

# CHALLAN MTR Form Number-6



GRN MH014465485202122E BARCODE			III Dat	e 11/03/2022-14:42:06	Form ID
Department Inspector General Of Registration		Payer Details			
Search Fee Type of Payment 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 2021-2022 One Time		Flat/Block No.			
Account Head Details	Amount In Rs.	Premises/I	Building		
0030072201 SEARCH FEE		Road/Stree	et		
		Area/Locality Town/City/District			
		PIN			
		Remarks (If Any)			
DEFACED					
DELICES					
300.00					
		Amount In Three Hundred Rupees Only			
Total FFACE	300.00	Words			
Payment Details BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042022031133914	220700391044
Cheque/DD No.		Bank Date	RBI Date	11/03/2022-14:44:15	14/03/2022
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		20312 , 14/03/2022	
Department ID : 376754332					

Department ID : 376754332
Mobile No.: 9373107039
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 नमुद कारणासाढीच लागु आहे . इतर कारणासाढी किंवा नोदंणी न करावयाच्या दस्तासाठी लागु नाही .

Signature valid

Digitally signed 5

Challan Defaced

 Sr. No.
 Reason Secure
 Defacement No.
 Defacement Date
 UserId
 Defacement Amount

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 Document Location: India
 0007085983202122
 15/03/2022-15:58:36
 IGR002
 300.00

 Total Defacement Amount

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Print Date 15-03-2022 03:59:35

### OM HARIRAMANI ADVOCATE

# JAYESH HARIRAMANI ADVOCATE

# "HARIRAMANI ASSOCIATES"

12A, 3<sup>rd</sup> Floor, NMC Complex, J.B. Wing, Mangalwari, Sadar, NAGPUR – 440 001, Phones (O): 9326444422, 9325557700, Mobile No. 9373107039,

Email: adv.om\_hariramani@rediffmail.com

Ref. No:

Date: 15/03/2022

### FORMAT - A

(Circular No:- 28/2021)

То

MahaRERA,

#### LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot No. 20 and 19, CTS/C.S. No. 65 situated at Hansapuri, Taluka/District – Nagpur (Hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of 1. M/s. GANESH WOOD PRODUCTS, through its partners, Shri Sunil S/o. Gopaldas Agrawal And Smt. Kavita W/o. Sunil Agrawal, and 2. M/s. SHIV WOOD INDUSTRIES, through its partners, Shri Vishnu S/o. Sitaram Agrawal, Smt. Manju W/o. Vishnu Agrawal, on the basis of the following documents i.e.

- Description of Property: ALL THAT piece and parcel of land comprising of plot No. 20 admeasuring 910.44 Sq. m. (9800 Sq. Ft.) and plot No. 19 admeasuring 910.44 Sq. m. (9800 Sq. Ft.), under Pachpaoli Housing Accommodation Scheme, out of Unit No. 01, city survey No. 65, of Mouza Hansapuri, corresponding to municipal corporation house No. 657 and 657/A respectively, ward No. 53, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District Nagpur.
- 2) The documents of allotment of plot: 1. Sale deed of plot No. 20 purchased by its present owner, M/s. GANESH WOOD PRODUCTS, through partners SHRI SUNIL S/O. GOPALDAS AGRAWAL and SMT. KAVITA W/O. SUNIL AGRAWAL from 1. Smt. Gangabai Prabhu Madnani, 2. Shri Kishor Prabhu Madnani, 3. Shri Ashok Prabhu Madnani and 4. Smt. Reshma Jaikishan Harchandani as per Sale Deed duly registered in the office of the Sub-Registrar, Nagpur 4, at serial No. 664 in book No. A1 from pages 154 to

159 of volume No. 171 corresponding to registration entry No. 00491 dated 29/05/1998, and 2. Sale Deed of plot No. 19, purchased by the present owner, M/s. SHIV WOOD INDUSTRIES through partners SHRI VISHNU S/O. SITARAM AGRAWAL and SMT. MANJU W/O. VISHNU AGRAWAL from 1. Smt. Gangabai Prabhu Madnani, 2. Shri Kishor Prabhu Madnani, 3. Shri Ashok Prabhu Madnani and 4. Smt. Reshma Jaikishan Harchandani as per Sale Deed duly registered in the office of the Sub-Registrar, Nagpur – 4, at serial No. 663 in book No. A1 from pages 148 to 153 of volume No. 171 corresponding to registration entry No. 00490 dated 29/05/1998.

- 3) Property card No. 65 issued by City Survey Officer No. 2 dated 05/02/2021 bearing mutation entry No. 1728 dated 28/03/2008 relating to plot No. 20 and mutation entry No. 1727 dated 28/03/2008, mutation entry No. 3699 dated 24/04/2015 and mutation entry No. 3791 dated 07/09/2015 relating to plot No. 19.
- 4) Search report for 13 years from 2009 till 2022.

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 1. M/s. GANESH WOOD PRODUCTS, through its partners, Shri Sunil S/o. Gopaldas Agrawal And Smt. Kavita W/o. Sunil Agrawal, is clear, marketable and without any encumbrances and 2.M/s. SHIV WOOD INDUSTRIES, through its partners, Shri Vishnu S/o. Sitaram Agrawal, Smt. Manju W/o. Vishnu Agrawal,.

Owners of the land

M/s. GANESH WOOD PRODUCTS,

Through its partners, Shri Sunil S/o. Gopaldas Agrawal, Smt. Kavita W/o. Sunil Agrawal,

2. M/s. SHIV WOOD INDUSTRIES,

Through its partners,
Shri Vishnu S/o. Sitaram Agrawal,
Smt. Manju W/o. Vishnu Agrawal,

its partners, Shri Sunil S/o. Gopaldas Agrawal And Smt. Kavita W/o. Sunil Agrawal and 2. M/s. SHIV WOOD INDUSTRIES, through its partners, Shri Vishnu S/o. Sitaram Agrawal, Smt. Manju W/o. Vishnu Agrawal, 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.

6) The report reflecting the flow of the title of the 1. M/s. GANESH WOOD PRODUCTS, through its partners, Shri Sunil S/o. Gopaldas Agrawal And Smt. Kavita W/o. Sunil Agrawal, and 2. M/s. SHIV WOOD INDUSTRIES, through its partners, Shri Vishnu S/o. Sitaram Agrawal, Smt. Manju W/o. Vishnu Agrawal, on the said land is enclosed herewith as Annexure.

Encl: Annexure.

Date: 15/03/2022

M HARIRAMANI (Advocate)