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## Print Date 21-04-2022 02:39:51

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| MH000832325202223E                                                                                                                 | Government<br>of<br>Maharashtra | Regn. 39 M                                               |
| Department of Registration and Stamps                                                                                              |                                 |                                                          |
| 21 Apr 2022                                                                                                                        | Receipt                         | Receipt no.: 1112380530                                  |
| Name of the Applicant : JAYESH OMPRAKASH HARIRAMANI                                                                                |                                 |                                                          |
| Details of property of which document has to be searched :                                                                         |                                 | Dist : Nagpur Village : Gorevada S.No/CTS No/G.No. : 269 |
| Period of search :                                                                                                                 |                                 | From :2011 To :2022                                      |
| Received Fee :                                                                                                                     |                                 | 500                                                      |
| The above mentioned Search fee has been credited to government vide GRN no Jh-000832325202223E                                     |                                 |                                                          |
| 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 Grs Challan.                                         |                                 |                                                          |
| Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/Views/frmSearchChallan/WithOutReg.php' |                                 |                                                          |

**OM HARIRAMANI**  
ADVOCATE  
**JAYESH HARIRAMANI**  
ADVOCATE

**"HARIRAMANI ASSOCIATES"**  
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Ref. No:

Date: 25/04/2022

## **TITLE VERIFICATION REPORT**

Having been engaged by **M/S. CREATION BUILDERS & DEVELOPERS** Prop. **SHRI PANKAJ S/O. DEVRAJ DHAWAN**, R/o. 5, 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 -1, in respect of ALL THAT piece and parcel of land bearing Plot No. 29 containing by admeasurements of 1367.847 Sq. m., in the layout of Basra Co. Op. Housing Society out of Survey/Khasra No. 95/2, bearing City Survey No. 269, Sheet No. 70 of Mouza – Gorewada, corresponding to municipal corporation house No. 808/B/H/29, ward No. 62, Zone No. 10, 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 (GRN) No. MH000832325202223E (Receipt No. 1112380530) dated 21/04/2022. 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. CREATION BUILDERS & DEVELOPERS**  
Prop. – **SHRI PANKAJ S/O. DEVRAJ DHAWAN**  
R/o. 5, Dalal Compound, Raj Nagar, Katol Road, Nagpur – 440 013.  
(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 conveyance deed appears to be as follows –

- 2.1 The said land/property was purchased by the present owner from **MOHD. JAVED IQBAL S/O. MOHD. IBRAHIM** as per Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 8, bearing serial/registration No. 2500/2021 dated 06/04/2021.

- 2.2 It is observed that originally the said entire land bearing khasra No. 95/2 admeasuring 5.24 hectares (12.95 Hectares) belonged to Shaikh Munawar S/o. Papa Miya from whom it was purchased by Hassina Khatoon Wd/o. Mohammad Ibrahim as per sale deed duly registered in the office of the Sub Registrar, Nagpur, bearing Serial/registration entry No. 5231 in book No. 1 dated 09/11/1966.
- 2.3 Thereafter, said Hassina Khatoon Wd/o. Mohammad Ibrahim and her legal heirs, namely Mr. Zahid Ibrahim Mohammad, Mohammad Salim Ibrahim, Mohammad Javed Iqbal Mohammad Ibrahim, Mohammad Fahim Mohammad Ibrahim, Nargis Musarrat W/o. Israr Khan and Anjum Salma W/o. Gyasuddin Alla Bux effected a family partition relating to the said entire land and Hassina Khatoon Wd/o. Mohammad Ibrahim retained land admeasuring 0.54 Hectares as per partition deed dated 30/10/1994.
- 2.4 Later, Hassina Khatoon Wd/o. Mohammad Ibrahim along with other co-owners put a layout and carved out plots of various sizes and measurements and retained their respective shares/portions, accordingly the said plot No. 29 among other plots came in the share/portion of MOHD. JAVED IQBAL S/O. MOHD. IBRAHIM.
- 2.5 Previously, Hassina Khatoon Wd/o. Mohammad Ibrahim had entered in an agreement for sale of 5,00,000 Sq. Ft. in favour of The Basra Co. Op. Housing Society, as per agreement of sale duly registered in the office of the Sub-Registrar, Nagpur – 11, at serial No. 7979 dated 30/12/1991 in book No. A1 from pages 195 to 197 of volume No. 517 corresponding to municipal corporation house No. 7940(P) dated 30/12/1991, however, the agreement of sale has been cancelled as per rescission/cancellation of agreement of sale duly registered in the office of the Sub-Registrar, Nagpur – 4, bearing serial/registration No. 2867/2015 dated 12/06/2015.

### **3. RELEASE OF PLOT/S**

It is observed that the plot No. 29 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. 6482 dated 11/08/2021. The area of plot No. 29 as sanctioned and released by Nagpur Improvement Trust is 1367.8470 Sq. m.,.

4. **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 for construction, vide building plan/permit No. B.E(WEST)/Case No. GUN-P-080/Tracking case No. 20211012182/147 dated 10/12/2021.

5. **APPLICATION OF MAHARASHTRA APARTMENT OWNERSHIP ACT.**

In case the building is required to be submitted to the provisions of Maharashtra Apartment Ownership Act, 1970 then a Declaration Deed shall have to be registered in the office of the Sub Registrar, Nagpur – 1, bearing serial/registration No. 3202/2022 dated 21/04/2022. The said condominium is known and styled as “CREATIVE HOMES SUNSHINE” comprising of self-contained flats/apartments as per sanctioned building plan.

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

It is seen that the proposed project known and styled as “CREATIVE HOMES SUNSHINE” shall be subject to the provisions of Maharashtra Real Estate Regulatory Act and necessary formalities shall have to be complied with.

7. **LEGAL OPINION**

- 7.1 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.
- 7.2 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.
- 7.3 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.
- 7.4 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.
- 7.5 The said owner, **M/S. CREATION BUILDERS & DEVELOPERS Prop. SHRI PANKAJ S/O. DEVRAJ 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 REFERRED ABOVE -**

ALL THAT piece and parcel of land bearing Plot No. 29 containing by admeasurements of 1367.847 Sq. m., in the layout of Basra Co. Op. Housing Society out of Survey/Khasra No. 95/2, bearing City Survey No. 269, Sheet No. 70 of Mouza - Gorewada, corresponding to municipal corporation house No. 808/B/H/29, ward No. 62, Zone No. 10, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District - Nagpur. The said property is bounded as under -

|              |    |              |
|--------------|----|--------------|
| TO THE EAST  | -- | OTHER LAYOUT |
| TO THE WEST  | -- | PLOT NO. 18  |
| TO THE NORTH | -- | ROAD         |
| TO THE SOUTH | -- | PLOT NO. 19  |

NAGPUR.

Date: 25/04/2022

  
OM HARIRAMANI  
(ADVOCATE)

**OM HARIRAMANI**  
ADVOCATE

**JAYESH HARIRAMANI**  
ADVOCATE

**"HARIRAMANI ASSOCIATES"**

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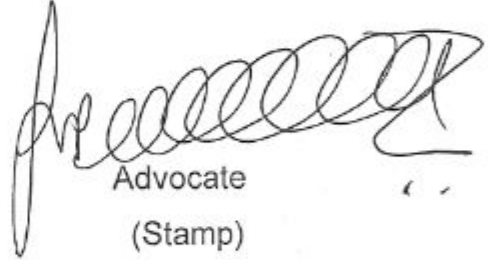
FORMAT – A  
(Circular No. 28/2021)

**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. 5333 dated 30/09/2021 in the name of owner.
- 3) Search report for 13 years from 2009 taken from Sub-Registrar, Office at Nagpur.
- 4) Any other relevant title: None.
- 5) Litigations if any: None.

Date: 25/04/2022

  
Advocate  
(Stamp)

**OM HARIRAMANI**  
ADVOCATE  
**JAYESH HARIRAMANI**  
ADVOCATE

**"HARIRAMANI ASSOCIATES"**  
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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. 29 containing by admeasurements of 1367.847 Sq. m., in the layout of Basra Co. Op. Housing Society out of Survey/Khasra No. 95/2, bearing City Survey No. 269, Sheet No. 70 of Mouza – Gorewada, corresponding to municipal corporation house No. 808/B/H/29, ward No. 62, Zone No. 10, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District – Nagpur (hereinafter referred as the said property).

- 1) I have investigated the title of the said property on the request of **M/S. CREATION BUILDERS & DEVELOPERS Prop. SHRI PANKAJ S/O. DEVRAJ DHAWAN**, and following documents i.e. –
  - i. **Description of the property:** ALL THAT piece and parcel of land bearing Plot No. 29 containing by admeasurements of 1367.847 Sq. m., in the layout of Basra Co. Op. Housing Society out of Survey/Khasra No. 95/2, bearing City Survey No. 269, Sheet No. 70 of Mouza – Gorewada, corresponding to municipal corporation house No. 808/B/H/29, ward No. 62, Zone No. 10, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District – Nagpur
- 2) **The document of allotment of property:** as per Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 8, bearing serial/registration No. 2500/2021 dated 06/04/2021.
  - ii. property card No. 269 issued by City Survey Officer No. 3 dated 28/10/2021 bearing mutation entry No. 5333 dated 30/09/2021.
  - iii. Search report for 13 years from 2009 till 2022.
- 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 of **M/S.**

CREATION BUILDERS & DEVELOPERS Prop. SHRI PANKAJ S/O. DEVRAJ DHAWAN is as per detailed title verification report annexed herewith

i. Owners of the land:

M/S. CREATION BUILDERS & DEVELOPERS

Prop. SHRI PANKAJ S/O. DEVRAJ DHAWAN

Qualifying comments/remarks if any: M/S. CREATION BUILDERS & DEVELOPERS

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. CREATION BUILDERS & DEVELOPERS, on the said land is enclosed herewith as annexure.

Encl: Annexure

Date: 25/04/2022

Advocate  
(Stamp)

