

OM HARIRAMANI
ADVOCATE

"HARIRAMANI ASSOCIATES"
12A, 3rd Floor, 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: 17/09/2018

TO WHOM SO EVER IT MAY CONCERN
TITLE VERIFICATION & SEARCH REPORT

Having been engaged by **M/S. INFINITI INFRAVENTURES**, through its partner/s, **SHRI HARSHAVARDHAN S/O. RATNAKAR RAUT & SMT. PRAJAKTA W/O. HARSHAVARDHAN RAUT**, Both R/o. Pratap Nagar, Nagpur – 440022, 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 bearing non agriculture residential Plot No. 4 admeasuring 538.375 Sq. Mts. (5795.0685 Sq.Ft) out of khasra No. 111/1 (new) (old No. 289), Patwari Halka No. 12, of Mouza – Godhani (Rly.), Tahsil – Nagpur (Rural), District – Nagpur, more particularly described in the schedule written hereunder, vide search case (GRN) No. MH006168618201819E dated 15/09/2018. 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

M/S. INFINITI INFRAVENTURES (PAN AAFI7675E)

Acting through it's partner/s

1. **SHRI HARSHAVARDHAN S/O. RATNAKAR RAUT**
2. **SMT. PRAJAKTA W/O. HARSHAVARDHAN RAUT**

Both R/o. Pratap Nagar, Nagpur – 440022.

(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 the said property from Shri Shankar Ramchandra Kanojia, as per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 7 (Rural), bearing serial/registration No. 4720/2016 dated 20/06/2016, which was previously purchased by said Shri Shankar Ramchandra Kanojia from Ms Madhura Developers And Builders Pvt Ltd., Nagpur through Shri Shekhar Gajanan Pusadkar, as

per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 7 (Rural), bearing serial/registration No. 495/2014 dated 21/01/2014.

3. MUTATION IN THE RECORD OF AUTHORITIES.

It is observed that the said plot has been mutated and recorded in the name of present owner in 7/12, gram panchayat, etc.

4. RELEASE OF PLOT

It is observed that the said plot has been released/regularized upon payment of Development charges/Regularization expenses to, and released by, Nagpur Improvement Trust as per release Letter/Permit No. EE (N)NIT/66 dated 16/01/2016.

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 Metro Region Development Authority, vide Building plan/permit No. BE(NMRDA)/North/Nagpur/ (Rural)/Case No. MB-12017092724/2017092731/1076 dated 10/11/2017.

6. APPLICATION OF MAHARASHTRA APARTMENT OWNERSHIP ACT.

It is observed that the said building has been submitted under the provisions of Maharashtra Apartment Ownership Act, 1970 by virtue of Declaration Deed duly registered in the office of the Sub-Registrar, Nagpur – 7, bearing serial/registration No. 8059/2018 dated 04/09/2018. The said multi-storied building is known and styled as “OM AMITESH APARTMENT”.

7. 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 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. Also, there appears to be no noting of any litigation relating to the said plot in the record of rights.
- (iv) The prospective buyer/s of the flats/apartments will get clear, marketable and good title by execution & registration of valid and lawful conveyance deeds

legal formalities as may be required.

- (v) The said owner, **M/S. INFINITI INFRAVENTURES** , through its partner/s, **SHRI HARSHAVARDHAN S/O. RATNAKAR RAUT & SMT. PRAJAKTA W/O. HARSHAVARDHAN RAUT**, is lawfully authorized and empowered to sell flats/apartments etc. to any person or persons and further to receive consideration amount from prospective purchasers, subject to and after compliance of necessary legal formalities. 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 compliances as may be required as per law. Hence, this report.

SCHEDULE OF PROPERTY –

ALL THAT piece and parcel of land bearing non agriculture residential Plot No. 4 admeasuring 538.375 Sq. Mts. (5795.0685 Sq.Ft) out of khasra No. 111/1 (new) (old No. 289), Patwari Halka No. 12, of Mouza – Godhani (Rly.), Tahsil – Nagpur (Rural), District – Nagpur, bounded as under –

TO THE NORTH	-:-	7.50 MTRS WIDE ROAD
TO THE SOUTH	-:-	PLOT NO. 5
TO THE EAST	-:-	AMENITY SPACE
TO THE WEST	-:-	KHASRA BOUNDARY

NAGPUR.

Date: 17/09/2018

(OM HARIRAMANI)