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This calendar is published for the purpose of showing the days of the week and the months of the year for the years 1917 and 1918. It is not intended to be used for any other purpose.

OM HARIRAMANI
ADVOCATE
JAYESH HARIRAMANI
ADVOCATE

“HARIRAMANI ASSOCIATES”
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Mangalwari, Sadar, NAGPUR – 440 001,
Phones (O): 9326444422, 9325557700,
Mobile No. 9373107039,
Email: adv.om_hariramani@rediffmail.com

Ref. No:

Date: 21/09/2021

TITLE VERIFICATION REPORT

Having been engaged by **M/S. S.R.CONSTRUCTION**, through its Partners, i. **SHRI SANJAY S/O. GANGADHAR CHOUDHARI** & ii. **SHRI MUKESH S/O. RAMDAS KAWDE**, I, the undersigned, have verified and inspected the available record of the office of the Sub-Registrar, Nagpur (City) in respect of ALL THAT piece and parcel of land comprising of Plot No. 53, 54, 55 containing by admeasurements total area 648 Sq.Mtrs, in the layout of Indraprastha Gruh Nirman Sahkari Sanstha Maryadit, Nagpur, bearing registration No. NGP/HSG/790/1970 out of Khasra No. 90 & 92, Patwari Halka No. 39, bearing City Survey No. 4754, Sheet No. 79, of Mouza – Babulkheda, corresponding to Municipal Corporation House No. 5471/53+54+55 Ward No. 14, Zone No. 3, Index No. 014099466 situated at Vishwakarma Nagar, within the limits of Nagpur Municipal Corporation, Tahsil & District Nagpur, more particularly described in the schedule written hereunder, vide GRN – 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 owned by and recorded in the name of **M/S. S.R.CONSTRUCTION, (PAN NO. ABHFM2197C)**

Through partner/s –

- i. **SHRI SANJAY S/O. GANGADHAR CHOUDHARI**
- ii. **SHRI MUKESH S/O. RAMDAS KAWDE**
(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 plots/property was purchased by the present owner from **SHRI RAJENDRA S/O. LATE GHASIRAM SAHU, SMT. NAMITA W/O. RAJENDRA SAHU** and **SHRI NARENDRA S/O. LATE GHASIRAM SAHU** as per Sale Deed

duly registered in the office of the Sub-Registrar, Nagpur – 1, bearing serial/registration No. 7268/2020 dated 23/11/2020, accordingly it has been mutated and recorded in all relevant records.

2.2 Previously, the said plot No. 53 was originally purchased by Smt. Kasturibai Ghasiram Sahu, from said society through Secretary Shri Gulabrao Mahadev Dhage, as per sale deed dtd. 06/01/1988 duly registered in the office of Sub Registrar Nagpur- 2, bearing Serial No. 35, in book No. A1, from pages 88 to 89, of Volume No. 663, corresponding to registration entry No. 32 (P) dated 06/01/1988. The said Smt. Kasturibai Ghasiram Sahu left for her heavenly abode, during her lifetime said Smt. Kasturibai Ghasiram Sahu executed a will deed in favour of her two sons, SHRI RAJENDRA S/O. LATE GHASIRAM SAHU & SHRI NARENDRA S/O. LATE GHASIRAM SAHU, as per will deed dated 30/01/2015 duly registered in the office of Sub Registrar Nagpur- 4, bearing Serial / registration entry No. 522/2015 dated 30/01/2015 and after death of said Smt. Kasturibai Ghasiram Sahu, the said plot devolved upon her sons namely SHRI RAJENDRA S/O. LATE GHASIRAM SAHU & SHRI NARENDRA S/O. LATE GHASIRAM SAHU by virtue of the said will deed and they became the joint owners of the said plot.

2.3 The said Plot No. 54 was originally purchased by SMT. NAMITA W/O. RAJENDRA SAHU from said society through Secretary Shri Gulabrao Mahadev Dhage, as per sale deed dtd. 06/01/1988 duly registered in the office of Sub Registrar Nagpur- 2, bearing Serial No. 36, in book No. A/1, from pages 90 to 91, of Volume No. 663, corresponding to registration entry No. 33 (P) dated 06/01/1988.

2.4 The said Plot No. 55 was originally purchased by SHRI NARENDRA S/O. LATE GHASIRAM SAHU from said society through Secretary Shri Gulabrao Mahadev Dhage, as per sale deed dtd. 06/01/1988 duly registered in the office of Sub Registrar Nagpur- 2, bearing Serial No. 37, in book No. A/1, from pages 92 to 93, of Volume No. 663, corresponding to registration entry No. 34 (P) dated 06/01/1988, accordingly, it has been mutated/recorded in the name of the present owners in all relevant records.

3. RELEASE OF PLOT

It is observed that the said plot in the unauthorized plot/layout regularization scheme of Nagpur Improvement Trust, accordingly upon payment of development/regularization charges the said plot has been regularized, sanctioned and released by Nagpur Improvement Trust under the provisions of Maharashtra Gunthewari Developments (Regularization, Upgradation and Control) Act, 2001 as per Release Letter No. BE (S)572/373/2334/2001 Dtd. 02/11/2002 relating to Plot

No. 53, Release Letter No. BE (S)572/373/1501/2001 Dtd. 20/08/2002 relating to Plot No. 54 & Release Letter No. BE (S)572/373/11396 Dtd. 09/01/2006 relating to Plot No. 55.

4. **SANCTION OF BUILDING PLAN**

It appears that for the purpose of construction of a building on the said plots comprising of various self-contained flat/apartments, the present owner got sanction of a building plan which has been sanctioned and approved by Nagpur Improvement Trust for construction on all the three plots with amalgamation, vide building plan/permit No. B.E.(SOUTH)/Case No. BUL-G-060/Tracking Case No. 2021070277/29 dated 06/09/2021 issued as per letter no. BE(NMRDA)/770 Dated 13/07/2021.

5. **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 – 1, bearing serial/registration No. 5963/2021 dated 16/09/2021. The said multi-storied building is known and styled as “KRISHNA VATIKA”.

6. **LEGAL OPINION**

- 6.1 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.
- 6.2 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, approvals etc., of concerned authorities, if required.
- 6.3 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.
- 6.4 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.

6.5 The said owner, **M/S. S.R.CONSTRUCTION** 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 comprising of Plot No. 53, 54, 55 containing by admeasurements total area 648 Sq.Mtrs, in the layout of Indraprastha Gruh Nirman Sahkari Sanstha Maryadit, Nagpur, bearing registration No. NGP/HSG/790/1970 out of Khasra No. 90 & 92, Patwari Halka No. 39, bearing City Survey No. 4754, Sheet No. 79, of Mouza – Babulkheda, corresponding to Municipal Corporation House No. 5471/53+54+55 Ward No. 14, Zone No. 3, Index No. 014099466 situated at Vishwakarma Nagar, within the limits of Nagpur Municipal Corporation, Tahsil & District Nagpur, jointly bounded as under –

PLOT NO. 53, 54 & 55

TO THE EAST : PLOT NO. 52
TO THE WEST : PLOT NO. 56
TO THE NORTH : PLOT NO. 34, 35 & 36
TO THE SOUTH : 9 MTR. ROAD

NAGPUR.

Date: 21/09/2021


(OM HARIRAMANI)