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: 27/10/2017

TITLE VERIFICATION REPORT

Having been engaged by **M/S. SIDDHIVINAYAK PROPERTIES**, through its partners, **SHRI SACHIN S/O. SHESHRAO URMALE**, R/o. 59, Bhosale Vihar, Tulsibagh, Nagpur – 440 032 and **SHRI MANOJ S/O. GUNVANTRAO DHURAD**, R/o. Jaitala, Nagpur – 440 019, 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. 150 admeasuring 245.25 Sq. Mts. and plot No. 151 admeasuring 227.25 Sq. Mts. having total area of 472.50 Sq. Mts. (as per NIT release letter), in the layout of Jai Durga Gruh Nirman Sahakari Sanstha Ltd., Nagpur, out of khasra No. 3/1, 4, 5/1 bearing city survey No. 27, Sheet No. 16, of Mouza – Zingabai Takli, corresponding to municipal corporation house No. 491/B/150 & 491/B/151, ward No. 61, Tahsil & District Nagpur, more particularly described in the schedule written hereunder, vide search case (GRN) No. MH006602403201718E dated 26/10/2017. 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

1. **SHRI SUDHIR S/O. KAMLAKARRAO DESHKAR**
2. **SMT. PRANEETA W/O. SUDHIR DESHKAR**

(Hereinafter referred to as the said owners)

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 owner No. 1 purchased the said Plot No. 150 from the said society as per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 4, at serial No. 2148 in book No. 1 from pages 135 to 137 of volume No. 437, corresponding to registration No. 2043(P) dated 04/09/1999.

ii. The owner No. 2 purchased the said Plot No. 151 from the said society as per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 4, at serial No. 2150 in book No. 1 from pages 141 to 143 of volume No. 437, corresponding to registration No. 2045(P) dated 04/09/1999.

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

It is observed that the said plots have been mutated and recorded in the name of present owners in city survey, NMC records, etc.

4. **RELEASE OF PLOT**

i. It is observed that the said plot No. 150 has 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. 897 dated 03/05/2013.

ii. It is observed that the said plot No. 151 has 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. 601 dated 07/05/2013.

5. **AMALGAMATION OF PLOTS**

It is observed that the said plot No. 150 & Plot No. 151 have been got amalgamated by the present owners from Nagpur Improvement Trust as per letter No. 1239 dated 05/05/2017. The area of amalgamated plot No. 150-151 is 472.50 Sq. Mts.

6. **AGREEMENT FOR SALE / DEVELOPMENT WITH DEVELOPER**

6.1 It is seen that the aforesaid owners, have entered in an agreement for development with **M/S. SIDDHIVINAYAK PROPERTIES**, through its partners, **SHRI SACHIN S/O. SHESHRAO URMALE** and **SHRI MANOJ S/O. GUNVANTRAO DHURAD**, authorizing it to develop the said land in to a residential estate by constructing thereon a multi-storied building consisting of residential apartments etc., and to sell the same in favour of prospective buyer/s, vide Development Agreement duly registered in the Sub – Registrar, Nagpur – 2, bearing serial/registration No. 2782/2017 dated 19/05/2017.

6.2 In terms of said Agreement, the said owners have also executed an Irrevocable General Power of Attorney in favour **M/S. SIDDHIVINAYAK PROPERTIES**, through its partners, **SHRI SACHIN S/O. SHESHRAO URMALE** and **SHRI MANOJ S/O. GUNVANTRAO DHURAD**, authorizing it to deal with the said property including transfer of the flats/apartments falling in 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 Irrevocable General Power Of Attorney in the Sub – Registrar, Nagpur – 2, bearing serial/registration No. 2783/2017 dated 19/05/2017.

7. **RIGHTS AND ENTITLEMENT OF PARTIES**

7.1 In view of the said Agreement, **M/S. SIDDHIVINAYAK PROPERTIES** is entitled to float a flat scheme and further to transfer the flats/apartments of its 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.

7.2 It is observed that, the Developer/Builder has started development and construction activities of a multi storied building. In terms of the development agreement, eleven residential apartments i.e. two flats at first floor bearing flat Nos. 102 & 103, entire second, third and fourth floors with appropriate undivided share in the said plot will be retained by and given to the Developer/Builder and the remaining one flat i.e. at first floor bearing flat No. 101 with appropriate undivided share in the said plot will be retained by the owners with absolute ownership rights relating to those residential apartments.

8. **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, a building plan has been got sanctioned and approved by the Nagpur Improvement Trust, vide Building Plan/Permit No. B.E.(NORTH)/Case No. AB-12017050637/Tracking Case No. 2017050635/800 dated 29/07/2017 in the name of present owners.

9. **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 – 2, bearing serial/registration No. 6167/2017 dated 05/10/2017. The said multi-storied building is known and styled as **"EKDANT APARTMENT"**.

10. **LEGAL OPINION**

10.1 I have gone through the true copies documents produced before me. It is also informed to me that various flats/apartments of its share are to be sold out to individual buyer/s by the said Developer.

10.2 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 owners are owners of the said property and in terms of development agreement, the

developer has rights to float flat scheme and to sell various apartments of its share to individual desiring buyers in terms of development agreement between the parties, subject to necessary permissions etc., of local authorities and other, if required.

10.3 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. Also, there appears to be no noting of any litigation relating to the said plot in the record of rights.

10.4 The prospective buyer/s of the flats/apartments will get clear, marketable and good title by execution & registration of valid and lawful conveyance deeds subject to such permissions of local authorities and compliances of necessary legal formalities as may be required.

10.5 In terms of Agreement for sale and General Power Of Attorney referred above, the said **M/S. SIDDHIVINAYAK PROPERTIES** is lawfully authorized and empowered to float the scheme and further to sale apartments etc. of its share with rights relating to undivided share in said land to any person or persons and further to receive consideration amount from prospective purchasers.

10.6 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 Plot No. 150 admeasuring 245.25 Sq. Mts. and plot No. 151 admeasuring 227.25 Sq. Mts. having total area of 472.50 Sq. Mts. (as per NIT release letter), in the layout of Jai Durga Gruh Nirman Sahakari Sanstha Ltd., Nagpur, out of khasra No. 3/1, 4, 5/1 bearing city survey No. 27, Sheet No. 16, of Mouza – Zingabai Takli, corresponding to municipal corporation house No. 491/B/150 & 491/B/151, ward No. 61, Tahsil & District Nagpur. The said land is bounded as follows:

TO THE EAST	:	OTHER LAYOUT
TO THE WEST	:	ROAD
TO THE NORTH	:	PLOT NO. 152
TO THE SOUTH	:	PLOT NO. 147, 148 & 149

NAGPUR
Date: 27/10/2017

(OM HARIRAMANI)