OM HARIRAMANI
ADVOCATE

"HARIRAMANI ASSOCIATES"
12A, 3rd Floor, NMC Complex, J.B. Wing,
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Ref. No:

Date: 14/05/2018

TITLE VERIFICATION REPORT

Having been engaged by **M/S. LIFESTYLE VENTURES**, through its partners, **1. SHRI RAJESH RAMESHLAL KRIPLANI**, R/o. 2ND Floor, "Kamal Bhavan", Plot No. 54, Sindhu Nagar Society, Jaripatka, Nagpur – 440 014 and **2. SHRI HITESH S/O. NANAKRAM VASWANI** R/o. Plot No. 28, Sindhu Nagar Society, Jaripatka, Nagpur, 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 consisting of Plot/site No. 128 admeasuring 1161.226 Sq. Mts. being 5.0790% undivided share and interest of the land under phase – 1, in the scheme known as **"SINDHU EMPIRE",** out of Survey/Khasra Nos. 144/2, 145/2, 146/2, 147/1, 146/9, 148/12, 142/3, 4, 5, 144/1, 146/3 and 147/2 having corresponding City Survey No. 339 out of Sheet No. 342/94, Mouza – Nari, bearing Municipal Corporation House No. 2758 and 2759, Ward No. 57, within the limits of Nagpur Municipal Corporation, Tahsil & Dist. Nagpur, more particularly described in the schedule written hereunder, vide search case (GRN) No. MH001468609201819E dated 12/05/2018. 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. LIFESTYLE VENTURES

Through Partner/s –

i. **SHRI RAJESH S/O. RAMESHLAL KRIPLANI**
R/o. 2ND Floor, "Kamal Bhavan", Plot No. 54,
Sindhu Nagar Society, Jaripatka, Nagpur – 440 014.

ii. **SHRI HITESH S/O. NANAKRAM VASWANI**
R/o. Plot No. 28, Sindhu Nagar Society, Jaripatka, Nagpur.

(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/land from M/s. Dwarka Developers, through its partner, Shri Hemandas Dayaldas Motwani and Shri Shankarlal Kimatram Adwani as per sale deed as per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 1, bearing serial/registration No. 07031/2013 dated 09/10/2013.

ii. M/s. Dwarka Developers, a partnership firm, purchased the said land bearing Survey/Khasra Nos. 144/2, 145/2, 146/2, 147/1, 146/9, 148/12, 142/3, 4, 5, 144/1, 146/3 and 147/2 admeasuring total 84100 Sq. Mts. having corresponding to City Survey Property Card Nos. 313, 314, 315, 316, 326, 339 and 340 wherein the area is recorded as 81,187.65 Sq. Mts. of Mouza – Nari, bearing Municipal corporation House No. 2758 and 2759 situated at Nari, Ward No. 57, Nagpur Tahsil and District Nagpur, from M/s. NEEL SIDHI DEVELOPERS through its Partners SHRI. SANDEEP S/o KANAKSINH SAMPAT and SHRI JAMNADAS S/o JETHAMAL PALAN as per conveyance/sale deed dated 15/12/2010 duly registered in the office of the Sub-Registrar, Nagpur – 1, bearing serial/Registration Entry No. 6755/2010,Dtd. 15/12/2010.

iii. The said land/property originally belonged to Shri Siddheshwar Tarkeshwar Sanyal, who had acquired title over the said property by way of five Registered Sale Deeds executed in his favour by Shri Narayan Vinayak Deshmukh and Smt. Sagunabai Damodarrao Deshmukh & others, and these Sale Deeds were executed on 24/06/1942, 02/11/1945, 13/09/1961, 20/03/1962 and 25/01/1965.

iv. The aforesaid Shri Siddheshwar Sanyal, later on transferred the said property to M/s. Sanyal Hassonjee and Company, Partnership Firm, having its Office at Bhandara Road, Nagpur. The said Firm was later on reconstituted into a Company known and styled as "M/s. Sanyal Hassonjee and Company Ltd.," and the entire assets including the said property were transferred in the name of this Company. This Company was later renamed as M/s. COMMERCIAL EXPLOSIVES (INDIA) LTD.

v. The aforesaid M/s Commercial Explosives (India) Ltd. later on in their turn sold said property to M/s. NEEL SIDHI DEVELOPERS through its Partners (1) SHRI SANDEEP S/o. KANAKSINH SAMPAT, and(2) SHRI JAMNADAS S/o JETHAMAL PALAN, as per Sale Deed dated 31/12/2007, which is duly

registered at the Office of Sub-Registrar, Nagpur – 1, in Book No. 1 bearing serial/registration No 1110 on 13/2/2008, from whom it came to be purchased by the aforementioned M/s. Dwarka Developers as referred above, accordingly, it was purchased by the present owners from M/s. Dwarka Developers as referred above.

vi. The M/s. Dwarka Developers started phase-wise development of the said land/property into a group housing scheme comprising of plot/s, houses, buildings and other structures and VENDOR got approval of a plan from Nagpur Municipal Corporation, vide letter No. 08 dated 05/07/2012 provisionally sanctioned by Nagpur Municipal Corporation, accordingly the Dwarka Developers started development activities and the plan approved by Nagpur Municipal Corporation has been finally sanctioned, vide plan sanctioned letter No. 11 dated 13/03/2013. As per sanctioned layout plan the total gross plotting land area under phase – 1 is 52764.950 Sq. Mts. and gross plotting area under phase – 2 is 27437.083 Sq. Mts. The said scheme is known as "SINDHU EMPIRE".

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 city survey etc.

4. **SANCTION OF LAYOUT PLAN**

It is observed that the said entire scheme known as "SINDHU EMPIRE", out of Survey/Khasra Nos. 144/2, 145/2, 146/2, 147/1, 146/9, 148/12, 142/3, 4, 5, 144/1, 146/3 and 147/2, is sanctioned as a group housing scheme which has been finally sanctioned by Nagpur Municipal Corporation, vide plan sanctioned letter No. 11dated 13/03/2013.

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/apartment, the present owner got sanction of a building plan which has been sanctioned and approved by the Nagpur Municipal Corporation for construction, vide building plan/permit No. 73/BP/NARI/TP/NMC/19 dated 08/08/2017.

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 – 2, bearing

serial/registration No. 3076/2018 dated 24/04/2018. The said multi-storied building is known and styled as **"PIONEER ETERNITY"**.

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 subject to such permissions of local authorities and compliances of necessary legal formalities as may be required.

(v) The said owner, **M/S. LIFESTYLE VENTURES**, through its partners, **1. SHRI RAJESH RAMESHLAL KRIPLANI** and **2. SHRI HITESH S/O. NANAKRAM VASWANI** 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 consisting of Plot/site No. 128 admeasuring 1161.226 Sq. Mts. being 5.0790% undivided share and interest of the land under phase – 1, in the scheme known as **"SINDHU EMPIRE"**, out of Survey/Khasra Nos. 144/2, 145/2, 146/2, 147/1, 146/9, 148/12, 142/3, 4, 5, 144/1, 146/3 and 147/2 having corresponding City Survey No. 339 out of Sheet No. 342/94, Mouza – Nari, bearing Municipal Corporation House No. 2758 and 2759, Ward No. 57, within the limits of Nagpur Municipal Corporation, Tahsil & District – Nagpur, bounded as follows –

TO THE EAST	:	ROAD
TO THE WEST	:	RURAL POLICE HEAD QUARTER
TO THE NORTH	:	OPEN SPACE
TO THE SOUTH	:	RURAL POLICE HEAD QUARTER

NAGPUR.
Date: 14/05/2018

(OM HARIRAMANI)

CHALLAN

MTR Form Number-6

GRN	MH001468609201819E	BARCODE		Date	12/05/2018-13:00:25	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	2018-2019 One Time			Flat/Block No. Premises/Building			
Account Head Details		Amount In Rs.					
0030072201 SEARCH FEE		350.00		Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
Total		350.00		Amount In Words	Three Hundred Fifty Rupees Only		
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02300042018051221965	557371445
Cheque/DD No.				Bank Date	RBI Date	12/05/2018-13:02:24	Not Verified with RBI
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9373107039

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 कारणासाढीच लागु आहे . इतर कारणांसाढी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 12-05-2018 01:19:15