CHALLAN
MTR Form Number-6

GRN	MH014801396202324E	BARCODE		Date	31/01/2024-13:22:49	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	PND1_JT DISTT REGISTRAR PUNE URBAN	**Full Name**	JAYESH OMPRAKASH HARIRAMANI
Location	PUNE		
Year	2023-2024 One Time	**Flat/Block No.**	
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	
0030072201 SEARCH FEE	575.00	**Area/Locality**	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Five Hundred Seventy Five Rupees Only
Total	575.00		

Payment Details	BANK OF MAHARASHTRA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02300042024013163056	240319766000
Cheque/DD No.		Bank Date	RBI Date	31/01/2024-13:24:02	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 14999456 Mobile No. : 9923085595

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 नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 31-01-2024 01:25:32

JAYESH HARIRAMANI
ADVOCATE

OM HARIRAMANI
ADVOCATE

"HARIRAMANI ASSOCIATES"
12A, 3rd Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR – 440 001,
Phones (O): 9326444422, 9325557700,
Mobile No. 9373107039,
Email: adv.om_hariramani@rediffmail.com

Ref. No: Date: 31/01/2024

TITLE VERIFICATION REPORT

Having been engaged by **NIRMAL UJJWAL CREDIT CO-OPERATIVE SOCIETY, NAGPUR**, through its authorized signatory Shri Vithal Mahevrao Gawande R/o. Nagpur, we have verified and inspected online the available record of the office of the Sub-Registrar, Nagpur, in respect of ALL THAT Piece and Parcel of Land admeasuring 8.33 Acres (33710.31 Sq.Mtrs) being a portion of the entire land bearing Khasra No. 19, City Survey No. 649/3, Sheet no. 360/31 of Mouza – HARPUR, corresponding to Municipal Corporation House No. 3011/X, Ward No. 20 situated Near Bada Taj Bagh, Umred Road. Nagpur within the limits of the Nagpur Municipal Corporation in Tahsil and District Nagpur, more particularly described in the schedule written hereunder, vide search case (GRN) No. MH014801396202324E dated 31/01/2024. We have also called and verified copies of various deed and documents produced before us and on the basis of the Title Verification and the records placed before us, We submit this Title verification report as under –

1. PRESENT OWNERSHIP

Presently the aforesaid property is owned by and recorded in the name of **NIRMAL UJJWAL CREDIT CO-OPERATIVE SOCIETY, NAGPUR** bearing registration No. NGP/CTY/RSR/(CR)401/89-90 (Hereinafter referred to as the present owner)

2. HISTORY AND CHAIN OF TRANSFERS

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

2.1 The present owner purchased the said land from Vidharbha Weavers Central Co-Operative Society Ltd. Nagpur, through its official

Liquidator Shri Nagnath S/o. Shivappa Kanjeri, as per Sale Deed duly registered in the office of Sub Registrar Nagpur-1, bearing Serial/Registration No. 4842/2017 dated 25/07/2017.

2.2 The above property ALL THAT Piece and Parcel of Land admeasuring 8.33 Acres (33710.31 Sq.Mtrs) TOGETHERWITH the existing Building and structure standing thereon covering a built up area of 6668.75 Sq.Mtrs being a portion of the entire land bearing Khasra No. 19, City Survey No. 649/3, Sheet no. 360/31 of Mouza - HARPUR, corresponding to Municipal Corporation House No. 3011/X, Ward No. 20 situated Near Bada Taj Bag, Umred Road, Nagpur within the limits of the Nagpur Municipal Corporation in Tahsil and District Nagpur belonged to VIDARBHA WEAVER CENTRAL CO-OPERATIVE SOCIETY LIMITED which industrial land was allotted to it by Collector Nagpur, vide order dated 21/10/1995 passed in Transfer Case No. Revenue/Forest/D-6/KV/759/1995, where the erstwhile owners VIDARBHA WEAVER CENTRAL CO-OPERATIVE SOCIETY LIMITED made construction of a structure after getting sanction of building plan from Nagpur Improvement Trust vide Building Permit No. IA/1630/21188 dated 18/03/1997.

2.3 The erstwhile owner VIDARBHA WEAVER CENTRAL CO-OPERATIVE SOCIETY LIMITED, being a Co-operative Society went in liquidation and was finally liquidated by Director Handloom, Powerloom and Textile Industries and Additional Registrar Co-Operative Department, Maharashtra State, Nagpur vide his Final order dated 26/02/2002 passed in Case No. HYVV/KA-2(1)/VCW/LIQUIDATION/FINAL ORDER/2002 under section 102 of Maharashtra Co-Operative Societies Act. The said authority vide its order dated 22/04/2015 had appointed Shri. Nagnath S/o Shivappa Kanjeri as an Official Liquidator for the VIDARBHA WEAVER CENTRAL CO-OPERATIVE SOCIETY LIMITED.

2.4 In furtherance of the said liquidation process under the Maharashtra Cooperative Societies Act, 1960, the Official Liquidator proceeded with the Sale of Assets of the said society.

2.5 The erstwhile owner society with the intention of discharging and carrying out its objects found it expedient to dispose of its immovable properties comprising of industrial land having area of 8.33 Acres (OR 33710.31Sq.Mtrs.) being a portion of the entire land bearing Kh.No.19 of Mouza HARPUR, P.S.K. 39A, TOGETHER WITH the existing Building and structure standing thereon covering a built up of 6668.75 Sq. Mtrs. bearing Corporation House No. 3011/X, City Survey No. 649/3 and Sheet No. 360/31 of Mouza HARPUR situate Near Bada Taj Bag, Umred Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 20 in Tahsil and District Nagpur. Accordingly, the said society in terms of order dated 27 11.2015 passed by Hon'ble High Court of Judicature at Bombay, Bench at Nagpur in the writ Petition No. 629/2007 initiated/published the e-tender notice on 19.8.2015 and 21.8.2015 in various prominent newspapers for sale of the said land/property and invited Sealed Tenders for the same. The last date for Receipt of the E Tenders along with the Security Deposit of Rs. 60,00,000/- (Rupees Sixty Lac only) was dated 5.10.2015 and opening of the Sealed E Tenders was fixed on 5 October, 2015.

2.6 The Tender Offer of the present owner herein along with that of the other interested persons were received till the aforesaid date and tenders were opened on dated 5.10.2015 before the Hon'ble Registrar (Judicial) Bombay High Court, Bench at Nagpur, in terms and conditions of the said Tender, the offer of the present owner herein at Rs. 29,51,00,551/- only was found to be the Highest and was forwarded for the Approval of Hon'ble Bombay High Court, Bench at Nagpur on 27.11.2015. The Hon'ble High Court of Judicature at Bombay, Bench at Nagpur was pleased to confirm and accept the offer of the present owner herein as the Highest Bidder, and directed to deposit the bid amount before the Hon'ble Court,

2.7 The present owner, herein as per the order of Hon'ble High Court, deposited the entire Sale consideration amounting to Rs.

29,51,00,551/- (Rs. Twenty Nine Crore Fifty One Lac Five Hundred and Fifty one only) in the Hon'ble Bombay High Court, Bench at Nagpur, subject to/as per the Terms and Conditions of Tender Document.

2.8 In pursuance of the said order dated 27/11/2015 passed by the Hon'ble High Court in the Writ Petition No. 629/2007, the VIDARBHA WEAVER CENTRAL CO-OPERATIVE SOCIETY LIMITED through its Official Liquidator executed Sale Deed relating to the said Property in favour of the present owner herein as referred above, as such the present owner herein acquired the said property being the highest bidder for a total consideration of Rs. 29,51,00,551/- upon the terms and conditions as mentioned in the Deed of Sale, accordingly the said property has been mutated and recorded in the name of present owner in all relevant records including City Survey, NMC, etc.

3. SANCTION OF BUILDING PLAN

The present owner for construction of a multi stored building/s and houses on the said land, got sanction of a building Plan/permit from Nagpur Municipal Corporation, vide building plan/permit No. 152632, permit No. NMO/B/2023/APL/02091 dated 05/12/2023

4. LEGAL OPINION

4.1 We have verified the relevant records of Sub-Registrar, Nagpur. The copies of relevant documents have also been produced before us for verification and inspection. Upon verification and inspection of relevant documents and upon conduct of online search it is found that, the present owner seem to be the lawful and absolute owner of the aforesaid land.

4.2 We have gone through the deeds and documents produced before us. On the basis of verification of relevant record and the documents produced before us, there seem to be no registration or noting of any lien, charge, interest or any encumbrance over the aforesaid property.

4.3 The said present owner is lawfully authorized and empowered to float the scheme and further to sale apartments/shops 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 permissions and compliance of necessary legal formalities as may be required as per law. Hence, this report.

Hence, this report.

SCHEDULE OF PROPERTY REFERRED ABOVE –

ALL THAT Piece and Parcel of Land admeasuring 8.33 Acres (33710.31 Sq.Mtrs) being a portion of the entire land bearing Khasra No. 19, City Survey No. 649/3, Sheet no. 360/31 of Mouza – HARPUR, corresponding to Municipal Corporation House No. 3011/X, Ward No. 20 situated Near Bada Taj Bagh, Umred Road. Nagpur within the limits of the Nagpur Municipal Corporation in Tahsil and District Nagpur.

The said property is bounded as under –

TO THE EAST	:	ROAD
TO THE WEST	:	LAND OF NIRMAL UJJWAL SAHKARI PATSANTHA MARYADIT NAGPUR
TO THE NORTH	:	LAND OF NIRMAL UJJWAL SAHKARI PATSANTHA MARYADIT NAGPUR
TO THE SOUTH	:	LAND OF NAGPUR VINKAR SAHKARI SUTGIRANI NAGPUR

Date: 31/01/2024

JAYESH HARIRAMANI
(ADVOCATE)

OM HARIRAMANI
ADVOCATE

JAYESH HARIRAMANI
ADVOCATE

"HARIRAMANI ASSOCIATES"
12A, 3rd Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR – 440 001,
Phones (O): 9326444422, 9325557700,
Mobile No. 9373107039,
Email: adv.om_hariramani@rediffmail.com

FORMAT – A

(Circular No. 28/2021)

To

Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of Land admeasuring 8.33 Acres (33710.31 Sq.Mtrs) being a portion of the entire land bearing Khasra No. 19, City Survey No. 649/3, Sheet no. 360/31 of Mouza – HARPUR, corresponding to Municipal Corporation House No. 3011/X, Ward No. 20 situated Near Bada Taj Bagh, Umred Road. Nagpur within the limits of the Nagpur Municipal Corporation in Tahsil and District Nagpur.
. (hereinafter referred as the said property).

1) We have investigated the title of the said property on the request of **NIRMAL UJJWAL CREDIT CO-OPERATIVE SOCIETY, NAGPUR**, and following documents i.e. –
   i. **Description of the property:** ALL THAT Piece and Parcel of Land admeasuring 8.33 Acres (33710.31 Sq.Mtrs) being a portion of the entire land bearing Khasra No. 19, City Survey No. 649/3, Sheet no. 360/31 of Mouza – HARPUR, corresponding to Municipal Corporation House No. 3011/X, Ward No. 20 situated Near Bada Taj Bagh, Umred Road. Nagpur within the limits of the Nagpur Municipal Corporation in Tahsil and District Nagpur.

4.4 The document of allotment of property: Sale Deed duly registered in the office of the Sub Registrar Nagpur-1, bearing Serial/Registration No. 4842/2017 dated 25/07/2017.

i. property card No. 649/3 issued by City Survey Officer No. 2 dated 18/01/2021 bearing mutation entry No. 9387

ii. Search report for 21 years from 2002 till 2024.

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 the aforesaid land is as per detailed title verification report annexed herewith

i. **Owners of the land:**
NIRMAL UJJWAL CREDIT CO-OPERATIVE SOCIETY, NAGPUR

3) The report reflecting the flow of the title of the said land is enclosed herewith as annexure.

Encl: Annexure

JAYESH HARIRAMANI

Date: 31/01/2024 (Advocate)

OM HARIRAMANI
ADVOCATE

JAYESH HARIRAMANI
ADVOCATE

"HARIRAMANI ASSOCIATES"
12A, 3rd Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR – 440 001,
Phones (O): 9326444422, 9325557700,
Mobile No. 9373107039,
Email: adv.om_hariramani@rediffmail.com

FORMAT – A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) City Survey Property card extract as on date of application for registration.
2) Mutation entry No. 9387 dated 18/01/02021. in the name of present owner.
3) Search report for 22 years from 2002 taken from Sub-Registrar, Office at Nagpur through Online mode.
4) Any other relevant title: As per the Report.
5) Litigations if any: None.

JAYESH HARIRAMANI

Date: 31/01/2024 (Advocate)