CHALLAN

MTR Form Number-6

GRN	MH011361436202324E	BARCODE		Date	23/11/2023-16:17:50	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	2023-2024 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	550.00
Total	550.00

Amount In Words	Five Hundred Fifty Rupees Only		
Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	02300042023112312480 / 233276820166
Cheque/DD No.		Bank Date / RBI Date	23/11/2023-16:19:57 / Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : 226441286 Mobile No. : 9923085595

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.

Print Date 23-11-2023 04:21:12

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ADVOCATE

JAYESH HARIRAMANI
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FORMAT – A

(Circular No. 28/2021)

To

Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT piece and parcel of land bearing plot No. 4-9 admeasuring 3086.701 Sq. m. in the layout known as **"MANE LAYOUT"** out of out of khasra No. 25, city survey No. 41, Sheet No. 31, of Mouza – Zingabai Takli, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District – Nagpur (hereinafter referred as the said property).

1) I have investigated the title of the said property on the request of developer/builder **M/S. HARE KRISHNA BUILDERS**, through partners, **i. SMT. SHRUTI W/O. PANKAJ DHAWAN**, R/o. Dalal Compound, Raj Nagar, Katol Road, Nagpur – 440 013 and **ii. SHRI KULDEEP S/O. SUBHASH MALHOTRA**, R/o. 1052, Behind Jaswant Tuli Mall, Buddha Nagar, Indora Chowk, Nagpur – 440 017, and following documents i.e. –

   i. **Description of the property:** Plot No. 4-9 admeasuring 3086.701 Sq. m. in the layout known as **"MANE LAYOUT"** out of out of khasra No. 25, city survey No. 41, Sheet No. 31, of Mouza – Zingabai Takli, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District – Nagpur

2) **The document of allotment of property:** Agreement for development with land owners namely Shri Vinod Ramnivas Garg and Shri Ashok S/o. Deoraoji Girhe with **M/S. HARE KRISHNA BUILDERS**, 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 sale duly registered in the office of the Sub – Registrar, Nagpur – Nagpur – 1, bearing serial/registration No. 3477/2021 dated 09/06/2021.

   ii. City Survey Officer No. City Survey Officer No. 3 dated 26/10/2021 bearing mutation entry dated 25/10/2021.

iii. Search report from 2013 to 2023.

3) 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 **M/S. HARE KRISHNA BUILDERS** is as per detailed title verification report annexed herewith

i. **Owners of the land:**

1) Shri Vinod Ramnivas Garg is the owner of Plot No. 04, C.T.S. No. 41, of Mouza – Zingabai Takli, Nagpur.
2) Shri Ashok S/o. Deoraoji Girhe is the owner of Plot No. 09, C.T.S. No. 41, of Mouza – Zingabai Takli, Nagpur.

Qualifying comments/remarks if any: **M/S. HARE KRISHNA BUILDERS** 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 subject to clearance and NOC as may be required.

4) The report reflecting the flow of the title of **M/S. HARE KRISHNA BUILDERS,** on the said land is enclosed herewith as annexure.

Encl: Annexure

Advocate

Date: 01/01/2024

(Stamp)

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Ref. No:

Date: 01/01/2024

FORMAT – A

(Circular No:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) Agreement for development with land owners namely Shri Vinod Ramnivas Garg and Shri Ashok S/o. Deoraoji Girhe with **M/S. HARE KRISHNA BUILDERS**, through partners, **i. SMT. SHRUTI W/O. PANKAJ DHAWAN**, R/o. Dalal Compound, Raj Nagar, Katol Road, Nagpur – 440 013 and **ii. SHRI KULDEEP S/O. SUBHASH MALHOTRA**, R/o. 1052, Behind Jaswant Tuli Mall, Buddha Nagar, Indora Chowk, Nagpur – 440 017, 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 sale duly registered in the office of the Sub – Registrar, Nagpur – Nagpur – 1, bearing serial/registration No. 3477/2021 dated 09/06/2021.

2) City Survey property card

2) City Survey Officer No. City Survey Officer No. 3 dated 26/10/2021 bearing mutation entry dated 25/10/2021.

4) Search and title verification report from 2008 Taken from Sub-Registrar Office at Nagpur.

5) Any other relevant title.

5) Litigations if any. None.

Date: 01/01/2024

OM HARIRAMANI
(Advocate)

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Ref. No.

Date: 01/01/2024

TITLE VERIFICATION REPORT

Having been engaged by **M/S. HARE KRISHNA BUILDERS**, through partners, **i. SMT. SHRUTI W/O. PANKAJ DHAWAN**, R/o. Dalal Compound, Raj Nagar, Katol Road, Nagpur – 440 013 and **ii. SHRI KULDEEP S/O. SUBHASH MALHOTRA**, R/o. 1052, Behind Jaswant Tuli Mall, Buddha Nagar, Indora Chowk, Nagpur – 440 017, 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. 4-9 admeasuring 3086.701 Sq. m. in the layout known as **"MANE LAYOUT"** out of out of khasra No. 25, city survey No. 41, Sheet No. 31, of Mouza – Zingabai Takli, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District – Nagpur, more particularly described in the schedule written hereunder, vide GRN – MH011361436202324E dated 23/11/2023. 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

1. **SHRI ASHOK S/O. DEORAOJI GIRHE**
   R/o. Gorewada Road, Borgaon, Nagpur – 440 013.
2. **SHRI VINOD S/O. RAMNIVAS GARG**
   R/o. 1101/1102, Rameshwaram Apartment,
   ECTV Tower Lane, Dadar, Mumbai – 400 028.

(Hereinafter referred to as the said owners)

2. HISTORY AND CHAIN OF TRANSFERS

2.1 Shri Ashok S/o. Deoraoji Girhe purchased the said plot No. 09 from Smt. Ranjana Shekhar Pusadkar and Shri Shekhar Gajanan Pusadkar as per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 5, bearing Serial/registration No. 3993/2015 dated 19/12/2015.

2.2 It is observed that originally, originally, the entire khasra No. 25 admeasuring 1.62 hectares belonged to Shri Gajanan Balaji Mane out of which Smt. Sadhana W/o. Naresh Barde and Shri Naresh S/o. Wamanrao Barde purchased land admeasuring 0.30 hectares (3000 Sq. m.) from Shri Gajanan Balaji Mane said as per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 4, bearing serial/registration No. 4687/2007 dated 30/08/2007. Similarly, Shri Abhay S/o. Vasudeorao Khorgade and Smt. Usha W/o. Narayanrao Barde purchased land admeasuring 0.24 hectares (2400 Sq. m.) from Shri Gajanan Balaji Mane said as per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 8, bearing serial/registration No. 2308/2008 dated 01/04/2008.

2.3 Later, Shri Vinod Ramnivas Garg and Shri Pankaj Nandlal Agrawal purchased the total land of Smt. Sadhana W/o. Naresh Barde, Shri Naresh S/o. Wamanrao Barde, Shri Abhay S/o. Vasudeorao Khorgade and Smt. Usha W/o. Narayanrao Barde admeasuring 0.54 hectares as per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 1, bearing serial/registration No. 5722/2014 dated 18/07/2014. A correction deed amending the said sale deed has also been executed as per correction deed duly registered in the office of the Sub-Registrar, Nagpur – 3, bearing serial/registration No. 1457/2016 dated 26/02/2016.

2.4 Consequently, said Shri Vinod Ramnivas Garg purchased the share and interest of said Shri Pankaj Nandlal Agrawal in the said property as per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 1, bearing serial/registration No. 8608/2014 dated 12/11/2014. A correction deed amending the said sale deed has also been executed as per correction deed duly registered in the office of the Sub-Registrar, Nagpur – 3, bearing serial/registration No. 1458/2016 dated 26/02/2016. Accordingly, Shri Vinod Ramnivas Garg became the owner of said land admeasuring 0.54 hectares (5400 Sq. m.).

3. MUTATION IN RECORD OF RIGHTS

3.1 It appears that said Shri Ashok S/o. Deoraoji Girhe has mutated/recorded his name against plot No. 09 vide mutation entry dated 25/10/2021 in the records of city survey as per city survey property card No. 41 issued by City Survey Officer No. 3 dated 26/10/2021.

3.2 It appears that said Shri Vinod Ramnivas Garg has mutated/recorded his name against plot No. 04 vide entry dated 15/03/2017 in the records of city survey as per

city survey property card No. 41 issued by City Survey Officer No. 3 dated 08/06/2021.

4 RELEASE OF PLOTS

4.1 It is observed that the said plot No. 04 has been regularized, sanctioned and released upon payment of Development charges/Regularization expenses by Nagpur Improvement Trust under the provision of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 as per permit/release letter No. BE(N)/744 dated 31/03/2016.

4.2 It is observed that the said plot No. 09 has been regularized, sanctioned and released upon payment of Development charges/Regularization expenses by Nagpur Improvement Trust under the provision of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 as per permit/release letter No. BE(N)/821 dated 30/04/2016.

5 AGREEMENT FOR SALE / DEVELOPMENT WITH DEVELOPER

5.1 It is seen that the aforesaid owner, Shri Vinod Ramnivas Garg, has entered in an agreement for sale/development of plot No. 4, 5 & 6 with **M/S. HARE KRISHNA BUILDERS,** through partners, **i. SMT. SHRUTI W/O. PANKAJ DHAWAN,** and **ii. SHRI KULDEEP S/O. SUBHASH MALHOTRA**, 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 sale duly registered in the office of the Sub – Registrar, Nagpur – Nagpur – 1, bearing serial/registration No. 3477/2021 dated 09/06/2021.

5.2 In terms of said Agreement, the said owner, Shri Vinod Ramnivas Garg, has also executed an Irrevocable General Power of Attorney of plot No. 4, 5 & 6 in favour of **M/S. HARE KRISHNA BUILDERS,** through partners, **i. SMT. SHRUTI W/O. PANKAJ DHAWAN,** and **ii. SHRI KULDEEP S/O. SUBHASH MALHOTRA**, authorizing 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, Sub – Registrar, Nagpur – 1, bearing serial/registration No. 3478/2021 dated 09/06/2021.

5.3 It is seen that the aforesaid owner, Shri Ashok S/o. Deoraoji Girhe, has entered in an agreement for sale/development of plot Nos. 08 and 09 with **M/S. HARE KRISHNA BUILDERS,** through partners, **i. SMT. SHRUTI W/O. PANKAJ DHAWAN,** and **ii. SHRI KULDEEP S/O. SUBHASH MALHOTRA**, 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 sale duly registered in the office of the Sub – Registrar, Nagpur – 6, bearing serial/registration No. 5886/2021 dated 16/09/2021.

5.4 In terms of said Agreement, the said owner, Shri Ashok S/o. Deoraoji Girhe, has also executed an Irrevocable General Power of Attorney of plot Nos. 08 and 09 in favour of **M/S. HARE KRISHNA BUILDERS,** through partners, **i. SMT. SHRUTI W/O. PANKAJ DHAWAN,** and **ii. SHRI KULDEEP S/O. SUBHASH MALHOTRA**, authorizing 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, Sub – Registrar, Nagpur – 6, bearing serial/registration No. 5887/2021 dated 16/09/2021.

6. AMALGAMATION/CLUBBING OF PLOT

It is observed that the said plot Nos. 157, 158 and 159 have been amalgamated by Nagpur Municipal Corporation as per letter No. E.E.(N)/184 dated 25/11/2021. The area of the amalgamated plot No. 4-9 is 3086.701 Sq. m.

7. SANCTION OF BUILDING PLAN

It appears from the record that for construction of building/s on plot No. 4-9, a building plan has also been sanctioned and approved by the Nagpur Municipal Corporation, vide Building Plan/Permit No. BE (NORTH) CASE No. GUN-P-0240/Tracking Case No. 2022031486 /277 dated 30/05/2023.

8. RIGHTS AND ENTITLEMENT OF PARTIES

8.1 In view of the said Agreements, **M/S. HARE KRISHNA BUILDERS** 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.

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 are to be sold out to individual buyer/s by the said Developer.

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/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.

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 In terms of Agreement for sale and General Power of Attorney referred above, the said **M/S. HARE KRISHNA BUILDERS** 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.

SCHEDULE OF PROPERTY –

ALL THAT piece and parcel of land bearing plot No. 4-9 admeasuring 3086.701 Sq. m. in the layout known as **"MANE LAYOUT"** out of out of khasra No. 25, city survey No. 41, Sheet No. 31, of Mouza – Zingabai Takli, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District – Nagpur, bounded as under –

TO THE EAST	:	ROAD
TO THE WEST	:	ROAD
TO THE NORTH	:	OTHER LAYOUT & OPEN SPACE
TO THE SOUTH	:	PLOT No. 5-8

Hence, this Report.

NAGPUR.
Date: 01/01/2024

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OM HARIRAMANI
(ADVOCATE)