

CHALLAN
MTR Form Number-6



GRN	MH007515048201920E	BARCODE			Date	18/10/2019-13:37:10	Form ID
Department			Inspector General Of Registration				
Search Fee			Type of Payment Other Items				
Office Name			PND1_JT DISTT REGISTRAR PUNE URBAN				
Location			PUNE				
Year			2019-2020 One Time				
Account Head Details			Amount In Rs.				
0030072201 SEARCH FEE			450.00				
TAX ID (If Any)							
PAN No.(If Applicable)							
Full Name			OM HARIRAM HARIRAMANI				
Flat/Block No.							
Premises/Building							
Road/Street							
Area/Locality							
Town/City/District							
PIN							
Remarks (If Any)							
Amount In			Four Hundred Fifty Rupees Only				
Words							
Payment Details			BANK OF MAHARASHTRA				
FOR USE IN RECEIVING BANK							
Cheque-DD Details							
Bank CIN			Ref. No. 02300042019101825617 192910743269				
Cheque/DD No.			Bank Date RBI Date 18/10/2019-13:38:46 Not Verified with RBI				
Name of Bank			Bank-Branch BANK OF MAHARASHTRA				
Name of Branch			Scroll No. , Date Not Verified with Scroll				

Department ID : 359714284

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

Mobile No. : Not Available

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1		0003867701201920	18/10/2019-13:46:14	IGR002	450.00
Total Defacement Amount					450.00

MH007515048201920E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
18 Oct 2019	Receipt	Receipt no.: 1111636783
Name of the Applicant : OM HARIRAM HARIRAMANI		
Details of property of which document has to be searched :		Dist :Nagpur Village :Gorevada S.No/CTS No/G.No. : 17
Period of search :		From :2002 To :2019
Received Fee :		450
The above mentioned Search fee has been credited to government vide GRN no :MH007515048201920E		
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

"HARIRAMANI ASSOCIATES"
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Mobile No. 9373107039
Email: adv.om_hariramani@rediffmail.com

Ref. No:

Date: 22/10/2019

TITLE VERIFICATION REPORT

Having been engaged by **SHRI DEVRAJ S/O. KUNDANLAL DHAWAN**, R/o. Plot No. 05, Dalal Compound, Near M.S.E.B. Office, Old Katol Naka Chowk, 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. 17 admeasuring 1435.458 Sq. m., in the layout of Basra Co. Op. Housing Society out of survey/khasra No. 95/2, 95/3, 95/4, 95/5, 95/6, 95/7 and 95/8, 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 Municipal Corporation, Tahsil & District – Nagpur, more particularly described in the schedule written hereunder, vide search case (GRN) No. MH007515048201920E (receipt No. 1111636783) dated 18/10/2019. 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

SHRI DEVRAJ S/O. KUNDANLAL DHAWAN

R/o. Plot No. 05, Dalal Compound, Near M.S.E.B. Office, Old Katol Naka Chowk, Katol Road, Nagpur – 440 013.

(Hereinafter referred to as the said owner)

2. **HISTORY AND CHAIN OF TRANSFERS**

The said plot purchased by said owner from Mohd. Javed Iqbal S/o. Mohd. Ibrahim as per Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 4, bearing serial/registration No. 6216/2018 dated 17/10/2018.

3. **RELEASE OF PLOT**

It is observed that the said plot No. 17 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. 4905 dated 12/11/2018. The area of plot No. 17 as sanctioned and released by Nagpur Improvement Trust is 1435.458 Sq. m.

4. **SANCTION OF BUILDING PLAN**

It appears that the present owner is 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 flats/apartments/blocks, the present owner got sanction of a building plan from Nagpur Improvement Trust, vide building plan/permit No. BE(WEST)/Case No. AB-W-236589/Tracking Case No. 201903165/2667/652 dated 09/05/2019.

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

It is also noted that the present owner is a developer/builder and wants to develop the said plots into a complex comprising of various self-contained flats/apartments/blocks and by virtue of a deed of declaration, the said proposed multi-storied building known and styled as "CREATIVE HOMES GREENVIEW" is submitted to the provisions of Maharashtra Apartment Ownership Act, 1970, vide Declaration Deed duly registered in the Office of the Sub-Registrar Nagpur – 1, bearing serial/registration No. 6279/2019 dated 16/10/2019.

6. **LEGAL OPINION**

- (i) I have gone through the true copies documents produced before me. It is also informed to me that various flats/apartments/blocks 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 flats/apartments/blocks to individual desiring buyers subject to necessary permissions etc., of 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 flats/apartments/blocks will get clear, marketable

and good title by execution & registration of valid and lawful conveyance deeds subject to such permissions and clearances of local authorities as may be required.

- (v) The said owner **SHRI DEVRAJ S/O. KUNDANLAL DHAWAN** is lawfully authorized and empowered to float the scheme and further to sale flats/apartments/blocks 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. 17 admeasuring 1435.458 Sq. m., in the layout of Basra Co. Op. Housing Society out of survey/khasra No. 95/2, 95/3, 95/4, 95/5, 95/6, 95/7 and 95/8, 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 Municipal Corporation, Tahsil & District – Nagpur, bounded as under –

TO THE EAST	:	ROAD
TO THE WEST	:	PLOT No. 16
TO THE NORTH	:	ROAD
TO THE SOUTH	:	PLOT No. 21

NAGPUR.

Date: 22/10/2019


(OM HARIRAMANI)