CHALLAN
MTR Form Number-6

GRN MH007671161202122E	BARCODE	Date 19/10/2021-14:18:39	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	2021-2022 One Time	Flat/Block No. Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	500.00
Total	500.00

Road/Street	
Area/Locality	
Town/City/District	
PIN	
Remarks (If Any)	
Amount In Words	Five Hundred Rupees Only

DEFACED ₹ 500.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021101982633	IK0BIJZZD9
Cheque/DD No.		Bank Date	RBI Date	19/10/2021-14:24:20	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 238478678 Mobile No. : 9730073060
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		00036204772021122	19/10/2021-14:23:57	IGR002	500.00
			Total Defacement Amount		500.00

Print Date 19-10-2021 02:25:13

MH007671161202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
19 Oct 2021	Receipt	Receipt no.: 1112168519

Name of the Applicant :	JAYESH OMPRAKASH HARIRAMANI
Details of property of which document has to be searched :	Dist :Nagpur Village :Goreveda S.No/CTS No/G.No. : 269
Period of search :	From :2002 To :2021
Received Fee :	500

The above mentioned Search fee has been credited to government vide GRN no :MH007671161202122E

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: 20/10/2021

TITLE VERIFICATION REPORT

Having been engaged by **M/S. SANSKRUTI INFRA** Through its partners, **i. SHRI BHAVESH S/O. DEORAO KUCHANWAR**, R/o. Plot No. 85, Kachipura, New Ramdaspeth, Nagpur – 440 010 and **ii. SHRI PANKAJ S/O. DEVRAJ DHAWAN,** R/o. 5, 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 (Rural), in respect of ALL THAT piece and parcel of land bearing Plot No. 19 admeasuring 1449.082 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, 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. MH007671161202122E (Receipt No. 1112168519) dated 19/10/2021. 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 owned by and recorded in the name of

M/S. SANSKRUTI INFRA

(PAN – ACPFS9945M)

Having its office at Plot No. 71-A, Shivlochan Apartment,
Shankar Nagar, Nagpur – 440 010.
Through its partners –

i. **SHRI BHAVESH S/O. DEORAO KUCHANWAR**
Aged about 43 years, Occupation – Business,
R/o. Plot No. 85, Kachipura, New Ramdaspeth, Nagpur – 440 010.

ii. **SHRI PANKAJ S/O. DEVRAJ DHAWAN**
Aged about 28 years, Occupation – Business
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 Mr. Zahid Ibrahim Mohammad as per Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 6, bearing serial/registration No. 3082/2020 dated 20/10/2020.

2.2 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.

2.3 Thereafter, said Hassina Khatoon Wd/o. Mohammad Ibrahim and her legal heirs, namely Mr. Zahid Ibrahim Mohammad, 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.

2.4 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. 19 among other plots came in the share/portion of Mr. Zahid Ibrahim Mohammad.

2.5 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 No. 19 has 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. NMC/ADTP/RL/106 dated 28/07/2020. The area of plot No. 19 as sanctioned and released by Nagpur Improvement Trust is 1449.082 Sq. m.

4. **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. B.E(WEST)/Case No. BUL-G-03/Tracking Case No. 202106305/46 dated 13/10/2021.

5. **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. 6504/2021 dated 18/10/2021. The said condominium is known and styled as **"CREATIVE HOMES IKSHA"** comprising of self-contained flats/apartments as per sanctioned building plan.

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

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

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 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 The said owner, **M/S. SANSKRUTI INFRA** through its partners, **i. SHRI BHAVESH S/O. DEORAO KUCHANWAR,** and **ii. 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 bearing Plot No. 19 admeasuring 1449.082 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, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District – Nagpur, bounded as under –

TO THE NORTH	:	PLOT No. 18 & 29
TO THE SOUTH	:	PLOT No. 20
TO THE EAST	:	OTHER LAYOUT
TO THE WEST	:	9 m. WIDE ROAD

NAGPUR.
Date: 20/10/2021

OM HARIRAMANI
(ADVOCATE)