CHALLAN
MTR Form Number-6

GRN	MH000306398201920E	BARCODE		Date	09/04/2019-14:54:45	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	NGP3_JT NAGPUR NO 3 SUB REGISTRAR	Full Name	Omprakash Hariramani
Location	NAGPUR		
Year	2019-2020 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	325.00	Amount In Words	Three Hundred Twenty Five Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042019040975566	190994936321
Cheque/DD No.		Bank Date	RBI Date	09/04/2019-14:55:32	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9373107033

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 नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

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OM HARIRAMANI
ADVOCATE

"HARIRAMANI ASSOCIATES"
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Ref. No:

Date: 09/04/2019

TITLE VERIFICATION REPORT

Having been engaged by **SMT. SHRUTI W/O. PANKAJ DHAWAN**, R/o. Dalal Compound, Raj Nagar, 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. 104 admeasuring 1398.2870 Sq. m. in the layout of Shashikant Co. Operative Housing Society Ltd., Nagpur, bearing registration No. NGP/HSG/496/86-87 out of Khasra No. 78/1-2, Patwari Halka No. 7 bearing city survey No. 44, sheet No. 39, of Mouza – Hajaripahad, 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. MH000306398201920E dated 09/04/2019 . 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. VEER ROSHAN CONSTRUCTION

Through its proprietor –

SMT. SHRUTI W/O. PANKAJ DHAWAN

[PAN – ANDPV5847J]

Aged about 29 years, Occupation – Business,

R/o. Dalal Compound, Katol Road, Nagpur – 440 013.

(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 –

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i. The present ownersacquired/purchased said plot from Shashikant Co. Operative Housing Society Ltd., Nagpur, as per sale deed duly registered in the office of the Sub – Registrar, Nagpur – 3, bearing Serial/Registration No. 408/2016 dated 15/01/2016.

3. MUTATION IN THE RECORD OF AUTHORITES.

It is observed that the said property has been mutated and recorded in the name of present owners in the relevant records of city survey, Nagpur Municipal Corporation etc.

4. RELEASE OF PLOT

i. It is observed that the said plot 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. 45 dated 25/01/2016.

5. SANCTION OF BUILDING PLAN

It appears that the present ownersare 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 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-W-7556/Tracking case No. 2018112677/2002/578 dated 29/03/2019.

6. APPLICATION OF MAHARASHTRA APARTMENT OWNERSHIP ACT

It is also noted that the present ownersaredeveloper/builder and want to develop the said plots into a complex comprising of various self-contained residential apartments and by virtue of a deed of declaration, the said proposed multi-storied buildingknown and styled as **"GOKUL GIRDHAR HEIGHTS – WING C"** is submitted to the provisions of Maharashtra Apartment Ownership Act, 1970, vide Declaration Deed duly registered in the Office of the Sub-Registrar, Nagpur – 3, bearing serial/registration No. 1725/2019dated 08/04/2019.

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 the said present owner is owner of the said property and has rights to float flat scheme and to sell various

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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 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.

(v) The said owners, **M/S. VEER ROSHAN CONSTRUCTIONS, through its Proprietor, SMT. SHRUTI W/O. PANKAJ DHAWAN**are lawfully authorized and empowered to float the scheme 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 NOCs as may be required as per law. Hence, this report.

-: SCHEDULE OF PROPERTY :-

ALL THAT piece and parcel of land bearing Plot No. 104 admeasuring 1398.2870 Sq. m. in the layout of Shashikant Co. Operative Housing Society Ltd., Nagpur, bearing registration No. NGP/HSG/496/86-87 out of Khasra No. 78/1-2, Patwari Halka No. 7 bearing city survey No. 44, sheet No. 39, of Mouza – Hajaripahad, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District Nagpur, bounded as under –

TO THE NORTH	:	ROAD
TO THE SOUTH	:	OTHER LAYOUT
TO THE EAST	:	PLOT NO. 103
TO THE WEST	:	ROAD

NAGPUR.
Date: 09/04/2019

(OM HARIRAMANI)

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