



CHALLAN
MTR Form Number-8



GRN MH010537501202223E		BARCODE		Date 14/11/2022 14:22:44		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Fees				PAN No (If Applicable)			
Office Name PND1_JT DIST REGISTRAR PUNE URBAN				Full Name		JAYESH OMPRAKASH HARIRAMANI	
Location PUNE				Field/Block No			
Year 2022-2023 One Time				Premises/BUILDING			
Account Head Details			Amount in Rs.	Road/Street			
0030072201 SEARCH FEE			525.00	Area/Locality			
				Town/City/District			
				Pin			
				Remarks (If Any)			
Total			525.00	Amount in Words	Five Hundred Twenty Five Rupees Only		
Payment Details BANK OF BARDOA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	Ref. No.	00X03942022111400802 1310786199	
Cheque/DD No.				Bank Date	RBI Date	14/11/2022-14-25-07 Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF BARDOA	
Name of Branch				Scrub No. , Date		Not Verified with Scrub	

Department ID : 219603302

Mobile No. : 9730073060

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

असा चालन "एक शोध वेळ" आणि एका कारणासाठीच लागू आहे. या कारणासाठी किंवा कोणतीच नकारात्मक दस्तऐवजी लागू नाही.

MH010537161202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
14 Nov 2022	Receipt	Receipt no : 1112632518
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. : 2306
Period of search :		From :2002 To :2022
Received Fee :		525
The above mentioned Search fee has been credited to government vide GRN no :MH010537161202223E		
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/fmSearchChallanWithOutReg.php '		

JAYESH HARIRAMANI
ADVOCATE

OM HARIRAMANI
ADVOCATE

"HARIRAMANI ASSOCIATES"

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Ref. No:

Date: 18/11/2022

TITLE VERIFICATION REPORT

Having been engaged by **M/S. RANA INC.** Prop. Mr. Abbas Sadruddin Dhamani, R/o, Ramnath City, Y-18, Koradi Road, Nagpur, Maharashtra-441111, We 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. 651 admeasuring 929 Sq. Mtrs (as per City Survey Property Card), 941.61 Sq Mtrs (as per Nazul Lease and Freehold Order) under Panchpaoli Housing Accomodation Scheme, Unit No. 1, Sheet No. 67, City Survey No. 2306 of Mouza- Indora situated at Kashmiri Gali, corresponding to municipal corporation house No. 44, ward No. 54, within the limits of Nagpur Municipal Corporation, Tahsil & District – Nagpur, more particularly described in the schedule written hereunder, vide search case (GRN) No. MH010537161202223E (Receipt No. 1112632518) dated 14/11/2022. 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. RANA INC.

Prop. – **MR. ABBAS SADRUDDIN DHAMANI**

R/o. Ramnath City, Y-18, Koradi Road, Nagpur, Maharashtra-441111.

(Hereinafter referred to as the present 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 is purchased by the present owner from 1. SHRI RAJENDRA PAL SINGH S/O. SUCHET SINGH RAJPUT, 2. BALVINDRA SINGH S/O. SUCHET SINGH RAJPUT, 3. THAKURPAL SINGH S/O. SUCHET SINGH RAJPUT, 4. HARJEET PAL SINGH S/O. SUCHET SINGH RAJPUT, 5. SMT. KULWANT KAUR WD/O. KISHAN SINGH RAJPUT, 6. HARPREET SINGH S/O. KISHAN SINGH RAJPUT, 7. DILPREET SINGH S/O. KISHAN SINGH RAJPUT, 8. SMT. MANMEET KAUR W/O. GURMEET SINGH BEHAL, 9. SUDARSHAN SINGH @ DARSHAN SINGH S/O. HARNAM SINGH RAJPUT, 10. NARENDER SINGH S/O. HARNAM SINGH RAJPUT and 11. PAPINDER SINGH S/O. HARNAM SINGH RAJPUT, (Hereinafter referred as 'erstwhile owners') as per Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 1, bearing serial/registration No. 6005/2022 dated 20/07/2022.
- 2.2 Originally, the aforesaid property belonged to Sardar Hira Singh Gurudatta Singh Sethi who had purchased it from Smt. Harnam Kaur Wd/o. Bhagat Singh and Sardar Ramrakha Singh S/o. Bhagat Singh as per sale deed duly registered in the office the Sub-Registrar, Nagpur, bearing serial/registration No. 609 dated 16/02/1967, after demise of Sardar Hira Singh Gurudatta Singh Sethi, the aforesaid property was sold by his wife namely Dewatibai Hirasingsh Sethi in favour of Shri Suchet Singh, Shri Kishan Singh, Shri Darshan Singh, Shri Narendra Singh and Shri Papinder Singh all sons of Harnam Singh being minors through mother Smt. Premwatibai W/o. Harnamsingh as per sale deed duly registered in the office of the Sub-Registrar, Nagpur, bearing serial/registration No. 2398 dated 29/10/1973 as such they all became owners of the aforesaid property. The said five brother being sons of Harnamsingh were minors at the time of sale deed, therefore, that sale deed was signed by their step mother Smt. Premwatibai W/o. Harnamsingh.
- 2.3 Thereafter, said Harnam Singh was earlier married to one Smt. Tarawantibai later on married to Smt. Premwantibai. Said Harnamsingh had daughters from his first wife namely Smt. Tarawantibai as under, but had issue from Smt. Premwantibai.

1. Sudarshan Kaur W/o. Pritam Singh Sathiala,
2. Usha @ Davindar W/o. Praveen Mansta
3. Smt. Nirmal Kaur W/o. Harjeetsingh
4. Smt. Manjeet Kaur W/o. Jagdish Bayal

And, said Smt. Nirmal Kaur W/o. Harjeetsingh left for her heavenly abode on 31/10/2017 leaving behind her following legal heirs,

1. HARJIT SINGH S/O. INDER SINGH,
2. GURPREET SINGH MANNI S/O. S. AHARJIT SINGH MANNI,
3. JAGPREET SINGH S/O. HARJIT SINGH

- 2.4 Thereafter, the daughters of Harnam Singh in the year 2016 filed a civil suit claiming their share, rights in the said property and partition, separate possession etc. against their brothers vide Spl.C.S. No. 778/2016, however, that suit came to be disposed of in view of mutual compromise and settlement between the parties as per compromise deed at Exh. 68. As per compromise and settlement between the parties, it was agreed that out of the sale proceeds of the said property, amount of Rs. 1,40,00,000/- (Rupees One Crore Forty Lakhs Only) would be given to the plaintiffs i.e. 1. Smt. Sudarshan Kaur W/o. Pritam Singh Sathiala, 2. Usha @ Davindar W/o. Praveen Mansta, 3(i) HARJIT SINGH S/O. INDER SINGH, 3(ii) GURPREET SINGH MANNI S/O. S. AHARJIT SINGH MANNI, 3(iii) JAGPREET SINGH S/O. HARJIT SINGH, 4. SMT. MANJEET KAUR W/O. JAGDISH BAYAL, herein towards their full and final settlement and rest of the amount receivable against the said property shall be received and enjoyed by their brothers i.e. defendants No. 1 to 11, i.e. erstwhile owners.

- 2.5 Thereafter, in due course of time Suchet Singh Harnam Singh expired on 18/09/2007 leaving behind him his four sons,

1. RAJENDRA PAL SINGH S/O. SUCHET SINGH RAJPUT
2. BALVINDRA SINGH S/O. SUCHET SINGH RAJPUT
3. THAKURPAL SINGH S/O. SUCHET SINGH RAJPUT
4. HARJEET PAL SINGH S/O. SUCHET SINGH RAJPUT

herein as his legal heirs. His wife namely, Smt. Surjeet Kaur also expired. Also Kishansingh Harnamsingh expired on 22/06/2000, 1. SMT. KULWANT KAUR Wd/O. KISHAN SINGH RAJPUT, 2. HARPREET SINGH S/O. KISHAN SINGH RAJPUT, 3. DILPREET SINGH S/O.

KISHAN SINGH RAJPUT,4. SMT. MANMEET KAUR W/O.
GURMEET SINGH BEHAL are his legal heirs.

- 2.6 Accordingly, erstwhile owners Being the legal heirs and successors of Late Harnamsingh Bhagatsingh, the said property devolved upon them. Therefore, erstwhile owners were entitled to get the said property mutated/recorded in their names and dispose off the same at any terms or price, however, settled amount of Rs. 1,40,00,000/- (Rupees One Crore Forty Lakhs Only) was to be given to the above named plaintiffs in SCS No. 778/2016.
- 2.7 The said plot was held on heritable, transferable and renewable leasehold rights granted by Government of Maharashtra through Collector/Nazul Officer, and after expiry of the lease term, the lease term has been renewed/extended for a further term of (30)thirty years commencing from 1st April 2005 ending on 31st March 2035 by Governor of Maharashtra through office of the Collector, Nagpur as per lease indenture issued by office of the Collector, Nagpur in Revenue Case No.18/NAA-48/2021-2022 dated 29/06/2022 duly registered in the office of the Sub-registrar, Nagpur-1, bearing serial/registration No. 5238/2022 dated 29/06/2022, however, upon payment of necessary conversion charges, the said plot has been converted into freehold (Bhogwatdar Warg -1) from leasehold rights, as per order dated 18/07/2022 passed by office of the Collector, Nagpur in Revenue Case No. 32/NAA-48/2021-2022. The area of said plot was earlier recorded as 636.5 sq. mtrs. In City Survey Property Card which has been corrected as 929.00 Sq. Mtrs., as per order dated 13/12/2021 passed by office of the Superintendent of Land Records.
- 2.8 The erstwhile owners entered in an agreement for sale of the above said property in favour of the Present owner, vide agreement for sale duly registered in the office of Sub-registrar, Nagpur-6 bearing serial/registration No. 3083/2020 dated 20/10/2020. The area of the said plot at the registration of Sale Agreement was 636.5 Sq. Mtrs., as per City Survey Property Card, accordingly, the valuable consideration amount payable by the Present owner was settled at Rs. 2,15,49,000/- (Rupees Two Crore Fifteen Lakhs and Forty Nine Thousand Only) on which the applicable stamp duty of Rs.6,46,500/- (Rupees Six Lakhs Forty Six Thousand Five Hundred Only) was paid along with registration fee of Rs.30,000/- (Rupees Thirty Thousand Only). The Present owner out of total payable consideration amount paid amount of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) to erstwhile owners as mentioned in the agreement for sale and further paid amount of

Rs.1,40,00,000/- (Rupees One Crore Forty Lakhs Only) to the Plaintiffs as per settlement in Special Civil Suit No. 778/2016, however, now as the area of said plot is increased and corrected in the relevant records, therefore, the consideration amount is also revised at Rs. 3,00,00,000/- (Rupees Three Crores Only) as against Rs. 2,15,49,000/- (Rupees Two Crore Fifteen Lakhs and Forty Nine Thousand Only).

3. SANCTION OF BUILDING PLAN

It appears that the present owner is engaged in the business of builder ship, development of properties etc., and for the purpose of construction of a building on the said plot comprising of various self-contained flats/apartments/blocks/shops, the present owner got sanction of a building plan from Nagpur Municipal Corporation, vide building plan/permit No. NMO/B/2022APL/00864 dated 03/11/2022.

4. APPLICATION OF MAHARASHTRA APARTMENT OWNERSHIP ACT.

It is also noted that the present owner is a developer/builder and wants to develop the said plots into a complex comprising of various self-contained flats/apartments/blocks and by virtue of a deed of declaration, the said proposed multi-storied building known and styled as “RANA PALLADIUM” is submitted to the provisions of Maharashtra Apartment Ownership Act, 1970, vide Declaration Deed duly registered in the Office of the Sub-Registrar Nagpur – 1, bearing serial/registration No. 9679/2022 dated 15/11/2022.

5. APPLICATION OF MAHARASHTRA REAL ESTATE REGULATORY ACT.

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

6. LEGAL OPINION

- 6.1 We have gone through the true copies documents produced before me. It is also informed to us 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 us & 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.
- 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 and other clearances as may be required.

The said owner, **M/S. RANA INC. Prop. MR. ABBAS SADRUDDIN DHAMANI** is lawfully authorized and empowered to float the scheme and further to sale apartments/shops 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. 651 containing by admeasurement about 929 Sq. Mtrs. (as per City Survey Property Card), 947.61 Sq. mtrs. (as per Nazul Lease and Freehold Order) under Panchpaoli Housing Accommodation Scheme, Unit No. 1, sheet No. 67, City Survey No. 2306 of Mouza — Indora, situated at Kashmiri Galli, corresponding to Municipal Corporation House No. 44 Ward No. 54, within the limits of Nagpur Municipal Corporation, Tahsil and District Nagpur, bounded as under -

TO THE EAST	:	PLOT NO. 652 (GANDHI MEMORIAL SCHOOL)
TO THE WEST	:	PLOT NO. 650 (MR ADHIKARI)
TO THE NORTH	:	ROAD
TO THE SOUTH	:	CHAMAAR NAALA

NAGPUR,
Date: 18/11/2022


JAYESH HARIRAMANI
(ADVOCATE)

**JAYESH
HARIRAMANI
ADVOCATE**

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. 651 containing by admeasurement about 929 Sq. Mtrs. (as per City Survey Property Card), 947.61 Sq. mtrs. (as per Nazul Lease and Freehold Order) under Panchpaoli Housing Accommodation Scheme, Unit No. 1, sheet No. 67, City Survey No. 2306 of Mouza — Indora, situated at Kashmiri Galli, corresponding to Municipal Corporation House No. 44 Ward No. 54, within the limits of Nagpur Municipal Corporation, Tahsil and District Nagpur (hereinafter referred as the said property).

- 1) I have investigated the title of the said property on the request of **M/S. RANA INC. PROP. MR. ABBAS SADRUDDIN DHAMANI**, and following documents i.e. –

- i. **Description of the property:** ALL THAT piece and parcel of land bearing Plot No. 651 containing by admeasurement about 929 Sq. Mtrs. (as per City Survey Property Card), 947.61 Sq. mtrs. (as per Nazul Lease and Freehold Order) under Panchpaoli Housing Accommodation Scheme, Unit No. 1, sheet No. 67, City Survey No. 2306 of Mouza — Indora, situated at Kashmiri Galli, corresponding to Municipal Corporation House No. 44 Ward No. 54, within the limits of Nagpur Municipal Corporation, Tahsil and District Nagpur.

- 2) **The document of allotment of property:** Sale Deed duly registered in the office of the Sub-Registrar, Nagpur - 1, bearing serial/registration No. 6005/2022 dated 20/07/2022.
- ii. property card No. 2306 issued by City Survey Officer No. 2 dated 29/09/2022 bearing mutation entry No. 14605
 - iii. Search report for 20 years from 2002 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. RANA INC. PROP. MR. ABBAS SADRUDDIN DHAMANI** is as per detailed title verification report annexed herewith
- i. **Owners of the land:**
M/S. RANA INC.
PROP. MR. ABBAS SADRUDDIN DHAMANI
Qualifying comments/remarks if any: **M/S. RANA INC.** 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. RANA INC** on the said land is enclosed herewith as annexure.

Encl: Annexure

Date: 18/11/2022

Advocate

Hariramani
(Stamp)

**JAYESH
HARIRAMANI
ADVOCATE**

OM HARIRAMANI
ADVOCATE
JAYESH HARIRAMANI
ADVOCATE

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Email: adv.om_hariramani@rediffmail.com

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. 14605 dated 29/09/2022 in the name of owner.
- 3) Search report for 20 years from 2002 taken from Sub-Registrar,
Office at Nagpur.
- 4) Any other relevant title: None.
- 5) Litigations if any: None.

Date: 18/11/2022

H. Hariramani
Advocate
(Stamp) **JAYESH**
HARIRAMANI
ADVOCATE

[illegible]

डि डिजिटल वीडियो टिप्पणियाँ 21/10/2022 02:16:03 PM लोभी । डिजिटल स्वामी केनी प्रभावमुळे स्वतंत्र कोणत्याही मूली शिक्षकाची आवश्यकता नाही

निम्नलिखित पत्रिका कागजलगाई तिथि: 21/10/2023 03:19:18 PM

हेतुमः परामर्शनीयः नदी <https://digital.sathara.mahabhuvi.gov.in/BSLR/Login/VerifyPropertyCard> व संपत्ति सत्यापन 0915100603442507 व अन्यक सत्यापन

