

OM HARIRAMANI
ADVOCATE

JAYESH HARIRAMANI
ADVOCATE

"HARIRAMANI ASSOCIATES"
12A, 3rd Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR – 440 001,
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Ref. No:

Date: 09/01/2020

TITLE VERIFICATION REPORT

Having been engaged by **M/S. OM SATYAM BUILDCONS PVT. LTD.**, having its office at Ground Floor, N.M.C. Complex, Bajaj Wing, Mangalwari, Sadar, Nagpur – 440 001, through its director, **SHRI ABHIJEET S/O. VISHNUGOPAL SHAHU**, R/o. 4, Surana Layout, Police Line Takli, Nagpur – 440 013, 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. 03 admeasuring 2272.074 Sq. m. out of khasra No. 67/2/B, of Mouza – Godhani (Rly.), Tahsil – Nagpur (Rural), District – Nagpur, more particularly described in the schedule written hereunder, vide search case receipt No. 1111695671 paid by way of GRN – MH010502861201920E dated 08/01/2020. 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. OM SATYAM BUILDCONS PVT. LTD.,
Through its Directors –
SHRI ABHIJEET S/O. VISHNUGOPAL SHAHU
SHRI RITURAJ S/O. VISHNUGOPAL SHAHU
(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 M/s. Shree Developers, through its proprietor, Shri Chandrashekhar Baburao Kale and Shri Chandrashekhar Baburao Kale, proprietor, M/s. Shree Developers, as per sale

deed duly registered in the office of the Sub-Registrar, Nagpur – 10 (Rural), bearing serial/registration No. 13252/2019 dated 26/12/2019.

- 2.2 Previously, said M/s. Shree Developers, through its proprietor, Shri Chandrashekhhar Baburao Kale and Shri Chandrashekhhar Baburao Kale purchased the entire khasra No. 67/2/B admeasuring 1.96 hectares from Shri Bhagwatsingh Bindraprasad Khangar, Shri Ganeshsingh Bindraprasad Khangar, Shri Rameshsingh Bindraprasad Khangar, Shri Maheshsingh Bindraprasad Khangar, Shri Sureshsingh Bindraprasad Khangar, Shri Gunderao Bala Hole, Shri Sanjay Gunderao Hole, Shri Vijay Gunderao Hole, Shri Dinesh Gunderao Hole, Smt. Savita W/o. Ashok Wankhede and Shri Subhash Ramuji Kuradkar as per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 7 (Rural), bearing serial/registration No. 6674/2016 dated 03/09/2016.

- 2.3 It is observed that the said entire land originally belonged to Shri Bala Hole and after his demise it devolved upon his legal heirs and representatives from whom a portion of it was purchased by Shri Bhagwatsingh Bindraprasad Khangar, Shri Ganeshsingh Bindraprasad Khangar, Shri Rameshsingh Bindraprasad Khangar, Shri Maheshsingh Bindraprasad Khangar, Shri Sureshsingh Bindraprasad Khangar as per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 7 (Rural), bearing serial/registration No. 2594/2012 dated 14/05/2012 as such the entire land was purchased by said M/s. Shree Developers, through its proprietor, Shri Chandrashekhhar Baburao Kale and Shri Chandrashekhhar Baburao Kale from Hole family and Khangar family.

3. **CONVERSION INTO NON AGRICULTURE AND SANCTION OF LAYOUT PLAN**

- 3.1 It is observed that the previous owner got the said land converted into non agriculture for residential purpose as per order passed by Collector, Nagpur, dated 09/08/2004 in revenue case No. 273/NAP-34/2016-2017 and thereafter he curved out a layout of the said land comprising of various plots of different size and measurement which has been finally approved by Executive Engineer, (Metro), NMRDA, Nagpur, vide plan dated 07/05/2017 which has been finally sanctioned by Metropolitan Commissioner, NMRDA as per plan dated 08/05/2017.

4. **RELEASE OF PLOT**

- 4.1 It is observed that the said plot has been released/regularized upon payment of Development charges/Regularization expenses to, and released by, NMRDA as

per release Letter/Permit No. E.E.(METRO)/454 dated 15/02/2019. The net area of the plot as released is 2272.074 Sq. m.

5. SANCTION OF BUILDING PLAN

- 5.1 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 NMRDA for construction, vide building plan/permit No. B.E.(NMRDA) / South / Nagpur (Rural) / Case No. MB-Godh-3/2019051080/1801 dated 03/10/2019.

6. APPLICATION OF MAHARASHTRA APARTMENT OWNERSHIP ACT.

- 6.1 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. The said multi-storied building is known and styled as "**SATYAM ORCHID**". Also the project will have to be registered under the provisions of MAHA-RERA.

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, **M/S. OM SATYAM BUILDCONS PVT. LTD.** 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 as per law. 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 REFERRED ABOVE –

ALL THAT piece and parcel of land bearing plot No. 03 admeasuring 2272.074 Sq. m. out of khasra No. 67/2/B, of Mouza – Godhani (Rly.), Tahsil – Nagpur (Rural), District – Nagpur, bounded as under as per sale deed –

TO THE EAST	-:-	KHASRA No. 67/2/A
TO THE WEST	-:-	ROAD
TO THE NORTH	-:-	AMENITY SPACE 2
TO THE SOUTH	-:-	PLOT No. 04

NAGPUR.

Date: 09/01/2020


(OM HARIRAMANI)

MH010502861201920E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
08 Jan 2020	Receipt	Receipt no.: 1111695671
	Name of the Applicant :	JAYESH OMPRAKASH HARIRAMANI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Godhani S.No/CTS No/G.No. : 67
	Period of search :	From :2005 To :2020
	Received Fee :	400
The above mentioned Search fee has been credited to government vide GRN no :MH010502861201920E		
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/fmSearchChallanWithoutReg.php '.		



Department ID : 15465049
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलान "टाइप ऑफ पेमेंट" मध्ये नगुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.

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