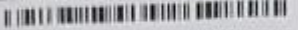




**CHALLAN**  
**MTR Form Number-6**

|                                              |  |                                                                                           |               |                                                 |                    |                          |  |
|----------------------------------------------|--|-------------------------------------------------------------------------------------------|---------------|-------------------------------------------------|--------------------|--------------------------|--|
| GRN MH00008172201718E                        |  | BARCODE  |               | Date 06/10/2017-16:54:17                        |                    | Form ID                  |  |
| Department Inspector General Of Registration |  |                                                                                           |               | Payer Details                                   |                    |                          |  |
| Type of Payment Search Fee                   |  |                                                                                           |               | TAX ID (If Any)                                 |                    |                          |  |
| Other Items                                  |  |                                                                                           |               | PAN No.(If Applicable)                          |                    |                          |  |
| Office Name HGN_HINGNA SUB REGISTRAR         |  |                                                                                           |               | Full Name                                       |                    | OM HARIRAMANI            |  |
| Location NAGPUR                              |  |                                                                                           |               | Flat/Block No.                                  |                    | 81 1 82                  |  |
| Year 2017-2018 One Time                      |  |                                                                                           |               | Premises/Building                               |                    |                          |  |
| Account Head Details                         |  |                                                                                           | Amount In Rs. |                                                 | Road/Street        |                          |  |
| 0030072201 SEARCH FEE                        |  |                                                                                           | 325.00        |                                                 | WAGHDHARA          |                          |  |
|                                              |  |                                                                                           |               |                                                 | Area/Locality      |                          |  |
|                                              |  |                                                                                           |               |                                                 | HINGNA             |                          |  |
|                                              |  |                                                                                           |               |                                                 | Town/City/District |                          |  |
|                                              |  |                                                                                           |               |                                                 | PIN                |                          |  |
|                                              |  |                                                                                           |               |                                                 | 4 4 0 0 0 1        |                          |  |
|                                              |  |                                                                                           |               | Remarks (If Any)                                |                    |                          |  |
|                                              |  |                                                                                           |               | KHASRA NO 81 1 82 WAGHDHARA                     |                    |                          |  |
|                                              |  |                                                                                           |               |                                                 |                    |                          |  |
|                                              |  |                                                                                           |               |                                                 |                    |                          |  |
|                                              |  |                                                                                           |               |                                                 |                    |                          |  |
|                                              |  |                                                                                           |               |                                                 |                    |                          |  |
|                                              |  |                                                                                           |               |                                                 |                    |                          |  |
|                                              |  |                                                                                           |               | Amount In Three Hundred Twenty Five Rupees Only |                    |                          |  |
| Total                                        |  |                                                                                           |               | 325.00                                          |                    | Words                    |  |
| Payment Details BANK OF MAHARASHTRA          |  |                                                                                           |               | FOR USE IN RECEIVING BANK                       |                    |                          |  |
| Cheque/DD Details                            |  |                                                                                           |               | Bank CIN                                        |                    | Ref. No.                 |  |
|                                              |  |                                                                                           |               | 02300042017100654162                            |                    | 490685512                |  |
| Cheque/DD No.                                |  |                                                                                           |               | Bank Date                                       |                    | RBI Date                 |  |
|                                              |  |                                                                                           |               | 06/10/2017-16:57:28                             |                    | Not Verified with RBI    |  |
| Name of Bank                                 |  |                                                                                           |               | Bank Branch                                     |                    | BANK OF MAHARASHTRA      |  |
| Name of Branch                               |  |                                                                                           |               | Scroll No. , Date                               |                    | Not Verified with Scroll |  |

Mobile No. : Not Available

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
संदर्भ चालन 'अर्थ ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवल्याच्या दस्तावेजाची लागू नाही.

Ref. No:

Date: 07/10/2017

## **TITLE VERIFICATION REPORT**

Having been engaged by **M/S. PARADISE ASSOCIATES**, through its partner, **MUFADDAL MOHAMMAD DURGWALA**, R/o. 407, Hasan Chambers, Second floor, Opp. Gandhibagh Garden, C.A. Road, Nagpur – 440 002, I, the undersigned, have verified and inspected the available record of the office of the Sub-Registrar, Hingana, in respect of ALL THAT piece and parcel of land bearing Khasra No.81/1 admeasuring 0.81 hectares and khasra No.82 admeasuring 1.17 hectares having total area of about 1.98 hectares, bhogwatdar class-1 rights, of Mouza – Waghdara, Tahsil – Hingana, District – Nagpur, more particularly described in the schedule written hereunder, vide search case (GRN) No. MH006081722201718E dated 06/10/2017. 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

**SAJID ABDUL SATTAR NEGANI**

R/o. 103/A, Kailash Apartment, Mumbai Central, Mumbai 400 008.

(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 previous conveyance deed appears to be as follows –

- i. The present owner along with Farooque Zikar Bawala acquired/purchased Khasra No. 81/1 from Ayyubhai Haji Ismail as per sale deed duly registered in the office of the Sub-Registrar, Hingana, bearing serial/registration No. 02564/2003 dated 03/12/2003, in which the share and interest of the present owner was 75% while the share and interest of said Farooque Zikar Bawala was 25%. Also, the present owner along with Farooque Zikar Bawala

acquired/purchased Khasra No. 82 from Ayyubhai Haji Ismail as per sale deed duly registered in the office of the Sub-Registrar, Hingna, bearing serial/registration No. 02563/2003 dated 03/12/2003, in which the share and interest of the present owner was 75% while the share and interest of said Farooque Zikar Bawala was 25%.

3. **MUTATION IN THE RECORD OF AUTHORITES.**

It is observed that the said property came to be mutated in the name of the present owner and Farooque Zikar Bawala in the relevant records of 7/12 etc.

4. **AGREEMENT FOR DEVELOPMENT WITH DEVELOPER**

- 4.1 It is seen that the aforesaid owner, has entered in an agreement for Development with **M/S. PARADISE ASSOCIATES** through its partners, Mohammad Salim Abdul Sattar Negani and Mufaddal Mohammad Durgwala, authorizing it to develop the said land in to a residential estate by constructing a thereon multi-storied buildings consisting residential apartments, units, houses, etc., and to sell the same in favour of prospective buyer/s. The said agreement for development was ascribed on stamp paper of Rs. 100/- only, therefore, it was submitted to the Collector of Stamps, Nagpur (Rural) for regularization and payment of appropriate stamp duty, accordingly, the Collector of Stamps, Nagpur (Rural) impounded and regularized the said agreement by recovering deficient stamp duty of Rs. 18,63,900/- and penalty of Rs. 2,23,670/- on the market value of Rs. 4,66,00,000/- vide EVN case No. 4600902/71/2017 dated 11/05/2017. The parties thereafter executed a confirmation deed in furtherance of that development agreement confirming the contents, terms and conditions of that agreement, vide confirmation deed as to Agreement for Development dated 24/05/2017 duly registered in the Sub - Registrar, Hingna, bearing serial/registration No. 2132/2017 dated 24/05/2017 on which additional stamp duty of Rs. 3,06,000/- and full registration fees of Rs. 30,000/- came to be paid.
- 4.2 It is observed that in terms of development agreement, the developer/builder, M/s. Paradise Associates, besides monetary consideration amount of Rs. 1,00,00,000/- has also to construct and provide constructed area of 1200 Sq. Mts. in the proposed building/s to the present owner only.
- 4.3 It is seen that the land owner, Farooque Zikar Bawala, had already agreed for transfer of his 25% share in the said land/property in favour of present owner, however, at the time of execution of development agreement and confirmation deed, the sale deed of 25% share by Farooque Zikar Bawala in favour of the present owner was not executed/registered, therefore, both the recorded owners i.e. Sajid Abdul Sattar Negani (the present owner) and Farooque Zikar Bawala

executed the development agreement and confirmation deed but the financial transaction as to consideration amount remained only in between present owner and the develop/builder, M/s. Paradise Associates, and in furtherance of that understanding, Farooque Zikar Bawala executed sale deed of his 25% share in the said land/property in favour of present owner as such now the entire land/property is owned by present owner only.

5. **CONVERSION OF LAND AND SANCTION OF LAYOUT PLAN**

The said land has been converted into non-agriculture for residential purpose and the layout plan has been sanctioned/approved by METRO, Nagpur Improvement Trust, vide letter No. 5162 dated 18/05/2016.

6. **RIGHTS AND ENTITLEMENT OF PARTIES**

6.1 In view of the said Agreement, **M/S. PARADISE ASSOCIATES** is entitled to float a flat scheme and further to transfer the flats/apartments of his share as per development agreement 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 in terms of above referred development agreement and receive settled consideration amount from the prospective buyers.

6.2 It is observed that, the Developer/Builder has started development and construction activities of a multi storied building. In terms of the development agreement, the developer/builder shall construct, allot and provide structure in the form of constructed residential area in the form of flats/apartments to the land owners having area of about 1200.00 Sq. Mts. of area at such floor/s and such building/s as opted by the LAND OWNERS together with appropriate variable proportionate undivided share in the said land with absolute ownership rights relating to the said flats/apartments and the remaining constructed residential area to be retained by and given to the Developer/Builder, with absolute selling rights relating to the said flats/apartments to be retained by the developer/builder.

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 his share are to be sold out to individual buyer/s by the said Developer.

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/s are owner/s of the said property and have 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 In terms of Agreement for sale referred above, the said **M/S. PARADISE ASSOCIATES** is lawfully authorized and empowered to float the scheme and further to sale apartments etc. of his share with rights relating to undivided share in said land to any person or persons and further to receive consideration amount from prospective purchasers. The prospective purchasers will get good and marketable title subject to all clearances and NOCs as may be required as per law.

Hence, this Report.

**:- SCHEDULE OF PROPERTY :-**

ALL THAT piece and parcel of agricultural land bearing Khasra No.81/1 admeasuring 0.81 hectares and khasra No.82 admeasuring 1.17 hectares having total area of about 1.98 hectares, bhogwatdar class-1 rights, of Mouza-Waghdara, Tahsil - Hingna, District - Nagpur. The said land is bounded as follows:

|              |   |                     |
|--------------|---|---------------------|
| TO THE NORTH | : | KHASRA No. 83 & 84  |
| TO THE SOUTH | : | KHASRA No. 79 & 137 |
| TO THE EAST  | : | KHASRA No. 83 & 137 |
| TO THE WEST  | : | KHASRA No. 81/2     |

NAGPUR.

Date: 07/10/2017

  
(OM HARIRAMANI)