

CHALLAN
MTR Form Number-6



GRN MH003146346201920E		BARCODE		Date 25/06/2019-14:52:35		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 PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		JAYESH OMPRAKASH HARIRAMANI	
Location PUNE				Flat/Block No.			
Year 2019-2020 One Time				Premises/Building			
Account Head Details			Amount In Rs.	Road/Street			
0030072201 SEARCH FEE			450.00	Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Amount In		Four Hundred Fifty Rupees Only	
Total			450.00	Words			
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02300042019062557250 191767200519	
Cheque/DD No.				Bank Date	RBI Date	25/06/2019-14:54:21 Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : 764471066

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0001691393201920	25/06/2019-15:02:18	IGR002	450.00
Total Defacement Amount					450.00

MH003146346201920E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
25 Jun 2019	Receipt	Receipt no.: 1111565982
	Name of the Applicant :	JAYESH OMPRAKASH HARIRAMANI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Takali (jhingabai) S.No/CTS No/G.No. : 182
	Period of search :	From :2002 To :2019
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH003146346201920E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php '.		

OM HARIRAMANI
ADVOCATE
JAYESH HARIRAMANI
ADVOCATE

“HARIRAMANI ASSOCIATES”
12A, 3rd Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR – 440 001,
Phones (O): 9326444422, 9325557700,
Mobile No. 9373107039,
Email: adv.om_hariramani@rediffmail.com

Ref. No:

Date: 10/07/2019

TITLE VERIFICATION REPORT

Having been engaged by **M/S.INFINITI INFRAVENTURES**, through its partners, **SHRI HARSHAVARDHAN S/O. RATNAKAR RAUT & SMT. PRAJAKTA W/O. HARSHAVARDHAN RAUT**, Both R/o. Pratap Nagar, Nagpur – 440022, 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.02 admeasuring 1311.00 sq. mtrs., in the Mane Layout, out of Khasra Nos.117,118, 120/1 and 121/1, Patwari Halka No.11, City Survey No.182, sheet No.668/5, 6 and 7 of Mouza – Zingabai Takli, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tq. and Distt. Nagpur, more particularly described in the schedule written hereunder, vide search case receipt No. MH003146346201920 dated 25/06/2019. 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.INFINITI INFRAVENTURES., Nagpur,

Acting through and represented by its PARTNER/S –

1. **SHRI HARSHAVARDHAN S/O. RATNAKAR RAUT**

2. **SMT. PRAJAKTA W/O. HARSHAVARDHAN RAUT**
(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 –

2.1 The present owner purchased the land bearing Plot no. 02 admeasuring 1311.000 Sq. Mt. in the Mane Layout, out of Khasra Nos 117,118, 120/1

7 of Mouza – Zingabai Takli, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tq. and Distt. Nagpur from Madhura Developers and Builders through its proprietor Shri Shekhar Gajanan Pusadkar, as per sale deed dated 14/02/2019 duly registered in the office of the Sub-Registrar, Nagpur – 3, bearing serial/registration No. 711/2019 dated 14/02/2019, Accordingly, name of the present owner has been mutated/recorded in all relevant records.

- 2.2 Originally, Late Shri Gajanan Balaji Mane had acquired land bearing Kh. No. 118-120/1 admeasuring 11100 Sq. Mt. and Kh No. 121/1 admeasuring 10500 Sq. Mt as an ancestral property. Said Late Shri Gajanan Balaji Mane, during his life time, put a layout of 14 Plots in the said land and entered into an agreement of sale dated 09/09/1997 with Shri Shekhar Gajanan Pusadkar– Proprietor of Madhura Developers and Builders in respect of Plot Nos. 2,3, 4, 7 &9. Thereafter, Shri Gajanan Balaji Mane left for heavenly abode leaving behind him his only legal heirs namely, 1. Shri Shankar Gajanan Mane, 2 Smt Usha Pradip Solat, 3. Smt Prabha Prabhakar Mulik, 4 Smt. Maya Purushottam Kadam, 5. Smt Lilabai Gajanan Mane, 6 Payal Prabhakar Mane, 7. Smt Rutuja Prabhakar Mane, and 8. Mangala Prabhakar Mane. Accordingly their names have been mutated in the 7/12 records.
- 2.3 In pursuance to the above said Agreement dated 09/09/1997 the above said legal heirs of Late Shri Gajanan Balaji Mane jointly executed a sale deed in favour of Madhura Developers and Builders through Pro. Shri Shekhar Gajanan Pusadkar and Robin Construction through Pro. Robin Kailas Wandhe, in respect of Kh. 118-120/1 and 121/1 comprising of Plot nos. 2,3,4,6,7 &9 as per sale deed duly registered in the office of Sub registrar bearing registration/serial no. 3840 dated 20/06/2014.
- 2.4 A Partition Deed was executed in between Madhura Developers and Builders through Pro. Shri Shekhar Gajanan Pusadkar, Robin Construction through Pro. Robin Kailas Wandhe and Shri Jagdish Ambadasji Kohale and by virtue of this partition duly registered in the office of Sub Registrar – 2 Nagpur, bearing serial/registration 521 dated 17/01/2018, present owner has become the absolute owner of Plot No.2 which is subject matter of this Search Report.

3. CONVERSION OF LAND

It is observed that a lay-out of the said entire land has been converted into non-agriculture for residential purpose by the Competent Authority vide Revenue Case No. 6068/NAP34/2018 dated 23/04/2018, Nagpur.

4. MUTATION OF PROPERTY

It is observed that a Corrigendum has been issue by Nagpur Improvement Trust vide letter no. B.E.(NORTH)/386 dtd 04/07/2019 and old Khasra Nos. 117,118, 120/1,121/1 have been substituted and corrected as Khasra Nos. 118, 121/1, 121/1 only. Accordingly, the said land has been mutated and recorded in the name of present owner in relevant records.

5. SANCTION OF LAYOUT PLAN AND RELEASE OF PLOT

- 5.1 A layout plan of the said entire land comprising of various plots of different sizes and measurement has been finally sanctioned/approved by Assistant Director Town Planning Department, NIT, and Nagpur under the provision of Maharashtra Gunthewari Development(Regulation,Upgradation and Control) Act, 2001 as per permit/release letter No. BE(N)/1361 dated 09/03/2018 and the said Plot has been released.

6. SANCTION OF BUILDING PLAN

- 6.1 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 (NORTH)/Case No. AB-N-34454/Tracking case No. 201904091/1704 dated 29/04/2019 and the owner intents to construct the flat scheme to be known & styled as “OM AVANEESH APARTMENT”.

7. APPLICATION OF MAHARASHTRA APARTMENT OWNERSHIP ACT.

- 7.1 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. 4709 dated 09/07/2019. The said multi-storied building is known and styled as “OM AVANEESH APARTMENT”.

8. APPLICATION OF MAHARASHTRA REAL ESTATE REGULATORY ACT.

- 8.1 It is seen that the proposed project known and styled as “OM AVANEESH APARTMENT” shall be subject to the provisions of Maharashtra Real Estate Regulatory Act and necessary formalities shall have to be complied with.

9. LEGAL OPINION

- 9.1 I have gone through the true copies documents produced before me. It is also informed to me that various Shops/flats/apartments of the said complex are to be sold out to individual buyer/s.

- 9.2 On the basis of verification of relevant record and the documents produced

various apartments to individual desiring buyers subject to necessary permissions etc., of local authorities and other, if required.

- 9.3 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.
- 9.4 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.
- 9.5 The said owner, **M/S.INFINITI INFRAVENTURES.**, is 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 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.02 admeasuring 1311.00 sq. mtrs., in the Mane Layout, out of Khasra Nos.117,118, 120/1 and 121/1, PatwariHalka No.11, City Survey No.182, sheet No.668/5, 6 and 7 of Mouza – ZingabaiTakli, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tq. and Distt. Nagpur, bounded as under –

TO THE EAST	:	PLOT NO. 3
TO THE WEST	:	PLOT NO. 1
TO THE NORTH	:	ROAD
TO THE SOUTH	:	PLOT NO. 6 & 7

NAGPUR.

Date:10/07/2019


OM HARIRAMANI
(ADVOCATE)