |         |
| Search Fee                |                    |         | TAX ID (If Any)                       |  |                     |         |
| Type of Payment           |                    |         | Other Items                           |  |                     |         |
| Office Name               |                    |         | NGP1_HQR SUB REGISTRAR NAGPUR 1       |  |                     |         |
| Location                  |                    |         | NAGPUR                                |  |                     |         |
| Year                      |                    |         | 2017-2018 One Time                    |  |                     |         |
| Account Head Details      |                    |         | Amount In Rs.                         |  |                     |         |
| 0030072201 SEARCH FEE     |                    |         | 325.00                                |  |                     |         |
| Fiat/Block No.            |                    |         | Om Hariramani                         |  |                     |         |
| Premises/Building         |                    |         |                                       |  |                     |         |
| Road/Street               |                    |         |                                       |  |                     |         |
| Area/Locality             |                    |         |                                       |  |                     |         |
| Town/City/District        |                    |         |                                       |  |                     |         |
| PIN                       |                    |         |                                       |  |                     |         |
| Remarks (If Any)          |                    |         |                                       |  |                     |         |
| 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.                              |  |                     |         |
| 02300042017073117545      |                    |         | 473926998                             |  |                     |         |
| Bank Date                 |                    |         | RBI Date                              |  |                     |         |
| 31/07/2017-18:39:15       |                    |         | Not Verified with RBI                 |  |                     |         |
| Name of Bank              |                    |         | 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. Mobile No. : Not Available  
 खदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.

**OM HARIRAMANI**  
**ADVOCATE**

**"HARIRAMANI ASSOCIATES"**  
15, 16, NMC Complex, J.B. Wing,  
Mangalwari, Sadar, NAGPUR – 01.  
Phones (O): 9326444422, 9325557700,  
Mobile No. 9373107039  
Email: adv.om\_hariramani@rediffmail.com

Ref. No:

Date: 31/07/2017

## **TITLE VERIFICATION REPORT**

Having been engaged by **SHRI ANIL S/O. TARACHAND WADHWANI**, R/o. 11, Uday Lawn Square, Jaripatka, Nagpur – 440 014, I, the undersigned, have verified and inspected the available record of the office of the Sub-Registrar, Nagpur, in respect of ALL THAT piece and parcel of land comprising of Plot No. 117 admeasuring 231.600 Sq. Mts. & plot No. 118 admeasuring 231.600 Sq. Mts. having total area of about 463.200 Sq. Mts. in the layout of Monark Co-op. Housing Society Ltd., (reg. No. NGP(CTY)/HSG(TO)/445/86-87) out of Khasra No. 40, 41, City Survey No. 573 Sheet No. 33 of Mouza – Borgaon, situated at KT Nagar, Katol Road, Tahsil & District Nagpur, more particularly described in the schedule written hereunder, vide search case (GRN) No. MH004064694201718E dated 31/07/2017. I have also called and 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  
**SHRI ANIL S/O. TARACHAND WADHWANI**  
Aged about 38 years, Occupation – Business,  
R/o. 11, Uday Lawn Square, Jaripatka, Nagpur-440014.  
(Hereinafter referred to as the said owner)

2. **HISTORY AND CHAIN OF TRANSFERS**

The History and Chain of transfers of the said land/property as per previous conveyance deed appears to be as follows –

- i. The present owner purchased said plots from Smt. Kusum Harivijay Umekar, as per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 2, bearing serial/registration No. 4326/2013 dated 01/11/2013.

3. **MUTATION IN THE RECORD OF AUTHORITIES.**

It is observed that the said property has been mutated and recorded in the name of present owner in the relevant records of city survey, Nagpur Municipal Corporation etc.



**4. RELEASE OF PLOT**

It is observed that the said plot No. 117 & 118 have been regularized upon payment of Development charges/Regularization expenses to and released by Nagpur Improvement Trust under the provision of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 as per release Letter/Permit No. BE(W)/1900(U/L)/356 & BE(W)/1900(U/L)/357 respectively dated 09/08/2010.

**5. SANCTION OF BUILDING PLAN**

It appears that for the purpose of construction of a building on the said plot comprising of various self-contained flat/apartments, the present owner got sanction of a building plan which has been sanctioned and approved by the Nagpur Improvement Trust on the said plot, vide building plan/permit No. BE(W)/Case No. AB 4528/Tracking case No. 20160205119/8988/130 dated 02/03/2016.

**6. LEGAL OPINION**

- (i) I have gone through the true copies documents produced before me. It is also informed to me that various flats/apartments of the said complex are to be sold out to individual buyer/s.
- (ii) 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 is owner of the said property and has rights to float flat scheme and to sell various apartments to individual desiring buyers subject to necessary permissions etc., of local authorities and other, if required.
- (iii) 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.
- (iv) 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.
- (v) The said owner, **SHRI ANIL S/O. TARACHAND WADHWANI** is lawfully authorized and empowered to float the scheme and further to sale apartments etc. with rights relating to undivided share in said land to any person or persons and further to receive consideration amount from prospective purchasers. This property, as per documents produced before me, appears to be free from all encumbrances and is having clear marketable title. 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 piece and parcel of land comprising of Plot No. 117 admeasuring 231.600 Sq. Mts. & plot No. 118 admeasuring 231.600 Sq. Mts. having total area of about 463.200 Sq. Mts. in the layout of Monark Co-op. Housing Society Ltd., (reg. No. NGP(CTY)/HSG(TO)/445/86-87) out of Khasra No. 40, 41, City Survey No. 573 Sheet No. 33 of Mouza – Borgaon, situated at KT Nagar, Katol Road, Tahsil & District Nagpur, jointly bounded as under –

|              |   |              |
|--------------|---|--------------|
| TO THE EAST  | : | PLOT NO. 116 |
| TO THE WEST  | : | PLOT NO. 119 |
| TO THE NORTH | : | ROAD         |
| TO THE SOUTH | : | OTHER LAYOUT |

NAGPUR.

Date: 31/07/2017



**(OM HARIRAMANI)**