

MH013260016202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
04 Jan 2023	Receipt	Receipt no.: 1112713879
	Name of the Applicant :	JAYESH OMPRAKASH HARIRAMANI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Nara S.No/CTS No/G.No. : 486
	Period of search :	From :2003 To :2023
	Received Fee :	525
The above mentioned Search fee has been credited to government vide GRN no :MH013260016202223E		
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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ADVOCATE
JAYESH HARIRAMANI
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Ref. No:

Date: 04/01/2023

TITLE VERIFICATION REPORT

Having been engaged by **SHRI GOURISHANKAR S/O. JAGUMAL SACHANI, Partner of M/S. HITESH BUILDERS AND DEVELOPERS, R/o. Plot No. 3, Near Dyanand Park, Jaripatka, Nagpur – 440 014, 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. 3B admeasuring 1644.112 Sq. m., out of Khasra No. 185/6, 186/3 and 192/6, City Survey No. 486, Sheet No. 621/114, NMC House No. 3309/3B, UPIN 0570421207 of Mouza – Nara, within the limits of Nagpur Municipal Corporation Tahsil and District Nagpur, more particularly described in the schedule written hereunder, vide search case paid vide GRN No. MH013260016202223E dated 04/01/2023. 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. DESCRIPTION OF PROPERTY

ALL THAT piece and parcel of land bearing Plot No. 3B admeasuring 1644.112 Sq. m., out of Khasra No. 185/6, 186/3 and 192/6, City Survey No. 486, Sheet No. 621/114, NMC House No. 3309/3B, UPIN 0570421207 of Mouza – Nara, Tahsil and District Nagpur, more particularly described in the schedule written hereunder.

2. PRESENT OWNERSHIP

Presently the aforesaid property is owned by and recorded in the name of **M/S. HITESH BUILDERS AND DEVELOPERS**
(Hereinafter referred to as the said owner)

3. 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 –

- 3.1 The said land/property was purchased by the present owner from **HAPPY HOME CO. OP. HOUSING SOCIETY LTD.** through its Secretary **SHRI NANAK S/O. DULAHANOMAL SONI** as per Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 2, bearing serial/registration No. 5941/2018 dated 08/08/2018 consented by **SHREE GANESH BUILDERS LTD.** through its Director **SHRI OMPRAKASH S/O. JAGUMAL SACHANI**.
- 3.2 Originally, the land out of Khasra No. 185/6, 186/3 and 192/6 having area of 3.61 Hectares was owned by Smt. Shantabai @ Ramchandra Gaurkar who executed the Sale Deed of the same in favour of her 3 sons namely, 1. Shri Suresh Ramchandra Gaurkar, 2. Shri Ramesh Ramchandra Gaurkar, 3. Shri Prakash Ramchandra Gaurkar as per Sale Deed dated 31/05/1989 duly registered in the Sub – Registrar, Nagpur, at Serial No. 7664 in Book No. A1, from pages 169 to 174 of volume no. 1367 corresponding to Registration Entry No. 7645 dated 31/05/1989.
- 3.3 The erstwhile owner **HAPPY HOME CO. OP. HOUSING SOCIETY LTD.** Purchased 0.20 Hectare (2000 Sq. Mtrs.) area out of the said land from Shri Suresh Ramchandra Gaurkar and Shri Ramesh Ramchandra Gaurkar both through their attorney Shri Prakash Ramchandra Gaurkar and Shri Prakash Ramchandra Gaurkar, vide sale deed dated 29/12/1999 duly registered in the Sub – Registrar, Nagpur - 5, at Serial No. 4989 in Book No. 1, from pages 78 to 87 of volume no. 486 corresponding to Registration Entry No. 949 dated 15/02/2001. The **HAPPY HOME CO. OP. HOUSING SOCIETY LTD.**, also acquired some other portion of the said entire land from them and then divided the same into four separate pieces or portions as Plot No. 3A, 3B, 3C & 3D, and **HAPPY HOME CO. OP. HOUSING SOCIETY LTD.** executed a declaration deed declaring the size, measurement, dimensions and description of each portion as per declaration deed duly registered in the Office of the Sub – Registrar, Nagpur - 4, at Serial/Registration No. 3695 dated 09/11/2005.

4. **REGULARISATION, SANCTON & RELEASE OF PLOT**

It is observed that the said plot 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. BE(NE) 1900/1194 dated 17/11/2005. The area of said plot No. 3-B is 1644.112 Sq. m. as per release letter.

5. MUTATION IN RECORD OF RIGHTS

It appears that the name of the present owner is mutated/recorded against the said land in the records of city survey as per property card No. 486 issued by City Survey Officer No. 2 bearing mutation entry No. 10394 dated 06/06/2019.

6. SANCTION OF BUILDING PLAN

It appears that for the purpose of construction of a building on the said land comprising of various self-contained flat/apartments, a building plan has been sanctioned and approved by the Nagpur Improvement Trust, vide building plan/permit No. B.E(NORTH)/Case No. BUL-G-001245/Tracking Case No. 2021082750/324 dated 05/01/2022.

7. APPLICATION OF MAHARASHTRA REAL ESTATE REGULATORY ACT.

It is seen that the proposed project known and styled as "HITESH HEIGHTS (WING - B)" shall be subject to the provisions of Maharashtra Real Estate Regulatory Act and necessary formalities shall have to be complied with.

8. LEGAL OPINION

- 8.1 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.
- 8.2 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.
- 8.3 There is no registration of any encumbrance over the above said land 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.
- 8.4 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.
- 8.5 The said owner, **M/S. HITESH BUILDERS AND DEVELOPERS** 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. 3B admeasuring 1644.112 Sq. m., out of Khasra No. 185/6, 186/3 and 192/6, City Survey No. 486, Sheet No. 621/114, NMC House No. 3309/3B, UPIN 0570421207 of Mouza – Nara, Tahsil and District Nagpur, bounded as under –

TO THE EAST	- PLOT NO. 3C
TO THE WEST	- PLOT NO. 3A
TO THE NORTH	- ROAD
TO THE SOUTH	- REMAINING PART OF KHASRA NO. 185/6, 186/3, 192/6

NAGPUR.

Date: 04/01/2023



OM HARIRAMANI

(ADVOCATE)

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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. 10394 dated 06/06/2019.
- 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: 04/01/2023


Advocate
(Stamp)

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FORMAT – A
(Circular No. 28/2021)

To
Maha RERA

LEGAL TITLE REPORT

Sub: Title verification certificate with respect to land bearing Plot No. 3B admeasuring 1644.112 Sq. m., out of Khasra No. 185/6, 186/3 and 192/6, City Survey No. 486, Sheet No. 621/114, NMC House No. 3309/3B, UPIN 0570421207 of Mouza – Nara, Tahsil & District – Nagpur (hereinafter referred as the said property).

- 1) I have investigated the title of the said property on the request of **SHRI GOURISHANKAR S/O. JAGUMAL SACHANI, Partner of M/S. HITESH BUILDERS AND DEVELOPERS**, and following documents i.e. –
 - i. **Description of the property:** ALL THAT piece and parcel of land bearing Plot No. 3B admeasuring 1644.112 Sq. m., out of Khasra No. 185/6, 186/3 and 192/6, City Survey No. 486, Sheet No. 621/114, NMC House No. 3309/3B, UPIN 0570421207 of Mouza – Nara, Tahsil and District Nagpur.
 - ii. **The document of allotment of property:** Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 2, bearing serial/registration No. 5941/2018 dated 08/08/2018.
 - iii. Property card No. 486 issued by City Survey Officer No. 2 bearing mutation entry No. 10394 dated 06/06/2019.
 - iv. Search report for 13 years from 2009 till 2022.
- 2) 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. HITESH BUILDERS AND DEVELOPERS** is clear, marketable and without any encumbrances.

i. **Owners of the land:**

M/S. HITESH BUILDERS AND DEVELOPERS

ii. Qualifying comments/remarks if any: no comments

3) The report reflecting the flow of the title of **M/S. HITESH BUILDERS AND DEVELOPERS** on the said land is enclosed herewith as annexure.

Encl: Annexure

Date: 04/01/2023

Advocate

(Stamp)

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