QUBBAWALA & CO.
Advocates & Notary

E-Mail : qubbawala @gmail.com

OFFICE: M-5, V.H.B. Colony, Behind Labour Court, Civil Lines, NAGPUR Ph.2554340, 2562813

D:\REPORT\rep-Bharmal-Gorewada.docx Date : 20-08-2019

TITLE VERIFICATION REPORT

Having been engaged for preparing the Title Verification Certificate for the property specifically described in the schedule and apparently owned by **M/S BHARMAL BUILDERS AND DEVELOPERS**, a Partnership Firm, acting through its partners: **(1) HAKIMUDDIN S/O ABBASBHAI SUNELWALA** and **(2) MR. MUSTAFA S/O KAMRUDDIN LAHERI**, I do hereby report as under :-

1. That **M/S BHARMAL BUILDERS AND DEVELOPERS**, a Partnership Firm, acting through its partners: **(1) HAKIMUDDIN S/O ABBASBHAI SUNELWALA** and **(2) MR. MUSTAFA S/O KAMRUDDIN LAHERI** is found to be the recorded owner of the property in question.

2. That land bearing Khasra Survey No.14 - 1/6 admeasuring 0.29 Hectares was owned by (1) Mrs. Palak w/o Vinodkumar Mansani (Miss Palak @ Shweta d/o Kishorkumar Nandwani) and (2) Mrs. Sahima w/o Haji Sadique Bawla (Kachhi) {Miss Sahima d/o Dilawar Dalla} on having purchased the same from Mr. Binda (Cindaprasad) Kanta Khangar and others vide Sale Deed dated 10-11-2009 registered in Book No.1 at Serial No. NGN 8 – 06067/ 2009 with the Sub Registrar Nagpur No.8.

3. That Mrs. Sahima w/o Haji Sadique Bawla (Kachhi) {Miss Sahima d/o Dilawar Dalla} sold her share in the said land to FIZA D/O ABDUL AZIZ GAGAN vide Sale Deed dated 30-09-2014 which has been registered in Book No.1 at Serial No.NGN-6/5074/2014 with Sub-Registrar, Nagpur-6 on 30-09-2014. As such Mrs. Palak w/o Vinodkumar Mansani (Miss Palak @ Shweta d/o Kishorkumar Nandwani) remained the owner of the balance share in the land,

being the property in question, specifically described in the schedule hereunder written.

4. That Mrs. Palak w/o Vinodkumar Mansani (Miss Palak @ Shweta d/o Kishorkumar Nandwani) being the owner of the land numbered as Plot No.39 being portion of Khasra No.14-1/6, Mouza Gorewada, the property in question specifically described in the schedule hereunder written sold the same to M/S. BHARMAL BUILDERS AND DEVELOPERS acting through its Partners (1) Mr. Hakimuddin s/o Abbas Bhai Sunelwala and (2) Mr. Mustafa s/o Kamruddin Laheri on joining Mrs. Sahima w/o Haji Sadique Bawla (Kachhi) {Miss Sahima d/o Dilawar Dalla} as Party No.3 (Consenter) vide Sale Deed dated 31-03-2017 which has been registered in Book No.1 at Serial No.1708 with Joint Sub Registrar, Nagpur City No.2 on 05-04-2017.

5. That due to correction in the area released by the authorities of Nagpur Improvement Trust, Nagpur from 1392 Sqr.Mtrs to 1491.57 Sqr.Mtrs a correction deed dated 09-08-2019 has been executed between Mrs. Palak w/o Vinodkumar Mansani (Miss Palak @ Shweta d/o Kishorkumar Nandwani) and described in the schedule hereunder written sold the same to M/S. BHARMAL BUILDERS AND DEVELOPERS acting through its Partners (1) Mr. Hakimuddin s/o Abbas Bhai Sunelwala and (2) Mr. Mustafa s/o Kamruddin Laheri wherein the area sold to M/S Bharmal Builders and developers has been corrected from 1392 Sqr.Mtrs to 1491.57 Sqr.Mtrs. The said correction deed has been registered in Book NO.1 at Serial No.4092 with Jt.Sub-Registrar, Nagpur-6 on even date.

6. That M/S. BHARMAL BUILDERS AND DEVELOPERS acting through its Partners (1) Mr. Hakimuddin s/o Abbas Bhai Sunelwala and (2) Mr. Mustafa s/o Kamruddin Laheri having intended to make the multi-storied construction in and upon the property in question has obtained the requisite sanction from the concerned authorities of Nagpur Improvement Trust, Nagpur vide Building Permit No.B.E.(WEST) Case No.AB-W-32546/Tracking No.201903257/ 2191/782 Dated 25-06-2019.

7. That M/S. BHARMAL BUILDERS AND DEVELOPERS have decided to construct multi-storied building upon the said property and as such has submitted the said building to be named and styled as "Gulmohar Plaza" vide Deed of Declaration dated 09-08-2019 which has been registered in Book No.1 at Serial No.4095 with Jt.Sub-Registrar, Nagpur-6 on even date.

8. On the basis of search made and the documents placed, the property referred in the schedule is found to be held and owned by **M/S BHARMAL BUILDERS AND DEVELOPERS**, a Partnership Firm, acting through its partners: **(1) HAKIMUDDIN S/O ABBASBHAI SUNELWALA** and **(2) MR. MUSTAFA S/O KAMRUDDIN LAHERI.**

9. That, all the relevant documents of title (not more than 13 years old) placed before me have been verified ad tallied from the records of Registrar of Documents and/or from the records of appropriate authorities.

10. I am satisfied and confirm that the property is heritable and transferable and the transferors have right to transfer. All documents have desired effect. Facts and events material to title have been satisfactorily proved.

SCHEDULE OF PROPERTY

All that piece and parcel of land bearing Portion No.39 admeasuring 0.15 Hectare or 1500 Sqr.Mtrs (regularized area being 1392.00 Sq. Mtrs.) out of piece and parcel of land admeasuring about 0.29 Hecatres i.e 2900 Sqr.Mtrs bearing Khasra No.14/1/6 of Mouza Gorewada, P.H. No.8-A bearing City Survey No.15, Sheet No.14, within the Local Limits of Nagpur Municipal Corporation, Tahsil and District Nagpur, bounded as under:

East:	by Plot No.42.
West:	by 9 Mtrs Wide Road.
North:	by Plot No.40.
South:	by 9 Mtrs wide Road

For M/s. Qubbawala & Co.

(M.G.Qubbawala Advocate)

MH005382009201920E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
20 Aug 2019	Receipt	Receipt no.: 1111600178
	Name of the Applicant :	Ghulam Abbas Zainuddin Qubbawala
	Details of property of which document has to be searched :	Dist :Nagpur Village :Gorevada S.No/CTS No/G.No. : 15
	Period of search :	From :2009 To :2019
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH005382009201920E		
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'.		

CHALLAN
MTR Form Number-6

GRN	MH005382009201920E	BARCODE		Date	20/08/2019-21:12:35	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	Ghulam Abbas Zainuddin Qubbawala
Location	PUNE		
Year	2019-2020 One Time	Flat/Block No.	
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	
0030072201 SEARCH FEE	300.00	Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	300.00	Amount In Words	Three Hundred Rupees Only

Payment Details	ORIENTAL BANK OF COMMERCE	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03800612019082022459	60073986
Cheque/DD No.		Bank Date	RBI Date	20/08/2019-09:12:50	Not Verified with RBI
Name of Bank		Bank-Branch		ORIENTAL BANK OF COMMERCE	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

Department ID : 215733499

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

सदर चलाण "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 20-08-2019 09:28:33

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Note:-Generated Through eSearch Module.For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.नागपूर 6
दस्त क्रमांक : 4092/2019
नोंदणी :
Regn:63m

गावाचे नाव : 1) गोरेवाडा

(1)विलेखाचा प्रकार	65-चुक दुरुस्ती पत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	657162
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नागपूर म.न.पा.इतर वर्णन :, इतर माहिती: मौजा गोरेवाडा प.ह.नं.8-अ येथील खसरा नं.14-1/6 मधील प्लॉट नं.39 याची आराजी 1491.5700 चौरस मिटर असुन याचा शिट नं.14 सिटी सर्व्हे नं.15 हा आहे यामालमत्तेच्या विक्रीदस्तामध्ये दुरुस्तीच्या दस्तामध्ये दर्शविल्याप्रमाणे दुरुस्ती करण्यात येत आहे वाढीव क्षेत्र 99.57 चौ.मी आहे((Plot Number : 39 ; C.T.S. Number : 15 ;))
(5) क्षेत्रफळ	1) 1491.57 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-पलक विनोदकुमार मनसानी लग्नाआधिचे नाव पलक उर्फ श्वेता किशोरकुमार नंदवानी - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं.32 बॅक कॉलोनी जरीपटका नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440014 पॅन नं:-ACWPM7085M 2): नाव:-सहिमा सादिक बावला (कच्छी) - - वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: महेश नगर शांती नगर नागपूर, महाराष्ट्र, NAGPUR. पिन कोड:-440002 पॅन नं:-AHWPB0603P
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे.भारमल बिल्डर्स अन्ड डेव्हलपर्स तर्फे पार्टनर मुस्तफा कमरुद्दीन लहेरी - - वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: करंजीकर लेन लोहा ओली इतवारी नागपूर, महाराष्ट्र, NAGPUR. पिन कोड:-440002 पॅन नं:-AANFB0987G 2): नाव:-मे.भारमल बिल्डर्स अन्ड डेव्हलपर्स तर्फे पार्टनर हकीमुद्दीन अब्बासभाई सुनेलवाला - - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: करंजीकर लेन लोहा ओली इतवारी नागपूर, महाराष्ट्र, NAGPUR. पिन कोड:-440002 पॅन नं:-AANFB0987G
(9) दस्तऐवज करुन दिल्याचा दिनांक	06/08/2019
(10)दस्त नोंदणी केल्याचा दिनांक	09/08/2019
(11)अनुक्रमांक,खंड व पृष्ठ	4092/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	49500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	6600
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला (i) within the limits of any Municipal Corporation or any Cantonment area

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Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.नागपूर 6
दस्त क्रमांक : 4095/2019
नोंदणी :
Regn:63m

गावाचे नाव : 1) गोरेवाडा

(1)विलेखाचा प्रकार	घोषणापत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नागपूर म.न.पा.इतर वर्णन :, इतर माहिती: मौजा गोरेवाडा प.ह.नं.8-अ येथील खसरा नं.14-1/6 मधील प्लॉट नं.39 याची आराजी 1491.5700 चौरस मिटर असुन याचा शिट नं.14 सिटी सर्व्हे नं.15 हा आहे((Plot Number : 39 ;))
(5) क्षेत्रफळ	1) 1491.5700 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.भारमल बिल्डर्स अन्ड डेव्हलपर्स तर्फे पार्टनर मुस्तफा कमरुद्दीन तहेरी - - वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: करंजीकर लेन लोहा ओली इतवारी नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440002 पॅन नं:-AANFB0987G 2): नाव:-मे.भारमल बिल्डर्स अन्ड डेव्हलपर्स तर्फे पार्टनर हकीमुद्दीन अब्बासभाई सुनेलवाला - - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: करंजीकर लेन लोहा ओली इतवारी नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440002 पॅन नं:-AANFB0987G
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करुन दिल्याचा दिनांक	06/08/2019
(10)दस्त नोंदणी केल्याचा दिनांक	09/08/2019
(11)अनुक्रमांक,खंड व पृष्ठ	4095/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	Affidavit