

MH001912828202021E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
02 Jul 2020	Receipt	Receipt no.: 1111782939
	Name of the Applicant	OM HARIRAM HARIRAMANI
	Details of property of which document has to be searched	Dist. Nagpur Village. Nari S.No/CTS No/G No. : 415
	Period of search	From 2002 To 2020
	Received Fee	475
The above mentioned Search fee has been credited to government vide GRN no MH001912828202021E		
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/frnSearchChallanWithoutReg.php '.		

Res

Ref. No.

Date: 07/07/2020

TITLE VERIFICATION REPORT

Having been engaged by **M/S. JARRY PROFITS**, Through partner/s, i. **SHRI ANIL TARACHAND WADHWANI** R/o 11, Uday Lawn Square, Jaripatka, Nagpur, & ii. **SHRI RAJESH MULCHAND BATWANI** R/o 28, Jaripatka, Nagpur, I the under signed have verified and inspected the available record of the office of the Sub-Registrar, Nagpur, with respect to **ALL THAT** piece and parcel of land admeasuring 627 Sq. m. (6749 Sq. Ft.), marked as "**R2**", out of Khasra No. 53 having total retainable land area admeasuring about 1500 Sq. m., City Survey No. 415, Sheet No. 920/55 of Mouza – Nari, corresponding to Municipal Corporation House No. 2165/R-2, Ward No. 57, situated at Sugat Nagar, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District – Nagpur, more particularly described in the schedule written here under, vide search receipt No. 1111782939 paid vide GRN No. MH001912828202021E dated 02/07/2020. 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 owned by and recorded in the name of

M/S. JARRY PROFITS,

A partnership firm, through its partner/s –

i. SHRI ANIL S/O. TARACHAND WADHWANI

Aged about 48 years, Occupation – Business

R/o. 11, Uday Lawn Square, Jaripatka, Nagpur.

ii. SHRI RAJESH S/o. MULCHAND BATWANI

Aged about 46 years, Occupation – Business

R/o. 28, Jaripatka, Nagpur.

(Hereinafter referred to as the said owner)

HISTORY AND CHAIN OF TRANSFERS

The history and chain of transfers of the said land appears to be as under

Originally, Sri Prateek S/o Vipin Kumar and Smt. Shaifali W/o Prateek Kumar, purchased the said plot from Shri Sudhir Sharadchandra Dixit through attorney Shri Ravindra Narayanrao Dixit, as per sale deed duly registered in the office of the Sub-Registrar, Nagpur - 4 bearing serial/registration No. 01072/2009 dated 27/02/2009 from whom it was purchased by present owner as per sale deed duly registered in the office of the Sub-Registrar, Nagpur-3 bearing serial/registration No. 6738/2016 dated 01/10/2016.

3. SANCTION OF BUILDING PLAN

It appears that said M/s Jarry Profits through its partners Shri Anil S/o Tarachand Wadhwani and Shri Rajesh S/o Mulchand Batwani, for the purpose of construction of a building on the said plot comprising of various self-contained flat/apartments, got sanction of a building plan which has been sanctioned and approved by the Nagpur Improvement Trust for construction, vide permit No. BE(NORTH)/Case No. AB-120170324175/Tracking case No. 2017033056/1960 dated 27/08/2019.

4. APPLICATION OF MAHARASHTRA APARTMENT OWNERSHIP ACT.

It is observed that the said building has been submitted under the provisions of Maharashtra Apartment Ownership Act, 1970 by virtue of Declaration Deed duly registered in the office of the Sub-Registrar, Nagpur - 2, bearing serial/registration No. 3258/2020 dated 02/07/2020. The said proposed multi-storied building is known as "AMRAPALI PHASE - II"

5. APPLICATION OF MAHARASHTRA REAL ESTATE REGULATORY ACT.

It is seen that the proposed project known and styled as "AMRAPALI PHASE - II" shall be subject to the provisions of Maharashtra Real Estate Regulatory Act and necessary formalities shall have to be complied with as per the provisions of MAHARERA.

6. LEGAL OPINION AND FINDINGS

- (i) 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.
- (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 apartments

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 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 and compliance of necessary legal formalities.
- (v) The said owner **M/S. JARRY PROFITS** through partner/s – i. **SHRI ANIL TARACHAND WADHWANI** & ii. **SHRI RAJESH MULCHAND BATWANI** 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 NOCs as may be required as per law. Hence, this report.

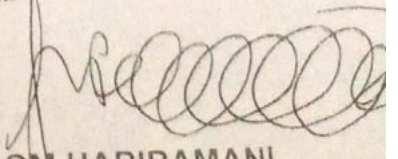
SCHEDULE OF PROPERTY

ALL THAT piece and parcel of land admeasuring 627 Sq. m. (6749 Sq. Ft.), marked as "**R2**", out of Khasra No. 53 having total retainable land area admeasuring about 1500 Sq. m., City Survey No. 415, Sheet No. 920/55 of Mouza – Nari, corresponding to Municipal Corporation House No. 2165/R-2, Ward No. 57, situated at Sugat Nagar, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District – Nagpur, bounded as under –

TO THE NORTH	:	ROAD
TO THE SOUTH	:	ROAD
TO THE EAST	:	PLOT NO. 44
TO THE WEST	:	INTERNAL EXISTING ROAD

NAGPUR.

Date: 07/07/2020


OM HARIRAMANI
(ADVOCATE)