CHALLAN

MTR Form Number-6

GRN	MH012318199202122E	BARCODE	Date	28/01/2022-17:14:26	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	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	300.00	Amount In Words	Three Hundred Rupees Only

DEFACED ₹300.00 DEFACED

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042022012817186	220208528875
Cheque/DD No.		Bank Date	RBI Date	28/01/2022-17:15:28	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

0030072201	SEARCH FEE			300.00	

Department ID : 328918933 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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0005938627202122	28/01/2022-17:20:50	IGR002	300.00
			Total Defacement Amount		300.00

Print Date 28-01-2022 05:21:55

MH012318199202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
25 Jan 2022	Receipt	Receipt no.: 1112290387
	Name of the Applicant :	JAYESH OMPRAKASH HARIRAMANI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Hajarpahad S.No/CTS No/G.No. : 19
	Period of search :	From :2011 To :2022
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH012318199202122E		
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.maharashtra.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

OM HARIRAMANI
ADVOCATE

JAYESH HARIRAMANI
ADVOCATE

"HARIRAMANI ASSOCIATES"
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Mobile No. 9373107039,
Email: adv.om_hariramani@rediffmail.com

Ref. No:

Date: 31/01/2022

TITLE VERIFICATION REPORT

Having been engaged by **M/S. PANKAJ CONSTRUCTION**, through its partner, **SMT. SHRUTI W/O. PANKAJ DHAWAN**, 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 bearing Plot No. 1, 2, 3, 4 & 5, out of Khasra No. 25/1, bearing city survey No. 19, Sheet No. 23, of Mouza – Hazaripahad, 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 receipt No. 1112290387 paid vide GRN – MH012318199202122E dated 28/01/2022. 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 owned by and recorded in the name of

M/S. PANKAJ CONSTRUCTION,

Through its partner,

SMT. SHRUTI W/O. PANKAJ DHAWAN

R/o. Dalal Compound, Raj Nagar, Katol Road, Nagpur – 440 013.

(Hereinafter referred to as the said owners)

2. HISTORY AND CHAIN OF TRANSFERS

2.1 Originally, the said entire land bearing khasra No. 25/1 admeasuring 0.82 hectares belonged to Shri Sevakram Kewalram Hiranwar, Smt. Ramlibai Nandlal Hiranwar and Smt. Kalabai Chandanlal Syria.

2.2 In due course of time said Shri Sevakram Kewalram Hiranwar left for his heavenly abode, Smt. Ramlibai Nandlal Hiranwar expired on 01/02/1997 and Smt. Kalabai

Chandanlal Syria passed away on 08/07/1995 leaving behind them their only legal heirs namely, Smt. Yashoda Meghraj Syria, Shri Gopal Sewakram Hiranwar, Shri Govind Sewakram Hiranwar, Smt. Kuntibai Sewakram Hiranwar, Shri Vinod Chandanlal Syria, Shri Dinesh Chandanlal Syria and Shri Sushil Chandanlal Syria as such the said entire property devolved upon them.

2.3 Said Smt. Yashoda Meghraj Syria, Shri Gopal Sewakram Hiranwar, Shri Govind Sewakram Hiranwar, Smt. Kuntibai Sewakram Hiranwar, Shri Vinod Chandanlal Syria, Shri Dinesh Chandanlal Syria and Shri Sushil Chandanlal Syria sold out the said land to and in favour of 1. Mohd. Israil S/o. Haji Mohd. Hanif, proprietor of, M/s. Dolly Enterprises, 2. Mohd. Imran S/O. Haji Mohd. Israil, manager of, M/s. Dolly Enterprises, 3. Akhtar Hassan Nurool Hassan Siddique, manager of, M/s. Dolly Enterprises, 4. Dr. Sanjeev S/o. Vinayakrao Dhande, 5. Dr. Neelima W/o. Sanjeev Dhande and 6. Smt. Saudamini W/o. Rajendra Athavle as per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 4, bearing serial/registration No. 00957/2008 dated 18/02/2008.

2.4 It is observed that out of that said entire land, 50% undivided share and interest admeasuring 0.41 hectares of 1. Dr. Sanjeev S/o. Vinayakrao Dhande, 2. Dr. Neelima W/o. Sanjeev Dhande and 3. Smt. Saudamini W/o. Rajendra Athavle was purchased by Mohd. Imran S/o. Haji Mohd. Israil and Akhtar Hassan Nurool Hassan Siddique with consent of 1. Mohd. Israil S/o. Haji Mohd. Hanif, proprietor of, M/s. Dolly Enterprises, 2. Mohd. Imran S/O. Haji Mohd. Israil, manager of, M/s. Dolly Enterprises, 3. Akhtar Hassan Nurool Hassan Siddique, manager of, M/s. Dolly Enterprises, as per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 4, bearing Serial/Registration No. 5815/2021 dated 30/07/2021.

2.5 It is observed that unauthorized layout comprising of 5 plots in the said entire land was curved out and an application for regularization, sanction of the said layout was also made to Nagpur Municipal Corporation and thereafter the entire layout was sold out by 1. Mohd. Israil S/o. Haji Mohd. Hanif, 2. Mohd. Imran S/O. Haji Mohd. Israil, 3. Akhtar Hassan Nurool Hassan Siddique, to and in favour of **M/S. PANKAJ CONSTRUCTIONS,** through its Partner **SMT. SHRUTI W/O. PANKAJ DHAWAN**, as per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 6, bearing Serial/Registration No. 4990/2021 dated 30/07/2021 as such **M/S. PANKAJ CONSTRUCTIONS** acquired ownership title of the said entire layout comprising of 5 plots i.e. plot no. 1, plot no. 2, plot no. 3, plot no. 4 and plot no. 5.

3. **RELEASE AND SANCTION OF PLOT/S**

It is observed that the said plot 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. B.E.(W)/6535 dated 01/10/2021 for plot No. 01, release letter No. B.E.(W)/6534 dated 01/10/2021 for plot No. 02, release letter No. B.E.(W)/6536 dated 01/10/2021 for plot No. 03, release letter No. B.E.(W)/6537 dated 01/10/2021 for plot No. 04 and release letter No. B.E.(W)/6538 dated 01/10/2021 for plot No. 05. The area of said plot No. 01 is 1325.8990 Sq. m., plot No. 02 is 1307.6800 Sq. m., plot No. 03 is 1307.6800 Sq. m., plot No. 04 is 1307.6800 Sq. m. and that of plot No. 05 is 1326.8920 Sq. m. as per demand letters.

4. **MUTATION IN RECORD OF RIGHTS**

4.1 It appears that the present owner has mutated/recorded its name against the said plot No. 01 in the records of city survey as per property card No. 19 issued by City Survey Officer No. 3 dated 27/11/2021 bearing mutation entry No. 6858 dated 26/11/2021.

4.2 It appears that the present owner has mutated/recorded its name against the said plot No. 02 in the records of city survey as per property card No. 19 issued by City Survey Officer No. 3 dated 27/11/2021 bearing mutation entry No. 6859 dated 27/11/2021.

4.3 It appears that the present owner has mutated/recorded its name against the said plot No. 03 in the records of city survey as per property card No. 19 issued by City Survey Officer No. 3 dated 27/11/2021 bearing mutation entry No. 6860 dated 27/11/2021.

4.4 It appears that the present owner has mutated/recorded its name against the said plot No. 04 in the records of city survey as per property card No. 19 issued by City Survey Officer No. 3 dated 27/11/2021 bearing mutation entry No. 6861 dated 27/11/2021.

4.5 It appears that the present owner has mutated/recorded its name against the said plot No. 05 in the records of city survey as per property card No. 19 issued by City Survey Officer No. 3 dated 27/11/2021 bearing mutation entry No. 6862 dated 27/11/2021.

5. **SANCTION OF BUILDING PLAN**

It appears from the record that for construction of building on the said plot No. 01, a building plan has also been sanctioned and approved by the Nagpur Improvement Trust, vide Building Plan/Permit No. B.E.(WEST)/Case No. BUL-G-4587/Tracking Case No. 20211020165/167 dated 20/12/2021.

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

It is also noted that the said proposed multi-storied building known and styled as **"SHRIRANG"** is to be submitted under the provisions of Maharashtra Apartment Ownership Act, 1970 by executing a Declaration Deed.

7. **DEVELOPMENT OF PROJECT**

It is observed that the owner, **M/S. PANKAJ CONSTRUCTION**, through its partner, **SMT. SHRUTI W/O. PANKAJ DHAWAN** is planning for development of the entire land in to a real estate project comprising of buildings, flats, apartments and other structures. The proposed project is known and styled as **"GOKUL VRINDAVAN"** and the multi-storied building to be constructed on the said plot No. 01 is known and styled as **"SHRIRANG"**

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

It is appears that the owner is desirous on developing the said property in to multi-storied building/s and the proposed project is to be known and styled as **"SHRIRANG"** which shall be subject to the provisions of Maharashtra Real Estate Regulatory Act and necessary formalities shall have to be complied with.

9. **LEGAL OPINION AND FINDINGS**

9.1 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.

9.2 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.

9.3 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.

9.4 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.

9.5 The said owner, **M/S. PANKAJ CONSTRUCTION**, through its partner, **SMT. SHRUTI W/O. PANKAJ 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 –

ALL THAT piece and parcel of land bearing Plot No. 01 containing by admeasurements of east-west 37.15 m. x north-south ½(35.95 + 35.85) m. – tangent 7.73 Sq. m. = 1325.900 Sq. m., out of Khasra No. 25/1, bearing city survey No. 19, Sheet No. 23, of Mouza – Hazaripahad, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District – Nagpur, bounded as under –

TO THE EAST	:	ROAD
TO THE WEST	:	KHASRA No. 24
TO THE NORTH	:	ROAD
TO THE SOUTH	:	PLOT No. 2

Hence, this Report.

NAGPUR.
Date: 31/01/2022

OM HARIRAMANI
(ADVOCATE)

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ADVOCATE

JAYESH HARIRAMANI
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Ref. No:

Date: 31/01/2022

FORMAT – A

(Circular No:- 28/2021)

To
MahaRERA,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot No. 01, CTS/C.S. No. **19** situated at **Hazaripahad** Taluka/District – **Nagpur** (Hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **M/S. PANKAJ CONSTRUCTION**, through its partner, **SMT. SHRUTI W/O. PANKAJ DHAWAN**, R/o. Dalal Compound, Raj Nagar, Katol Road, Nagpur – 440 013, on the basis of the following documents i.e.

1) Description of Property: ALL THAT piece and parcel of land bearing Plot No. 01 containing by admeasurements of east-west 37.15 m. x north-south ½(35.95 + 35.85) m. – tangent 7.73 Sq. m. = 1325.900 Sq. m., out of Khasra No. 25/1, bearing city survey No. 19, Sheet No. 23, of Mouza – Hazaripahad, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District – Nagpur.
2) The documents of allotment of plot: Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 6, bearing serial/registration No. 4990/2021 dated 30/07/2021.
3) Property card No. 19 issued by City Survey Officer No. 3 dated 27/11/2021 bearing mutation entry No. 6858 dated 26/11/2021.
4) Search report for 13 years from 2008 till 2021.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **M/S.**

PANKAJ CONSTRUCTION, through its partner, **SMT. SHRUTI W/O. PANKAJ DHAWAN**, is clear, marketable and without any encumbrances.

Owners of the land

M/S. PANKAJ CONSTRUCTION,

Through its partner,

SMT. SHRUTI W/O. PANKAJ DHAWAN

5) Qualifying Comments/remarks: **M/S. PANKAJ CONSTRUCTION**, through its partner, **SMT. SHRUTI W/O. PANKAJ DHAWAN** 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.

6) The report reflecting the flow of the title of the **M/S. PANKAJ CONSTRUCTION**, through its partner, **SMT. SHRUTI W/O. PANKAJ DHAWAN** on the said land is enclosed herewith as Annexure.

Encl: Annexure.

Date: 31/01/2022

OM HARIRAMANI

(Advocate)

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Ref. No:

Date: 31/01/2022

FORMAT – A

(Circular No:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) P.R. Card as on date of application for registration.
2) Mutation Entry No. 6858 dated 26/11/2021.
3) Search report for 13 years from 2008 Taken from Sub-Registrar Office at Nagpur.
4) Any other relevant title.
5) Litigations if any. None.

Date: 31/01/2022

OM HARIRAMANI
(Advocate)

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