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: 24/05/2019

TITLE VERIFICATION REPORT

Having been engaged by **SHREE GANESH BUILDERS LTD.**, office at Mudliayar Complex, Abhyankar Road, Dhantoli, Nagpur, through its director, **SHRI PAHILAJ S/O. JAGGUMAL SACHANI**, 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. 3 admeasuring 3046.60 Sq. m. out of Khasra/Survey No. 84/2, bearing city survey No. 425, of Mouza – Nari, corresponding to municipal corporation House No. 2175/G/1+2+32, Zone: 9, ward No. 57, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District – Nagpur, more particularly described in the schedule written hereunder, vide search case (GRN) No. MH001765807201920E dated 21/05/2019. 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 OWNERHIP

Presently the aforesaid property is recorded in the name of
SHREE GANESH BUILDERS LTD., Nagpur,
Acting through and represented by its Director –
SHRI PAHILAJ S/O. JAGGUMAL SACHANI
(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 present owner purchased the entire land bearing khasra No. 84/2 admeasuring 1.41 hectares from 1. Shri Kantilal S/o. Narayan Tank, 2. Shri Mukesh S/o. Amrutlal Tank, No. 2 through his attorney, 3. Shri Pritesh S/o. Kantilal Tank, 4. Shri Mathuraprasad S/o. Bisanlal Agrawal, 5. Shri Girish S/o. Ramji Chauhan, 6. Shri Omprakash S/o. Lathuram Agrawal, 7. Smt. Pushpadevi W/o. Pawankumar Poddar, 8. Shri Dindayal S/o. Lathuram Agrawal, 9. Smt. Hinaben

S/o. Anupamkumar Patel, 10. Smt. Sarojben W/o. Rasikbhai Patel, 11. Smt. Shardaben W/o. Chimanbhai Patel, 12. Shri Karan S/o. Anupamkumar Patel, 13. Shri Manish S/o. Vrajlal Tank, 14. Saroj D/o. Vrajlal Tank @ Smt. Saroj W/o. Chandrakant Chauhan, 15. Rita D/o. Vrajlal Tank @ Smt. Rita W/o. Rajendra Tambekar, 16. Jyoti D/o. Vrajlal Tank @ Smt. Jyoti W/o. Kiran Chawda, 17. Meena D/o. Vrajlal Tank @ Smt. Meena W/o. Bharat Jethwa, Nos. 13 to 16 through their attorney, Shri Manish S/o. Vrajlal Tank as per sale deed dated 31/12/2010 duly registered in the office of the Sub-Registrar, Nagpur – 1, bearing serial/registration No. 00375/2011 dated 13/01/2011.

3. CONVERSION OF LAND

It is observed that the land area of 6410.442 Sq. m. out of khasra No. 84/2 admeasuring 1.41 hectares total area as per 7/12, has been converted into non-agriculture for residential purpose by the Collector, Nagpur, vide order dated 23/12/2013 in revenue case No. 46/NAP-34/2013-14.

4. SANCTION OF LAYOUT PLAN AND RELEASE OF PLOT

4.1 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, Nagpur as per letter No. ADTP/PL./6638 dated 05/12/2014. The said layout plan is known and styled as **"SHREE GANESH NORTHSTAR"**.

4.2 It is observed that the above mentioned plot No. 03 has been sanctioned and released by Nagpur Improvement Trust as per release letter No. E.E.(NORTH)/1258 dated 15/05/2017.

5. MUTATION OF PROPERTY

It is observed that the said land has been mutated and recorded in the name of present owner in relevant records.

6. SANCTION OF BUILDING PLAN

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/12017101342/Tracking case No. 2017103148/1668 dated 05/04/2019.

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

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 – ___ , bearing serial/registration No. _____ dated _____ . The said multi-storied building is known and styled as **"SHREE GANESH NORTHSTAR BUILDING – 1"**.

8. **APPLICATION OF MAHARASHTRA REAL ESTATE REGULATORY ACT.**

It is seen that the proposed project known and styled as **"BUILDING – 1"** in the layout/project known as **"SHREE GANESH NORTHSTAR"** 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 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 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.

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, **SHREE GANESH BUILDERS 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. 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. 3 admeasuring 3046.60 Sq. m. out of Khasra/Survey No. 84/2, bearing city survey No. 425, of Mouza – Nari, corresponding to municipal corporation House No. 2175/G/1+2+32, Zone: 9, ward No. 57, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District – Nagpur, bounded as under –

TO THE EAST	:	KHASRA NO. 84/3
TO THE WEST	:	RECREATIONAL OPEN SPACE AND ROAD
TO THE NORTH	:	12 M. ROAD
TO THE SOUTH	:	18 M. ROAD

NAGPUR.
Date: 24/05/2019

OM HARIRAMANI
(ADVOCATE)

CHALLAN
MTR Form Number-6

GRN	MH001891851201920E	BARCODE		Date	24/05/2019-19:04:53	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		
Year	2019-2020 One Time	Flat/Block No.	

Account Head Details	Amount In Rs.		
0030072201 SEARCH FEE	450.00	Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	450.00	Amount In Words	Four Hundred Fifty Rupees Only

DEFACED ₹450.00 DEFACED

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042019052475834	191446273497
Cheque/DD No.		Bank Date	RBI Date	24/05/2019-19:08:00	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 502276288 Mobile No. : Not Available

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.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0001079176201920	24/05/2019-19:18:42	IGR002	450.00
			Total Defacement Amount		450.00

Print Date 24-05-2019 07:20:40

MH001891851201920E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
24 May 2019	Receipt	Receipt no.: 1111548122
	Name of the Applicant :	JAYESH OMPRAKASH HARIRAMANI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Nari S.No/CTS No/G.No. : 425
	Period of search :	From :2002 To :2019
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH001891851201920E		
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'.		