

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

Date: 02/03/2021

Ref. No:

TITLE VERIFICATION REPORT

Having been engaged by **SHRI PANKAJ S/O. LATE ROSHAN DHAWAN**, partner of **M/S. YUGROSHAN INFRA**, R/o. Dalal Compound, Raj Nagar, 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 comprising of plot No. 1 admeasuring 1150.775 Sq. m. in the layout known as "**SARDA LAYOUT**" out of khasra No. 32/2, city survey No. 56, Sheet No. 41, of Mouza – Hazaripahad, corresponding to municipal corporation house No. 569/1, index No. 068049559, Zone: 02, Ward No. 68, 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 bearing GRN MH012491171202021E dated 02/03/2021. I have also 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
SMT. CHANDADEVI W/O. RAMSWAROOP SARDA
R/o. 14, Daga Layout, Nagpur-440010,
(Hereinafter referred to as the said owners)

2. **HISTORY AND CHAIN OF TRANSFERS**

It is observed that originally, the said khasra No. 32/2 admeasuring 1.91 hectares was purchased by Shri Ramswarup Shankarlal Sarde from Shri Chandrabhan Sitaram Sedame, Shri Ramu Sitaram Sedame, Shri Damu Sitaram Sedame and Smt. Janabai Sitaram Sedame vide sale deed duly registered in the office of the Sub-Registrar, Nagpur, in Book No. A1, bearing serial/registration No. 2281 dated 12/04/1982, wherein he put a layout by carving out plots of different sizes

and measurements which has been sanctioned and by the building engineer, Nagpur Improvement Trust, Nagpur dated 26/09/2018 and after that the said Shri Ramswarup Shankarlal Sarda transferred Plot No. 1 in favour of his wife Smt. Chandadevi W/o. Ramswaroop Sarda by way of gift as per Gift Deed duly registered in the office of the Sub-Registrar, Nagpur – 3, bearing serial/registration No. 4691/2018 dated 26/10/2018.

3. **RELEASE OF PLOT**

It is observed that the said plot No. 01 has been 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. 4933, Case No. 201811171 dated 30/11/2018. The area of plot No. 01 as sanctioned and released by Nagpur Improvement Trust is 1150.7750 Sq. m.

4. **AGREEMENT FOR SALE / DEVELOPMENT WITH DEVELOPER**

4.1 It is seen that the aforesaid owner, has entered in an agreement for sale/development with **M/S. YUGROSHAN INFRA**, through its partners, **1. SMT. SNEHALATA W/O. ALOK KHEMUKA**, and **2. SHRI PANKAJ S/O. LATE ROSHAN DHAWAN**, authorizing it to develop the said land in to a residential estate by constructing a thereon multi-storied building consisting residential apartments etc., and to sell the same in favour of prospective buyer/s, vide Sub – Registrar, Nagpur – 01, bearing serial/registration No. 795/2021 dated 27/01/2021.

4.2 In terms of said Agreement, the said owner has also executed an Irrevocable General Power of Attorney in favour **M/S. YUGROSHAN INFRA**, through its partners, **1. SMT. SNEHALATA W/O. ALOK KHEMUKA**, and **2. SHRI PANKAJ S/O. LATE ROSHAN DHAWAN**, authorizing him to deal with the said property including transfer of the share of developer/builder by way of sale or otherwise on the basis of undivided share in land with apartments in terms of that development agreement in favour of prospective buyer/s and to receive the consideration amount from the prospective buyer/s and to execute deed and document, vide Irrevocable General Power Of Attorney in the Sub – Registrar, Nagpur – 1, bearing serial/registration No. 796/2021 dated 27/01/2021.

5. **SANCTION OF BUILDING PLAN**

5.1 It appears from the record a building plan has also been sanctioned and approved by the Nagpur Municipal Corporation, vide Building Plan/Permit No.

6. **RIGHTS AND ENTITLEMENT OF PARTIES**

- 6.1 In view of the said Agreement, **M/S. YUGROSHAN INFRA** is entitled to float a flat scheme and further to transfer the flats/apartments of proposed project to any person or persons with rights relating to undivided variable proportionate share and interest in the said piece of land by way of sale or otherwise and receive settled consideration amount from the prospective buyers.

7. **LEGAL OPINION AND FINDINGS**

- 7.1 I have gone through the true copies documents produced before me. It is also informed to me that various flats/apartments are to be sold out to individual buyer/s by the said Developer.
- 7.2 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/s are owner/s of the said property and have 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.
- 7.3 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.
- 7.4 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.
- 7.5 In terms of Agreement for sale and General Power of Attorney referred above, the said **M/S. YUGROSHAN INFRA** and is lawfully authorized and empowered to float the scheme and further to sell the 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. The prospective purchasers will get good and marketable title subject to all clearances and NOC's and compliance of necessary formalities as may be required as per law.

Hence, this Report.

-: SCHEDULE OF PROPERTY :-

ALL THAT piece and parcel of land comprising of plot No. 1 admeasuring 1150.775 Sq. m. in the layout known as "SARDA LAYOUT" out of khasra No. 32/2, city survey No. 56, Sheet No. 41, 42, 44, 45, 46, of Mouza – Hazaripahad, corresponding to municipal corporation house No. 569/1, index No. 068049559, Zone: 02, Ward No. 68, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District – Nagpur, bounded as under –

TO THE EAST : OTHER LAYOUT

TO THE WEST : PLOT NO. 03

TO THE NORTH : ROAD

TO THE SOUTH : OTHER LAYOUT

NAGPUR.

Date: 02/03/2021.


OM HARIRAMANI
(ADVOCATE)