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: 12/12/2020

TITLE VERIFICATION REPORT

Having been engaged by **M/S. JARRY PROFITS,** through its partner/s, **i. SHRI ANIL S/O. TARACHAND WADHWANI**, R/o. 11, Uday Lawn Square, Jaripatka, Nagpur – 440 014 and **ii. SHRI RAJESH S/o. MULCHAND BATWANI**, R/o. 28, Jaripatka, Nagpur – 440 014, 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 comprising of amalgamated Plot No. 157-158-159 admeasuring 579.724 Sq. m. in the layout of Shivgiri Co. Op. Housing Society, out of Khasra No. 185/2, 186/2, 188/2, 190/2 & 192/2, bearing City survey No. 486, sheet No. 626/111, of Mouza – Nara, corresponding to municipal corporation house No. 3314/157, 3314/158 and 3314/159, index No. 057117534, 057117535 and 057117533 respectively, Zone: 9, ward No. 57, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District – Nagpur, more particularly described in the schedule written hereunder, paid vide GRN No. MH008189745202021E dated 11/12/2020. 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. JARRY PROFITS, (PAN – AAHFJ4500H)

   A partnership firm, through its partner/s –

i. **SHRI ANIL S/O. TARACHAND WADHWANI**
   R/o. 11, Uday Lawn Square, Jaripatka, Nagpur – 440 014.

ii. **SHRI RAJESH S/o. MULCHAND BATWANI**
   R/o. 28, Jaripatka, Nagpur – 440 014.

   (Hereinafter referred to as the said owner)

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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 present owner purchased the plot No. 157 admeasuring 294.827 Sq. m., from Smt. Leela W/o. Govind Kanhere as per Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 4, bearing serial/registration No. 2059/2016 dated 11/04/2016. A correction deed was also executed correcting the area and dimensions of the said plot as per correction deed duly registered in the office of the Sub-Registrar, Nagpur – 4, bearing serial/registration No. 141/2020 dated 06/01/2020.

2.2 Previously, said Smt. Leela W/o. Govind Kanhere had purchased the said plot No. 157 from Shivgiri Co. Op. Housing Society, through its Secretary, Shri Vighnesh Manoharrao Hardas, as per Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 4, bearing serial/registration No. 4676/2006 dated 29/09/2006.

2.3 The present owner purchased the plot No. 158 admeasuring 294.827 Sq. m., from Shri Kishor S/o. Govindrav Kanhere as per Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 4, bearing serial/registration No. 2057/2016 dated 11/04/2016. A correction deed was also executed correcting the area and dimensions of the said plot as per correction deed duly registered in the office of the Sub-Registrar, Nagpur – 4, bearing serial/registration No. 144/2020 dated 06/01/2020.

2.4 Previously, said Shri Kishor S/o. Govindrav Kanhere had purchased the said plot No. 158 from Shivgiri Co. Op. Housing Society, through its Secretary, Shri Vighnesh Manoharrao Hardas, as per Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 2, bearing serial/registration No. 7060/2006 dated 18/12/2006.

2.5 The present owner purchased the plot No. 159 admeasuring 294.827 Sq. m., from Smt. Pratibha W/o. Kishor Kanhere as per Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 4, bearing serial/registration No. 2058/2016 dated 11/04/2016. A correction deed was also executed correcting the area and dimensions of the said plot as per correction deed duly registered in the office of the Sub-Registrar, Nagpur – 4, bearing serial/registration No. 142/2020 dated 06/01/2020.

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2.6 Previously, said Smt. Pratibha W/o. Kishor Kanhere had purchased the said plot No. 158 from Shivgiri Co. Op. Housing Society, through its Secretary, Shri Vighnesh Manoharrao Hardas, as per Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 2, bearing serial/registration No. 6299/2006 dated 16/11/2006.

3. **RELEASE OF PLOT/S**

It is observed that the said plot Nos. 157, 158 and 159 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 Nos. 1138 dated 30/04/2011, BE/NE/1900/2186 dated 30/12/2006 and BE/NE/1900/2192 dated 30/12/2006 respectively, however, upon execution/registration of above referred correction deeds, Nagpur Municipal Corporation issued correction letters correcting the areas of the plot Nos. 157, 158 and 159 as mentioned in those release letters as per correction letters Nos. 71, 69 and 70 dated 14/07/2020.

4. **N.A. ASSESSMENT OF PLOTS**

It is observed that the said plot Nos. 157, 158 and 159 have been assessed to non-agricultural tax/cess for residential use as per order passed by Upper Tahsildar, N.A. Assessment No. 05, Nagpur, in revenue case Nos. 4470/NAP-34/2010-2011, 4461/NAP-34/2010-2011 and 4505/NAP-34/2010-2011 respectively dated 20/05/2011.

5. **AMALGAMATION/CLUBBING OF PLOT**

It is observed that the said plot Nos. 157, 158 and 159 have been amalgamated by Nagpur Municipal Corporation as per letter No. Amalgamation/49 dated 31/08/2020. The area of the amalgamated plot No. 157-158-159 is 579.724 Sq. m.

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 Municipal Corporation for construction, vide building plan/permit No. ADTP(Ashi Nagar Zone) AB-N-NA-157-158-159/Tracking Case No. 202009076/564 dated 20/10/2020.

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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 – 6, bearing serial/registration No. 4790/2020 dated 03/12/2020. The said building/complex is known and styled as **"ANUPAMA KRISHNA LEELA"** comprising of self-contained flats/apartments as per sanctioned building plan.

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

It is seen that the proposed project known and styled as **"ANUPAMA KRISHNA LEELA"** 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, **M/S. JARRY PROFITS,** through its partner/s, **i. SHRI ANIL S/O. TARACHAND WADHWANI,** and **ii. SHRI RAJESH S/o. 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 permissions and compliance of necessary legal formalities as may be required as per law.

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Hence, this report.

SCHEDULE OF PROPERTY REFERRED ABOVE –

ALL THAT piece and parcel of land comprising of amalgamated Plot No. 157-158-159 admeasuring 579.724 Sq. m. in the layout of Shivgiri Co. Op. Housing Society, out of Khasra No. 185/2, 186/2, 188/2, 190/2 & 192/2, bearing City survey No. 486, sheet No. 626/111, of Mouza – Nara, corresponding to municipal corporation house No. 3314/157, 3314/158 and 3314/159, index No. 057117534, 057117535 and 057117533 respectively, Zone: 9, ward No. 57, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District – Nagpur, bounded as under –

TO THE EAST	:	ROAD
TO THE WEST	:	PLOT No. 160
TO THE NORTH	:	H.T. LINE & NALLAH
TO THE SOUTH	:	ROAD

OM HARIRAMANI
ADVOCATE
12 A, 3rd Floor, NMC Complex,
J.B. Wing, Mangal Wari, Sadar,
NAGPUR-- 01
(M) 9373107039, 9326444422,
9325557700

NAGPUR.
Date: 12/12/2020

OM HARIRAMANI
(ADVOCATE)

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CHALLAN
MTR Form Number-6

GRN	MH008189745202021E	BARCODE		Date	11/12/2020-11:50:57	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	JAYESH OMPRAKASH HARIRAMANI
Location	PUNE		
Year	2020-2021 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Three Hundred Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	300.00
Total	300.00

DEFACED ₹ 300.00 DEFACED

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042020121163660	203462728370
Cheque/DD No.		Bank Date	RBI Date	11/12/2020-11:55:23	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 603600877 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		0003732287202021	11/12/2020-11:59:00	IGR002	300.00
			Total Defacement Amount		300.00

Print Date 11-12-2020 12:03:08

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