CHALLAN

MTR Form Number-6

GRN	MH000380520201718E	BARCODE		Date	12/04/2017-17:29:35	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	OM HARIRAMANI
Location	NAGPUR		
Year	2017-2018 One Time	Flat/Block No.	1-2
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

		Road/Street	
		Area/Locality	BORGOAN
		Town/City/District	
		PIN	4 4 0 0 1 3
		Remarks (If Any)	MS PANKAJ BUILDERS PLOT NO 1 2
		Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042017041242527	448271765
Cheque/DD No.		Date		12/04/2017-17:30:48	
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

NOTE:-Valid for document to be registered in Sub Registrar office and not for unregistered document. Mobile No. : Not Available

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोदंणी करावयाच्या दस्तांसाठी लागु आहे. नोदंणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

float the scheme and further to sale flats/apartments/blocks 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 bearing plot No. 01 admeasuring 497.41 Sq. Mts. and plot No. 02 admeasuring 465.680 Sq. Mts. having total area of 963.09 Sq. Mts., in the layout of Netaji Apartment Housing Society, out of khasra No. 30, 32 & 33, City Survey No. 586, of Mouza – Borgaon, corresponding to municipal corporation house No. 489/B/1 and 489/B/2 respectively, zone 10 ward No. 62, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District Nagpur, jointly bounded as under –

TO THE EAST	:	LAYOUT
TO THE WEST	:	ROAD
TO THE NORTH	:	ROAD
TO THE SOUTH	:	PLOT NO. 06 & 07

NAGPUR.
Date: 12/04/2017

(OM HARIRAMANI)
14/04/2017

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: 12/04/2017

TITLE VERIFICATION REPORT

Having been engaged by **SHRI DEVRAJ S/O. KUNDANLAL DHAWAN**, proprietor for **M/S. PANKAJ BUILDERS,** R/o. 301, Third Floor, Plot No. 05, Dalal Compound, Near M.S.E.B. Office, Old Katol Naka Chowk, Katol Road, Nagpur – 440 013, 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 plot No. 01 admeasuring 497.41 Sq. Mts. and plot No. 02 admeasuring 465.680 Sq. Mts. having total area of 963.09 Sq. Mts., in the layout of Netaji Apartment Housing Society, out of khasra No. 30, 32 & 33, City Survey No. 586, of Mouza – Borgaon, corresponding to municipal corporation house No. 489/B/1 and 489/B/2 respectively, zone 10 ward No. 62, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District Nagpur, more particularly described in the schedule written hereunder, vide search case (GRN) No. MH000380520201718E dated 12/04/2017. 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

M/S. PANKAJ BUILDERS

Acting through and represented by proprietor

SHRI DEVRAJ S/O. KUNDANLAL DHAWAN

[PAN – AAFPD9543A]

Aged about 54 years, Occupation – Business,

R/o. 301, Third Floor, Plot No. 05, Dalal Compound, Near M.S.E.B. Office, Old Katol Naka Chowk, Katol Road, Nagpur – 440 013.

(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 plot No. 01 from Shri Ravikiran Sadashiv Kumbhare as per Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 3, bearing serial/registration No. 6117/2016, dated 15/09/2016 which was previously purchased by said Shri Ravikiran Sadashiv Kumbhare the said society through Shri Mohan Lodbaji Dhurve as per sale deed dated 31/05/1990, duly registered in the office of Sub-Registrar Nagpur, at Serial No. 5236 in book No. 1A from pages 129 to 130 of volume No. 1175 corresponding to registration entry No. 5209 dated 31/05/1990.

ii. The plot No. 02 was purchased by present owner from Shri Shailesh Sadashiv Kumbhare as per Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 3, bearing serial/registration No. 6118/2016 which was previously purchased by said Shri Shailesh Sadashiv Kumbhare from the said society through Shri Mohan Lodbaji Dhurve as per sale deed dated 31/05/1990, duly registered in the office of Sub-Registrar Nagpur, at Serial No. 5232 in book No. 1A from pages 121 to 122 of volume No. 1175 dated 31/05/1990.

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

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**

i. It is observed that the said plot No. 1 regularized, sanctioned and released upon payment of Development charges/Regularization expenses by Nagpur Improvement Trust under the provision of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 as per permit/release letter No. 363 dated 25/07/2014 revised release letter No. 680 dated 28/07/2016. The area of said plot as per sale deed was 552.755 Sq. Mts., however, the area as sanctioned and released by Nagpur Improvement Trust is 497.410 Sq. Mts.

ii. It is observed that the said plot No. 2 regularized, sanctioned and released upon payment of Development charges/Regularization expenses by Nagpur Improvement Trust under the provision of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 as per permit/release letter No. 364 dated 25/07/2014. The area of said plot as per sale

deed was 557.413 Sq. Mts., however, the area as sanctioned and released by Nagpur Improvement Trust is 465.680 Sq. Mts.

5. **SANCTION OF BUILDING PLAN**

It appears that the present owner is engaged in the business of builder ship, development of properties etc., and for the purpose of construction of a building on the said plot comprising of various self-contained flats/apartments/blocks, the present owner got sanction of a building plan from Nagpur Improvement Trust by clubbing of both plots, vide building plan/permit No. BE(WEST)/Case No. AB/3355/Tracking Case No. 2016111799/9323/470 dated 09/12/2016.

6. **APPLICATION OF MAHARASHTRA APARTMENT OWNERSHIP ACT**

It is also noted that the present owner is a developer/builder and wants to develop the said plots into a complex comprising of various self-contained flats/apartments/blocks and by virtue of a deed of declaration, the said proposed multi-storied building known and styled as **"CREATIVE HOMES AURAA"** is submitted to the provisions of Maharashtra Apartment Ownership Act, 1970, vide Declaration Deed duly registered in the Office of the Sub-Registrar Nagpur – 6, bearing serial/registration No. 3, bearing serial/registration No. 1866/2017 dated 20/03/2017.

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/blocks 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 flats/apartments/blocks 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 flats/apartments/blocks will get clear, marketable and good title by execution & registration of valid and lawful conveyance deeds subject to such permissions and clearances of local authorities as may be required.

(v) The said owner **M/S. PANKAJ BUILDERS,** through its proprietor, **SHRI DEVRAJ S/O. KUNDANLAL DHAWAN** is lawfully authorized and empowered to