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: 07/02/2022

FORMAT – A

(Circular No:- 28/2021)

To
MahaRERA,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot No. 1099, CTS/C.S. No. **19** situated at **Indora** Taluka/District – **Nagpur** (Hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **M/S. G.P. BUILDERS & DEVELOPERS**, through its proprietor, **SYED ABID ALI SYED SHOUKAT ALI**, R/o. Nusrat Villa, Plot No. 1240A, Rathod Layout, Near Sai Apartment, Anant Nagar, Nagpur – 440 013, on the basis of the following documents i.e.

1) Description of Property: ALL THAT Nazul piece and parcel of land bearing Plot No. 1099 admeasuring 483.09 Sq. m. (5200 Sq. Ft) approx. City Survey No. 1279, Sheet No. 60, of Mouza – Indora, corresponding to municipal corporation house No. 449 (previously 1009), Ward No. 56 (previously 32), situated at Buddha Nagar, Indora, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District Nagpur.
2) The documents of allotment of plot: Relinquishment deed duly registered in the office of the Sub-Registrar, Nagpur – 1, bearing serial/registration No. 4110/2016 dated 26/07/2016.
3) Property card No. 1279 issued by City Survey Officer No. 2 dated 05/03/2021 bearing mutation entry No. 10578 dated 06/09/2010.
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 **QAMAR JAHAN W/O. LIYAKAT ALI @ QAMAR JAHAN D/O. ABDUL LATIF,** is clear, marketable and without any encumbrances.

Owners of the land

QAMAR JAHAN W/O. LIYAKAT ALI

@ QAMAR JAHAN D/O. ABDUL LATIF

5) Qualifying Comments/remarks: In view of Agreement for development, **M/S. G.P. BUILDERS & DEVELOPERS**, through its proprietor, **SYED ABID ALI SYED SHOUKAT ALI** 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 **QAMAR JAHAN W/O. LIYAKAT ALI @ QAMAR JAHAN D/O. ABDUL LATIF** on the said land is enclosed herewith as Annexure.

Encl: Annexure.

Date: 07/02/2022

Hariramani

JAYESH HARIRAMANI

(Advocate)

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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. 10578 dated 06/09/2010.
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.

Hariramani

Date: 07/02/2022

JAYESH HARIRAMANI
(Advocate)

CHALLAN
MTR Form Number-6

GRN	MH012319667202122E	BARCODE		Date	28/01/2022-17:29:14	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	300.00
Total	300.00

Road/Street	
Area/Locality	
Town/City/District	
PIN	
Remarks (If Any)	
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.	02300042022012817281	220288530163
Cheque/DD No.		Bank Date	RBI Date	28/01/2022-17:32:10	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 988903938 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 कारणासाठी किंवा नोदंणी न करावयाच्या दस्तासाठी लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		000594006420212 2	28/01/2022-17:37:28	IGR002	300.00
			Total Defacement Amount		300.00

Print Date 28-01-2022 05:37:43

MH012319667202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
28 Jan 2022	Receipt	Receipt no.: 1112290431
	Name of the Applicant :	JAYESH OMPRAKASH HARIRAMANI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Indora S.No/CTS No/G.No. : 1099
	Period of search :	From :2011 To :2022
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH012319667202122E		
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'.		

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Ref. No:

Date: 07/02/2022

TITLE VERIFICATION REPORT

Having been engaged by **M/S. G.P. BUILDERS & DEVELOPERS**, through its proprietor, **SYED ABID ALI SYED SHOUKAT ALI**, R/o. Nusrat Villa, Plot No. 1240A, Rathod Layout, Near Sai Apartment, Anant Nagar, 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 Nazul piece and parcel of land bearing Plot No. 1099 admeasuring 483.09 Sq. m. (5200 Sq. Ft) approx. City Survey No. 1279, Sheet No. 60, of Mouza – Indora, corresponding to municipal corporation house No. 449 (previously 1009), Ward No. 56 (previously 32), situated at Buddha Nagar, Indora, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District Nagpur, more particularly described in the schedule written hereunder, vide search case receipt No. 1112290431 paid vide GRN – MH012319667202122E 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 recorded in the name of
QAMAR JAHAN W/O. LIYAKAT ALI
@ QAMAR JAHAN D/O. ABDUL LATIF
R/o. Saifi Nagar, Mominpura, Nagpur – 440 018.
(Hereinafter referred to as the said owner)

2. HISTORY AND CHAIN OF TRANSFERS

2.1 Originally, the said entire property belonged to Late Mohd. Abdul Lateef S/o. Papa Miyan and in due course of time said Late Mohd. Abdul Lateef S/o. Papa Miyan left for his heavenly abode on 24/02/1975 and later his wife, Smt. Hafezza Begum W/o. Mohd. Abdul Lateef also passed away on 01/08/1975 leaving behind them,

Noorjahan W/o. Abdul Khalil @ Noorjahan D/o. Abdul Latif (daughter), Bilquis Jahan W/o. Abdul Salam @ Bilquis Jahan D/o. Abdul Latif (daughter), Akhtar Jahan W/o. Waheed Khan @ Akhtar Jahan D/o. Abdul Latif (daughter), Arif Jahan W/o. Ziauddin Sahab @ Arif Jahan D/o. Abdul Latif (daughter), Mohd. Altaf Wakeel S/o. Abdul Latif (Son), Mohd. Ayaz Yousuf S/o. Abdul Latif (Son), Mohd. Yunus Parvez S/o. Abdul Latif (Son), Mohd. Anees S/o. Abdul Latif (Son), Mrs. Qamar Jahan W/o. Liyakat Ali @ Qamar Jahan D/o. Abdul Latif (daughter) and Anwari Jahan W/o. Mohd. Hanif @ Anwari Begum D/o. Abdul Latif (daughter) as their only legal heirs as such the said property devolved upon them by way of intestate succession.

2.2 Later, said Noorjahan W/o. Abdul Khalil @ Noorjahan D/o. Abdul Latif, Bilquis Jahan W/o. Abdul Salam@ Bilquis Jahan D/o. Abdul Latif, Akhtar Jahan W/o. Waheed Khan @ Akhtar Jahan D/o. Abdul Latif, Arif Jahan W/o. Ziauddin Sahab @ Arif Jahan D/o. Abdul Latif, Mohd. Altaf Wakeel S/o. Abdul Latif, Mohd. Ayaz Yousuf S/o. Abdul Latif, Mohd. Anees S/o. Abdul Latif, Anwari Jahan W/o. Mohd. Hanif @ Anwari Begum D/o. Abdul Latif, relinquished all their share, rights, title and interest relating to the said property in favour of said Mrs. Qamar Jahan W/o. Liyakat Ali @ Qamar Jahan D/o. Abdul Latif (the present owner) as per relinquishment deed duly registered in the office of the Sub-Registrar, Nagpur – 1, bearing serial/registration No. 5261/2015 dated 09/09/2015.

2.3 Subsequently, said Mohd. Yunus Parvez S/o. Abdul Latif also expired on 13/04/2015 leaving behind him, his wife, Smt. Zaibunisa and one son, Azhar, as his only legal heirs as such his share, rights, title and interest devolved upon his wife, Smt. Zaibunnisa Wd/o. Mohd. Yunus Parvez, and son, Mohd. Azhar S/o. Mohd. Yunus Parvez, by way of intestate succession, subsequently, said Smt. Zaibunnisa Wd/o. Mohd. Yunus Parvez and Mohd. Azhar S/o. Mohd. Yunus Parvez also relinquished all their share, rights, title and interest relating to the said property in favour of said Mrs. Qamar Jahan W/o. Liyakat Ali @ Qamar Jahan D/o. Abdul Latif (the present owner) as per relinquishment deed duly registered in the office of the Sub-Registrar, Nagpur – 1, bearing serial/registration No. 4110/2016 dated 26/07/2016, as such the present owner became the sole and absolute owner of the said entire property, accordingly, her name has been mutated/recorded in city survey property card and municipal corporation tax records, etc.

3. **RENEWAL/EXTENSION OF LEASEHOLD RIGHTS GRANTED BY GOVERNMENT OF MAHARASHTRA**

It is observed that the lease hold rights granted by Collector, Nagpur, on behalf of Government of Maharashtra has been renewed/extended in favour of the present owner in revenue case No. 288/NAA-48/2015-16 for a period of 30 years commencing from 01/04/2005 and ending on 31/03/2035, as per Indenture of Lease Deed duly registered in the office of Sub Registrar, Nagpur – 1, bearing serial/registration No. 3892/2017 dated 23/06/2017, having further renewal clause therein.

4. **MUTATION IN RECORD OF RIGHTS**

It appears that the present owner has mutated/recorded her name against the said plot in the records of city survey as per property card No. 1279 issued by City Survey Officer No. 2 dated 05/03/2021 bearing mutation entry No. 10578 dated 06/09/2010.

5. **AGREEMENT FOR SALE / DEVELOPMENT WITH DEVELOPER**

5.1 It is seen that the present owner has entered in an agreement for development of the said plot with **M/S. G.P. BUILDERS & DEVELOPERS**, through its proprietor, **SYED ABID ALI SYED SHOUKAT ALI**, authorizing it to develop the said land in to a residential estate by constructing a thereon multi-storied building consisting residential apartments etc., and to sell the same in favour of prospective buyer/s, vide agreement for development duly registered in the office of the Sub – Registrar, Nagpur – 1, bearing serial/registration No. 8451/2021 dated 21/12/2021.

5.2 In terms of said Agreement, the present owner, has also executed an Irrevocable General Power of Attorney of the said plot in favour of **M/S. G.P. BUILDERS & DEVELOPERS**, through its proprietor, **SYED ABID ALI SYED SHOUKAT ALI**, authorizing it/him to deal with the said property including transfer of the share of developer/builder by way of sale or otherwise on the basis of undivided share in land with apartments in terms of that agreement in favour of prospective buyer/s and to receive the consideration amount from the prospective buyer/s and to execute deed and document, vide Irrevocable General Power Of Attorney in the Sub – Registrar, Nagpur – 1, bearing serial/registration No. 8452/2021 dated 21/12/2021.

6. **SANCTION OF BUILDING PLAN**

It appears from the record that for construction of building on the said plot, a building plan has also been sanctioned and approved by the Nagpur Municipal Corporation, vide Building Plan/Permit No. 53/BP/Indora/TP/NMC/867 dated 27/04/2021.

7. **APPLICATION OF MAHARASHTRA OWNERSHIP OF APARTMENT**

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

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 **"BABA HERITAGE"** which shall be subject to the provisions of Maharashtra Real Estate Regulatory Act and necessary formalities shall have to be complied with.

9. **RIGHTS AND ENTITLEMENT OF PARTIES**

In view of the said Agreement for development and power of attorney, **M/S. G.P. BUILDERS & DEVELOPERS**, through its proprietor, **SYED ABID ALI SYED SHOUKAT ALI,** 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.

10. **LEGAL OPINION AND FINDINGS**

10.1 I have gone through the true copies documents produced before me. It is also informed to me that various flats/apartments are to be sold out to individual buyer/s by the said Developer.

10.2 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/s are owner/s of the said property and have 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.

10.3 It is observed that the said property was mortgaged with M/s. Vidarbha Premier Cooperative Housing Society, after repayment of loan amount, the said property

has been released as per deed of release duly registered in the office of the Sub-Registrar, Nagpur, bearing serial/registration No. 127 dated 10/01/2018.

10.4 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.

10.5 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.

10.6 In terms of Agreement for development and General Power of Attorney referred above, the said **M/S. G.P. BUILDERS & DEVELOPERS**, through its proprietor, **SYED ABID ALI SYED SHOUKAT ALI** and is lawfully authorized and empowered to float the scheme and further to sell the 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. The prospective purchasers will get good and marketable title subject to all clearances and NOC's and compliance of necessary formalities as may be required as per law.

Hence, this report.

SCHEDULE OF PROPERTY –

ALL THAT Nazul piece and parcel of land bearing Plot No. 1099 admeasuring 483.09 Sq. m. (5200 Sq. Ft) approx. City Survey No. 1279, Sheet No. 60, of Mouza – Indora, corresponding to municipal corporation house No. 449 (previously 1009), Ward No. 56 (previously 32), situated at Buddha Nagar, Indora, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District Nagpur, bounded as follows –

TO THE EAST	:	CONSERVANCY LANE
TO THE WEST	:	ROAD
TO THE NORTH	:	PLOT No. 1100
TO THE SOUTH	:	PLOT No. 1098

Hence, this Report.

NAGPUR.
Date: 07/02/2022

Hariramani

JAYESH HARIRAMANI
(ADVOCATE)