



CHALLAN
MTR Form Number-6

GRN MH009532241201718E	BARCODE 	Date 17/01/2018-16:27:22	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 NGP7_JT NAGPUR NO 7 SUB REGISTRAR		Full Name OM HARIRAMANI	
Location NAGPUR			
Year 2017-2018 One Time		Flat/Block No. 135	
Account Head Details		Premises/Building	
Amount In Rs.		Road/Street GODHNI RLY	
0030072201 SEARCH FEE 325.00		Area/Locality NAGPUR	
		Town/City/District	
		PIN 4 4 0 0 3 0	
		Remarks (If Any)	
		SHRI SAI ASSOCIATES	
Total 325.00		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. 02300042018011793281 519999553	
Cheque/DD No.		Bank Date RBI Date 17/01/2018-16:28:34 Not Verified with RBI	
Name of Bank		Bank-Branch 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
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : Not Available

OM HARIRAMANI
ADVOCATE

"HARIRAMANI ASSOCIATES"

12A, 3rd Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR – 01.
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Mobile No. 9373107039
Email: adv.om_hariramani@rediffmail.com

Ref. No:

Date: 20/01/2018

TITLE VERIFICATION REPORT

Having been engaged by **M/S. SAI ASSOCIATES**, through its proprietor, SHRI SUDHIR S/O. BABURAO KALE, R/o. 13, Shivsudha Apartment, Pandey Layout, Nagpur – 440025, 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. Old House admeasuring 950 Sq. Mts. out of Khasra No. 135, Bhogwatdar Class 1, of Mouza – Godhani (Rly.), Patwari Halka No. 12, Tahsil – Nagpur (Rural), District – Nagpur, more particularly described in the schedule written hereunder, vide search case (GRN) No. MH009532241201718E dated 17/01/2018. 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. SHRI SAI ASSOCIATES

Acting through and represented by proprietor

SHRI SUDHIR S/O. BABURAOJI KALE

[PAN ADGPK6846B]

Aged about 63 years, Occupation – Business,

R/o. 13, Shivsudha Apartment, Pandey Layout, Nagpur – 440025.

(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 Sheikhji Mohammad Sheikh as per sale deed dated 17/04/2003 which is duly registered in the office of the Sub-Registrar, Nagpur – 10 (Rural), bearing serial/registration No. 1749/2003

Mohammad Sheikh from Shri Harivijay Moreshwar Haadge, Smt. Heerabai Moreshwar Haadge and Smt. Asha Yadavraoji Kurve as per sale deed duly registered in the office of the Sub – Registrar, Nagpur – 1, at serial No. 2752 in book No. A1 from pages 78 to 81 of volume No. 74 corresponding to registration entry No. 2645 dated 09/08/1988.

3. MUTATION IN THE RECORD OF AUTHORITES.

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. CONVERSION INTO NON AGRICULTURE

It is observed that the previous owner got the said land converted into non agriculture for residential purpose as per order passed by Collector, Nagpur, dated 26/02/2004 in revenue case No. 82/NAP-34/2002-2003.

5. 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, NMRDA as per release Letter/Permit No. A.E.(NMRDA)/1403 dated 04/09/2017.

6. 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 NMRDA for construction, vide building plan/permit No. B.E(NMRDA)/North/Nagpur (Rural)/Case No. MB-12017091817/2017091813/1078 dated 15/11/2017.

7. 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. 00221/2018 dated 15/01/2018. The said multi-storied building is known and styled as “OM AADITYA APARTMENT”.

8. 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

- (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 subject to such permissions of local authorities and compliances of necessary legal formalities as may be required.
- (v) The said owner, **M/S. SHRI SAI ASSOCIATES**, through its proprietor, **SHRI SUDHIR S/O. BABURAOJI KALE**, 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 Plot No. Old House admeasuring 950 Sq. Mts. out of Khasra No. 135 admeasuring 1.74 hectares, Bhogwatdar Class 1, of Mouza – Godhani (Rly.), Patwari Halka No. 12, Tahsil – Nagpur (Rural), District – Nagpur, bounded as under –

TO THE NORTH	-:-	ROAD
TO THE SOUTH	-:-	KHASRA No. 134
TO THE EAST	-:-	PLOT NO. R3
TO THE WEST	-:-	KHASRA No. 159

NAGPUR.

Date: 20/01/2018


(OM HARIRAMANI)