CHALLAN
MTR Form Number-6

GRN MH009153623201819E	BARCODE	Date 07/12/2018-18:18:24	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	Devraj Dhawan
Location	NAGPUR		
Year	2018-2019 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Three Hundred Twenty Five Rupees Only

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

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	02300042018120733989 / 183411086520
Cheque/DD No.		Bank Date	RBI Date	07/12/2018-18:20:01 / 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

Department ID :

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 कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही .

Print Date 07-12-2018 06:22:26

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OM HARIRAMANI
ADVOCATE

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Ref. No:

Date: 11/12/2018

TITLE VERIFICATION REPORT

Having been engaged by **SHRI DEVRAJ S/O. KUNDANLAL DHAWAN**, Proprietor of **M/S. PANKAJ BUILDERS**, R/o. 5, Dalal Compound, Raj Nagar, Katol Road, Nagpur – 440013, I, the undersigned, have verified and inspected the available record of the office of the Sub-Registrar, Nagpur (Rural), in respect of ALL THAT piece and parcel of land bearing Plot No. 27 admeasuring 1087.3820 Sq. m. as per release letter (1087.38 Sq. m. as per city survey property card), in the layout of Basra Co. Op. Housing Society out of survey/khasra No. 95/2, bearing City Survey No. 269, Sheet No. 70 of Mouza – Gorewada, corresponding to municipal corporation house No. 808/B/H/27, ward No. 62, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District – Nagpur, more particularly described in the schedule written hereunder, vide search case (GRN) No. MH009153623201819E dated 07/12/2018. 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 OWNERHIP**

   Presently the aforesaid property is recorded in the name of

   SHRI DEVRAJ S/O. KUNDANLAL DHAWAN

   Proprietor – **M/S. PANKAJ BUILDERS**

   (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 –

2.1 The said property was purchased by the present owner from Hassina Khatoon Wd/o. Mohammad Ibrahim as per Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 4, bearing serial/registration No. 4455/2018 dated 27/07/2018.

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2.2 It is observed that the said entire land bearing khasra No. 95/2 admeasuring 5.24 hectares (12.95 Hectares) belonged to Shaikh Munawar S/o. Papa Miya from whom it was purchased by Hassina Khatoon Wd/o. Mohammad Ibrahim as per sale deed duly registered in the office of the Sub Registrar, Nagpur, bearing Serial/registration entry No. 5231 in book No. 1 dated 09/11/1966.

2.3 Thereafter, said Hassina Khatoon Wd/o. Mohammad Ibrahim and her legal heirs, namely Mohammad Zahid Mohammad Ibrahim, Mohammad Salim Ibrahim, Mohammad Javed Iqbal Mohammad Ibrahim, Mohammad Fahim Mohammad Ibrahim, Nargis Musarrat W/o. Israr Khan and Anjum Salma W/o. Gyasuddin Alla Bux effected a family partition relating to the said entire land and Hassina Khatoon Wd/o. Mohammad Ibrahim retained land admeasuring 0.54 Hectares as per partition deed dated 30/10/1994.

2.4 Later, Hassina Khatoon Wd/o. Mohammad Ibrahim along with other co-owners put a layout and carved out plots of various sizes and measurements and retained their respective shares/portions as such the share/portion of 0.54 Hectares comprises of plot Nos. 24, 25, 26 and 27, accordingly it came to be mutated/recorded in the name of Hassina Khatoon Wd/o. Mohammad Ibrahim in separate 7/12 etc.

2.5 Previously, Hassina Khatoon Wd/o. Mohammad Ibrahim had entered in an agreement for sale of 5,00,000 Sq. Ft. in favour of The Basra Co. Op. Housing Society, as per agreement of sale duly registered in the office of the Sub-Registrar, Nagpur – 11, at serial No. 7979 dated 30/12/1991 in book No. A1 from pages 195 to 197 of volume No. 517 corresponding to municipal corporation house No. 7940(P) dated 30/12/1991, however, the agreement of sale has been cancelled as per rescission/cancellation of agreement of sale duly registered in the office of the Sub-Registrar, Nagpur – 4, bearing serial/registration No. 2867/2015 dated 12/06/2015.

3. **RELEASE OF PLOT**

It is observed that Hassina Khatoon Wd/o. Mohammad Ibrahim applied before Nagpur Improvement Trust for regularization, sanction and release of her plots and plot No. 27 has been 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. 484 dated

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31/05/2016. The area of plot No. 27 as sanctioned and released by Nagpur Improvement Trust is 1087.3820 Sq. m.

4. **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 Improvement Trust for construction, vide building plan/permit No. BE(WEST)/CASE No. AB-0934/20161119113/9359/527 dated 05/01/2017.

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

In case the building is required to be submitted to the provisions of Maharashtra Apartment Ownership Act, 1970 then a Declaration Deed shall have to be registered in the office of the Sub Registrar, Nagpur – 4, bearing serial/registration No. 7225/2018 dated 03/12/2018. The said multi-storied building is known and styled as **"CREATIVE HOMES GREENVILLA"**.

6. **APPLICATION OF MAHARASHTRA REAL ESTATE REGULATORY ACT.**

It is seen that the proposed project known and styled as **"CREATIVE HOMES GREENVILLA"** shall be subject to the provisions of Maharashtra Real Estate Regulatory Act and necessary formalities shall have to be complied with.

7. **LEGAL OPINION**

7.1 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.

7.2 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 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.

7.3 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.

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

7.5 The said owner, **SHRI DEVRAJ S/O. KUNDANLAL DHAWAN** proprietor of **M/S. PANKAJ BUILDERS** is lawfully authorized and empowered to float the scheme

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and further to sale apartments 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 permissions and compliance of necessary legal formalities as may be required as per law.

Hence, this report.

SCHEDULE OF PROPERTY REFERRED ABOVE –

ALL THAT piece and parcel of land bearing Plot No. 27 admeasuring 1087.3820 Sq. m. as per release letter (1087.38 Sq. m. as per city survey property card), in the layout of Basra Co. Op. Housing Society out of survey/khasra No. 95/2, bearing City Survey No. 269, Sheet No. 70 of Mouza – Gorewada, corresponding to municipal corporation house No. 808/B/H/27, ward No. 62, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District – Nagpur, bounded as under –

TO THE NORTH	:	ROAD
TO THE SOUTH	:	OTHER LAYOUT
TO THE EAST	:	PLOT NO. 28
TO THE WEST	:	PLOT NO. 26

NAGPUR.
Date: 11/12/2018

OM HARIRAMANI
(ADVOCATE)

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