



CHALLAN
MTR Form Number-6



GRN	MH006019979202122E	BARCODE			Date	08/09/2021-16:19:26		Form ID			
Department				Inspector General Of Registration							
Type of Payment				Payer Details							
Search Fee				TAX ID / TAN (If Any)							
Other Items				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.		Premises/Building					
0030072201 SEARCH FEE				300.00		Road/Street					
						Area/Locality					
						Town/City/District					
						PIN					
						Remarks (If Any)					
Total				300.00		Amount In		Three Hundred Rupees Only			
						Words					
Payment Details				FOR USE IN RECEIVING BANK							
BANK OF MAHARASHTRA											
Cheque-DD Details				Bank CIN		Ref. No.		02300042021090879470		212512797110	
Cheque/DD No.				Bank Date		RBI Date		08/09/2021-16:22:37		Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Department ID : 726518517

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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

OM HARIRAMANI
ADVOCATE

"HARIRAMANI ASSOCIATES"

12A, 3rd Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR – 01.
Phones (O): 9326444422, 9325557700,
Mobile No. 9373107039
Email: adv.om_hariramani@rediffmail.com

Ref. No:

Date: 11/11/2021

TO WHOM SO EVER IT MAY CONCERN
TITLE VERIFICATION & SEARCH REPORT

Having been engaged by **M/S.INFINITI INFRAVENTURES**, through its partner/s, **SHRI HARSHAVARDHAN S/O. RATNAKAR RAUT & SMT. PRAJAKTA W/O. HARSHAVARDHAN RAUT**, Both R/o. Pratap Nagar, Nagpur – 440022, 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 bearing Plot No. 03 admeasuring 1378.85 sq. mtrs. as per release letter (14841.94 sq. ft.) in the Mane Layout, out of Khasra Nos. 118, 120/1, 121/1, Patwari Halka No.11, City Survey No.182, sheet No. 6 of Mouza – Zingabai Takli, Ward No. 57, Zone No. 9 within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tq. and Distt. Nagpur, Tahsil & District – Nagpur, more particularly described in the schedule written hereunder, vide search case (GRN) No. MH006019979202122E dated 08/09/2021, 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. INFINITI INFRAVENTURES (PAN AAFFI7675E)

Acting through it's partner/s

- 1. SHRI HARSHAVARDHAN S/O. RATNAKAR RAUT**
 - 2. SMT. PRAJAKTA W/O. HARSHAVARDHAN RAUT**
- Both R/o. Pratap Nagar, Nagpur – 440022.
(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 –

- i. The present owner purchased the said property from 'MADHURA DEVELOPERS AND BUILDERS through its proprietor SHRI SHEKHR S/O GAJANAN PUSADKAR as per sale deed Dtd. 18/02/2021 duly registered in the office of the Sub-Registrar, Nagpur -1 bearing Serial/Registration Entry No. 1447/2021 dated 18/02/2021.

3. MUTATION IN THE RECORD OF AUTHORITIES.

It is observed that the said plot has been mutated and recorded in the name of present owner in all relevant records.

4. RELEASE OF PLOT

It is observed that the said plot has been released/regularized upon payment of Development charges/Regularization expenses to, and released by, Nagpur Improvement Trust as per release No.BE (W)/1486 Dtd. 21/04/2018. A Corrigendum has been issued by Nagpur Improvement Trust vide letter no. BE (W)/1486 Dtd. 21/04/2018 and old Khasra Nos. 117,118, 120/1,121/1 have been substituted and corrected as Khasra Nos. 118, 120/1, 121/1 only.

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 Authority, vide Building Nagpur Improvement Trust, vide building plan/permit No. B.E. (NORTH) Case No.BUL-G-027/Tracking case No. 2021070178/101 dated 13/10/2021.

6. APPLICATION OF MAHARASHTRA APARTMENT OWNERSHIP ACT.

It is observed that the said building has been submitted under the provisions of Maharashtra Apartment Ownership Act, 1970 by virtue of Declaration Deed duly registered in the office of the Sub-Registrar, Nagpur-6, bearing serial/registration No. 6856/2021 dated 01/11/2021. The said multi-storied building is known and styled as "OM ARNESH APARTMENT".

7. LEGAL OPINION

- (i) 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.

- (ii) On the basis of verification of relevant record and the documents produced before me & the statements of party, it is opined that 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.
- (iii) 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. Also, there appears to be no noting of any litigation relating to the said plot in the record of rights.
- (iv) The prospective buyer/s of the flats/apartments will get clear, marketable and good title by execution & registration of valid and lawful conveyance deeds subject to such permissions of local authorities and compliances of necessary legal formalities as may be required.
- (v) The said owner, **M/S. INFINITI INFRAVENTURES**, through its partner/s, **SHRI HARSHAVARDHAN S/O. RATNAKAR RAUT & SMT. PRAJAKTA W/O. HARSHAVARDHAN RAUT**, is lawfully authorized and empowered to sell flats/apartments etc. to any person or persons and further to receive consideration amount from prospective purchasers, subject to and after compliance of necessary legal formalities. 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 compliances as may be required as per law. Hence, this report.

SCHEDULE OF PROPERTY-

ALL THAT piece and parcel of land bearing Plot No. 03 admeasuring 1378.85 sq. mtrs. as per release letter (14841.94 sq. ft.) in the Mane Layout, out of Khasra Nos. 118, 120/1, 121/1, Patwari Halka No.11, City Survey No.182, sheet No. 6 of Mouza – Zingabai Takli, Ward No. 57, Zone No. 9 within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tq. and Distt. Nagpur, Tahsil & District – Nagpur, bounded as under-

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TO THE NORTH : ROAD
TO THE SOUTH : PLOT NO. 05 & 06
TO THE EAST : PLOT NO. 04
TO THE WEST : PLOT NO. 02

NAGPUR.

Date: _11/11/2021



(OM HARIRAMANI)

OM HARIRAMANI
ADVOCATE
3rd Floor, NMC Complex,
Wing, Mangal Vihar, Sector,
NAGPUR-01
73107039, 9826414422
925557700