# CHALLAN
## MTR Form Number-6

| GRN | MH004212311202122E | BARCODE | | Date | 28/07/2021-16:54:19 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>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 | 2021-2022 One Time | Flat/Block No. | |

| Account Head Details | Amount In Rs. | | |
|---|---|---|---|
| 0030072201 SEARCH FEE | 325.00 | Premises/Building | |
| | | Road/Street | |
| | | Area/Locality | |
| | | Town/City/District | |
| | | PIN | |
| | | Remarks (If Any) | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | Amount In Words | Three Hundred Twenty Five Rupees Only |
| Total | 325.00 | | |

DEFACED ₹325.00 DEFACED

| Payment Details | BANK OF MAHARASHTRA | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 02300042021072878231 | 212091148125 |
| Cheque/DD No. | | Bank Date | RBI Date | 28/07/2021-16:55:15 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | BANK OF MAHARASHTRA | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID : 502056846 Mobile No. : 9373107039

**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 नोदणी न करावयाच्या दस्तासाठी लागु नाही .

### Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | UserId | Defacement Amount |
|---|---|---|---|---|---|
| 1 | | 0001984177202122 | 28/07/2021-17:01:47 | IGR002 | 325.00 |
| | | | **Total Defacement Amount** | | **325.00** |



Print Date 28-07-2021 05:02:24

| MH004212311202122E | Government of Maharashtra | Regn. 39 M |
|---|---|---|
| Department of Registration and Stamps | | |
| | | |
| 28 Jul 2021 | Receipt | Receipt no.: 1112093653 |
| | | |
| | Name of the Applicant : | JAYESH OMPRAKASH HARIRAMANI |
| | Details of property of which document has to be searched : | Dist :Nagpur Village :Godhani S.No/CTS No/G.No. : 1 |
| | Period of search : | From :2009 To :2021 |
| | Received Fee : | 325 |
| The above mentioned Search fee has been credited to government vide GRN no :MH004212311202122E | | |
| 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: 29/07/2021

# TITLE VERIFICATION REPORT

Having been engaged by **M/S. OM SATYAM BUILDCON PVT. LTD.**, having its office at Ground Floor, N.M.C. Complex, Bajaj Wing, Mangalwari, Sadar, Nagpur – 440 001, through its directors, **SHRI ABHIJEET S/O. VISHNUGOPAL SHAHU** and **SHRI RITURAJ S/O. VISHNUGOPAL SHAHU**, Both R/o. 4, Surana Layout, Police Line Takli, Nagpur – 440 013, 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. 01 admeasuring 2394.874 Sq. M. out of khasra No. 67/2/B (Khasra No. 67/2/B/1 as per 7/12 extracts), of Mouza – Godhani (Rly.), Tahsil – Nagpur (Rural), District – Nagpur, more particularly described in the schedule written hereunder, vide search case No. 1112093653 paid vide GRN – MH004212311202122E dated 28/07/2021. 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 recorded in the name of

   **M/S. OM SATYAM BUILDCON PVT. LTD.,**

   (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 said property was purchased by the present owner from M/s. Shree Developers, through its proprietor, Shri Chandrashekhar Baburao Kale and Shri Chandrashekhar Baburao Kale as per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 10 (Rural), bearing serial/registration No. 9314/2017 dated 03/10/2017.

2.2 Previously, said M/s. Shree Developers, through its proprietor, Shri Chandrashekhar Baburao Kale and Shri Chandrashekhar Baburao Kale purchased the land bearing khasra No. 67/2/B admeasuring 1.96 hectares from Shri Bhagwatsingh Bindraprasad Khangar, Shri Ganeshsingh Bindraprasad Khangar, Shri Rameshsingh Bindraprasad Khangar, Shri Maheshsingh Bindraprasad Khangar, Shri Sureshsingh Bindraprasad Khangar, Shri Gunderao Bala Hole, Shri Sanjay Gunderao Hole, Shri Vijay Gunderao Hole, Shri Dinesh Gunderao Hole, Smt. Savita W/o. Ashok Wankhede and Shri Subhash Ramuji Kuradkar as per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 7 (Rural), bearing serial/registration No. 6674/2016 dated 03/09/2016.

2.3 It is observed that the said entire land originally belonged to Shri Bala Hole and after his demise it devolved upon his legal heirs and representatives from whom a portion of it was purchased by Shri Bhagwatsingh Bindraprasad Khangar, Shri Ganeshsingh Bindraprasad Khangar, Shri Rameshsingh Bindraprasad Khangar, Shri Maheshsingh Bindraprasad Khangar, Shri Sureshsingh Bindraprasad Khangar as per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 7 (Rural), bearing serial/registration No. 2594/2012 dated 14/05/2012 as such the entire land was purchased by said M/s. Shree Developers, through its proprietor, Shri Chandrashekhar Baburao Kale and Shri Chandrashekhar Baburao Kale from Hole family and Khangar family.

## 3. CONVERSION INTO NON AGRICULTURE AND SANCTION OF LAYOUT PLAN

It is observed that the previous owner got the said land converted into non agriculture for residential purpose as per order passed by Collector, Nagpur, dated 09/08/2004 in revenue case No. 273/NAP-34/2016-2017 and thereafter he curved out a layout of the said land comprising of various plots of different size and measurement which has been finally approved by Executive Engineer, (Metro), NMRDA, Nagpur, vide plan dated 07/05/2017 which has been finally sanctioned by Metropolitan Commissioner, NMRDA as per plan dated 08/05/2017 sanctioned in the name of previous owner, M/s. Shree Developers, through its proprietor, Shri Chandrashekhar Baburao Kale.

## 4. RELEASE OF PLOT

It is observed that the said plot has been released by NMRDA as per release Letter/Permit No. A.E.(METRO)/666 dated 02/06/2020.

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 Nagpur Metropolitan Region Development Authority (NMRDA), Nagpur Vide Building plan/permit No. BE(NMRDA)/South/Nagpur(Rural)/Case No. MB-17118955/2020112557/2107 dated 12/07/2021 issued as per letter no. BE(NMRDA)/770 Dated 13/07/2021 issued in the name of previous owner.

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

It is also observed that the building has been submitted to the provisions of Maharashtra Apartment Ownership Act, 1970 as per Declaration Deed duly registered in the office of the Sub-Registrar, Nagpur – 10 (Rural), bearing serial/registration No. 11316/2021 dated 22/07/2021. The said multi-storied building is known and styled as **"SATYAM TULIP"**.

7. **LEGAL OPINION**

7.1 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.

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 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 concerned 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 The said owner, **M/S. OM SATYAM BUILDCON PVT. 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 NOCs as well as 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. 01 admeasuring 2394.874 Sq. M. out of khasra No. 67/2/B (Khasra No. 67/2/B/1 as per 7/12 extracts), of Mouza – Godhani (Rly.), Tahsil – Nagpur (Rural), District – Nagpur, bounded as under –

| | | |
|---|---|---|
| TO THE EAST | -:- | ROAD |
| TO THE WEST | -:- | KHASRA No. 67/1/A |
| TO THE NORTH | -:- | OPEN SPACE |
| TO THE SOUTH | -:- | PLOT No. 02 |

NAGPUR.
Date: 29/07/2021

(OM HARIRAMANI)