CHALLAN
MTR Form Number-6

GRN	MH005073685202021E	BARCODE		Date	01/10/2020-17:28:38	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	OM HARIRAM HARIRAMANI
Location	PUNE		
Year	2020-2021 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	300.00	Amount In Words	Three Hundred Rupees Only

DEFACED ₹300.00 DEFACED

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042020100180326	202750262531
Cheque/DD No.		Bank Date	RBI Date	01/10/2020-17:29:49	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 711197798

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 नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0002270879202021	01/10/2020-17:33:12	IGR002	300.00
			Total Defacement Amount		300.00

MH005073685202021E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
01 Oct 2020	Receipt	Receipt no.: 1111854910
	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. : 269
	Period of search :	From :2010 To :2020
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH005073685202021E		
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

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: 05/10/2020

TITLE VERIFICATION REPORT

Having been engaged by **M/S. CREATION BUILDERS & DEVELOPERS** Pro – **SHRI PANKAJ S/O. DEVRAJ DHAWAN**, R/o. 5, Dalal Compound, Raj Nagar, Katol Road, Nagpur – 440013, 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 comprising of Plot No. 24 admeasuring 0.5 X (21.775 + 17.646) X 68.162 = 1343.5070 Sq. m., and Plot No. 25 admeasuring 0.5 X (22.009 + 17.612) X 63.859 = 1265.0780 Sq. m., having total area 2608.586 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, 95/8 bearing City Survey No. 269, Sheet No. 70 of Mouza – Gorewada, corresponding to municipal corporation house No. 808/B/H/24, 808/B/H/25, index No. 062039601, 062039600 respectively, Zone:10, ward No. 62, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District – Nagpur, more particularly described in the schedule written hereunder, vide search case (GRN) No. MH005073685202021E (Receipt No. 1111854910) dated 01/10/2020. 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 OWNERHIP**

Presently the aforesaid property is recorded in the name of
M/S. CREATION BUILDERS & DEVELOPERS
Represented by proprietor –
SHRI PANKAJ S/O. DEVRAJ DHAWAN
R/o. 5, Dalal Compound, Raj Nagar, Katol Road, Nagpur – 440 013.
(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 conveyance deed appears to be as follows –

2.1 The said land/property was purchased by the present owner from **SHRI KEDARESHWAR BUILDERS & DEVELOPERS,** through its partners, i. **SHRI MADHAV S/O. WAMAN DESHPANDE** and ii. **SHRI ABHIJEET S/O. BAPURAO DUDHANE** as per Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 4, bearing serial/registration No. 4350/2020 dated 03/09/2020.

2.2 Previously, the Plot No. 24 was purchased by **SHRI KEDARESHWAR BUILDERS & DEVELOPERS,** through its partners, i. **SHRI MADHAV S/O. WAMAN DESHPANDE** and ii. **SHRI ABHIJEET S/O. BAPURAO DUDHANE** from Hassina Khatoon Wd/o. Mohammad Ibrahim as duly registered in the office of the Sub-Registrar, Nagpur – 4, bearing serial/registration No. 4457/2018 dated 27/07/2018 and the Plot No. 25 was purchased by **SHRI KEDARESHWAR BUILDERS & DEVELOPERS,** through its partners, i. **SHRI MADHAV S/O. WAMAN DESHPANDE** and ii. **SHRI ABHIJEET S/O. BAPURAO DUDHANE** from Hassina Khatoon Wd/o. Mohammad Ibrahim as duly registered in the office of the Sub-Registrar, Nagpur – 4, bearing serial/registration No. 4456/2018 dated 27/07/2018.

2.3 It is observed that originally the said entire land bearing khasra No. 95/2 admeasuring 5.24 hectares (12.95 Hectares) belonged to Shaikh Munawar S/o. Papa Miya from whom it was purchased by Hassina Khatoon Wd/o. Mohammad Ibrahim as per sale deed duly registered in the office of the Sub Registrar, Nagpur, bearing Serial/registration entry No. 5231 in book No. 1 dated 09/11/1966.

2.4 Thereafter, said Hassina Khatoon Wd/o. Mohammad Ibrahim and her legal heirs, namely Mohammad Zahid Mohammad Ibrahim, Mohammad Salim Ibrahim, Mohammad Javed Iqbal Mohammad Ibrahim, Mohammad Fahim Mohammad Ibrahim, Nargis Musarrat W/o. Israr Khan and Anjum Salma W/o. Gyasuddin Alla Bux effected a family partition relating to the said entire land and Hassina Khatoon Wd/o. Mohammad Ibrahim retained land admeasuring 0.54 Hectares as per partition deed dated 30/10/1994.

2.5 Later, Hassina Khatoon Wd/o. Mohammad Ibrahim along with other co-owners put a layout and carved out plots of various sizes and measurements and retained their respective shares/portions, accordingly the said plot no. 24 & 25

among other plots came in the share/portion of Hassina Khatoon Wd/o. Mohammad Ibrahim .

2.6 Previously, Hassina Khatoon Wd/o. Mohammad Ibrahim had entered in an agreement for sale of 5,00,000 Sq. Ft. in favour of The Basra Co. Op. Housing Society, as per agreement of sale duly registered in the office of the Sub-Registrar, Nagpur – 11, at serial No. 7979 dated 30/12/1991 in book No. A1 from pages 195 to 197 of volume No. 517 corresponding to municipal corporation house No. 7940(P) dated 30/12/1991, however, the agreement of sale has been cancelled as per rescission/cancellation of agreement of sale duly registered in the office of the Sub-Registrar, Nagpur – 4, bearing serial/registration No. 2867/2015 dated 12/06/2015.

3. RELEASE OF PLOT/S

It is observed that the plot Nos. 24 and 25 have been regularized upon payment of Development charges/Regularization expenses to and released by Nagpur Improvement Trust under the provision of Maharashtra Gunthewari Developments(Regulation, Upgradation and Control) Act, 2001 as per release letter No. 6191 and release letter No. 6192 dated 29/04/2019 respectively. The area of plot No. 24 as sanctioned and released by Nagpur Improvement Trust is 1343.5070 Sq. m., and the area of plot No. 25 as sanctioned and released by Nagpur Improvement Trust is 1265.0780 Sq. m. in the name of Hassina Khatoon Wd/o. Mohammad Ibrahim.

4. AMALGAMATION/CLUBBING OF PLOT

It is observed that the said plot Nos. 24 and 25 have been amalgamated by Nagpur Improvement Trust as per amalgamation clubbing letter No. इ.अ.(प.)/93. Dtd. 20/05/2019. The area of the amalgamated plot No. 24 and 25 is 2608.585 Sq. m.

5. 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(WEST)/CASE No. AB-W-GO-24/Tracking Case No. 2019052189/2170/747 dated 13/06/2019.

6. **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 – 6 bearing serial/registration No. 2624/2020 dated 25/09/2020. The said condominium is known and styled as **"CREATIVE HOMES GREENVILLA 3"** and there are two buildings to be developed and constructed namely, 1. **CREATIVE HOMES GREENVILLA 3 (WING A)** and 2. **CREATIVE HOMES GREENVILLA 3 (WING B)**, each comprising of self-contained flats/apartments as per sanctioned building plan.

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

It is seen that the proposed project known and styled as **"CREATIVE HOMES GREENVILLA 3"** shall be subject to the provisions of Maharashtra Real Estate Regulatory Act and necessary formalities shall have to be complied with.

8. **LEGAL OPINION**

8.1 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.

8.2 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.

8.3 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.

8.4 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.

8.5 The said owner, **M/S. CREATION BUILDERS & DEVELOPERS,** represented by proprietor, **SHRI PANKAJ S/O. DEVRAJ DHAWAN** 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 comprising of Plot No. 24 admeasuring 0.5 X (21.775 + 17.646) X 68.162 = 1343.5070 Sq. m., and Plot No. 25 admeasuring 0.5 X (22.009 + 17.612) X 63.859 = 1265.0780 Sq. m., having total area 2608.586 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, 95/8 bearing City Survey No. 269, Sheet No. 70 of Mouza – Gorewada, corresponding to municipal corporation house No. 808/B/H/24, 808/B/H/25, index No. 062039601, 062039600 respectively, Zone:10, ward No. 62, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District – Nagpur, bounded as under –

TO THE NORTH	:	ROAD
TO THE SOUTH	:	OTHER LAYOUT
TO THE EAST	:	PLOT NO. 26
TO THE WEST	:	OTHER LAYOUT

NAGPUR.
Date: 05/10/2020

OM HARIRAMANI
(ADVOCATE)