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ADVOCATE

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“HARIRAMANI ASSOCIATES”

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Ref. No:

Date: 11/11/2023

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 Accommodation 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. MH010936396202324U, (Receipt No. 1113170877) dated 11/11/2022. We have also called and verified various deed and documents produced before us and on the basis of the Title Verification and the records placed before us, We 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, 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 Sardar Ramrakha Singh S/o. Bhagat Singh, Harnam Singh S/o. Bhagat Singh, Smt. Harnam Kaur Wd/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, however, at that time Shri Narendra Singh and Shri Papinder 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.
- 2.3 Said Harnam Singh was earlier married to one Smt. Tarawantibai but later on he married to Smt. Premwantibai. Said Harnamsingh had daughters from his first wife namely Smt. Tarawantibai as under,

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

2.4 It is observed that in due course of time, 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

2.5 It is seen that, the daughters of Harnam Singh in the year 2016 had 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.

2.6 Thereafter, in due course of time Suchet Singh Harnam Singh expired on 18/09/2007 leaving behind him his four sons as his legal heirs,

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, leaving behind him following legal heirs 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.

2.7 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.

- 2.8 The said plot was held on heritable, transferable and renewable leasehold rights granted by Government of Maharashtra through Collector/Nazul Officer, and after expire 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 in favour of SUDARSHAN SINGH @ DARSHAN SINGH S/O. HARNAM SINGH RAJPUT, NARENDER SINGH S/O. HARNAM SINGH RAJPUT, PAPINDER SINGH S/O. HARNAM SINGH RAJPUT, SMT. KULWANT KAUR Wd/O. KISHAN SINGH RAJPUT, DILPREET SINGH S/O. KISHAN SINGH RAJPUT, HARPREET SINGH S/O. KISHAN SINGH RAJPUT, SMT. MANMEET KAUR WIO. GURMEET SINGH BEHAL, RAJENDRA PAL SINGH S/O. SUCHET SINGH RAJPUT, BALVINDRA SINGH S/O. SUCHET SINGH RAJPUT, THAKURPAL SINGH S/O. SUCHET SINGH RAJPUT & HARJEET PAL SINGH S/O. SUCHET SINGH RAJPUT.
- 2.9 The area of said plot earlier was 636.50 Sq. Mtrs. as recorded in City Survey Property Card, however, the area available at site was much more than that as recorded in City Survey Property Card, therefore, the erstwhile owners applied for measurement and for correction in the City Survey Property Card for recording the actual area of the said plot. As per City Survey Property Card, it appears that after considering the application, the Superintendent Land Records as per Order dated 13/12/2021 ordered for correction in the area of said plot, accordingly, the area of said plot has been corrected as 929.00 Sq. Mtrs. in place of 626.50 Sq. Mtrs. It is observed that, in the lease indenture issued by the Office of Collector, Nagpur as above, the area of plot is mentioned as 947.61 Sq. Mtrs.
- 2.10 It is observed that, 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.

2.11 It is observed that before registration of Sale Deed dated 20/07/2022, the erstwhile owners had 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 time of 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 was paid along with registration fee. 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, after registration of Sale Agreement, the area of said plot came to be increased and corrected in the relevant records, therefore, the consideration amount also came to be 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), as per mutual understanding between the parties as such pursuant to said registered agreement for sale and in furtherance thereof the Sale Deed was executed and registered as above. In pursuance to Sale Deed, the present owners have become the lawful and absolute owners of the said entire land.

2.12 The present owner intended to develop the said land into a Residential cum Commercial Real Estate project. Accordingly, the present owner got the sanction of building Plan from the Competent Authority and has started construction work of the said building/complex to be known and styled as “RANA PALLADIUM”

3. LOAN/CHARGE

It is further observed that, the present owner has obtained project loan from State Bank of India, wherein the said entire project is under the charge of the financier State Bank of India, However, before final conveyance of any block,apartment, unit in the said project, a clearance or N.O.C. of State Bank of India shall be required to be obtained by the present owner.

4. 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.

5. **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.

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

It is seen that the proposed project known and styled as “**RANA PALLADIUM**” has been registered with MAHA – RERA under the provisions of Maharashtra Real Estate Regulatory Act, as per Certificate No. P50500048741 dated 17/01/2023.

7. **LEGAL OPINION**

- 7.1 We have gone through the true copies documents produced before me. It is also informed to us that various flats/apartments/shops of the said complex are to be sold out or leased out to individual buyer/s.
- 7.2 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/units 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, however, there is charge of State Bank of India on account of advancement of loan of said project, therefore, before effecting final conveyance of any apartment/unit, clearance or N.O.C

from State Bank of India shall be required for unencumbered transfer of title.

- 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 and other clearances as may be required particularly from State Bank of India.

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: 11/11/2023

JAYESH HARIRAMANI
(ADVOCATE)

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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. 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 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 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

JAYESH HARIRAMANI

Advocate

Date: 11/11/2023

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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. 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: Mortgage by State Bank of India.
- 5) Litigations if any: None.

Date: 11/11/2023



JAYESH HARIRAMANI
Advocate