

SANKET SURESH DESHMUKH

Advocate

Reg. No. MAH/8830/2020

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FORMAT - A
(Circular No.: 28/2021)

To,

MAHA RERA

Mumbai

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to amalgamated plot No. 85 & 86. Total admeasuring 576.20 Sq.mtrs. (6200 Sq.Ft.) from field Survey No.35 of Mouje Jewad, Pragane Badnera, Tq. & Dist. Amravati (hereinafter referred as "the said plot")

I have investigated the title of the said plot on the request of **Tathey Realty through its Partner Rohit Chandrakant Tathe and others**, R/o Lilai, Vithalarpan Colony, Amravati, Tq. & Dist. Amravati and following documents i.e.:-

1) Description of the property:-

- A) "Layout converted plot No.85, admeasuring 288.10 sq.mtrs. (3100 sq.ft.) & plot No.86, admeasuring 288.10 sq.mtrs. (3100 sq.ft.) from Survey No.35 of Mouje Jewad, Pragane Badnera, Tq. & Dist. Amravati, converted as per Revenue case No.NAP-34/Jewad-65/1980-81 dated 30/09/1981, situated within the limits of Amravati Municipal Corporation.

Both plots amalgamated as per order passed by Hon'ble S.D.O., Amravati dated 14/02/2025 passed in Revenue Case No.NAP-34/Jewad-188/2024-2025 and as per the said order, the both plots renumbered as **amalgamated plot No. 85 & 86, total admeasuring 576.20 sq.mtrs. (6200 Sq.ft.)** From Survey No.35 of Mouje Jewad, Pragane Badnera, Tq. & Dist. Amravati

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The common boundaries of the plots are as under:-

Towards East: Service Line;

Towards West: 9.14 mtrs. wide road;

Towards North: Plot No.84;

Towards South: Plot No.87."

- B) "T.D.R. rights, admeasuring 138 sq.mtrs. from TDR certificate issued by the Amravati Municipal Corporation vide Folio No.AMC/ADTP/TDR/157/2021 dated 30/11/2021, certificate No.157 from field survey No.161/2 of Mouje Rahatgaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati."

2) **The documents of allotment of plot.**

1. Copy of N.A.Order alongwith layout plan dated 30/09/1981.
2. Copy of Will of Shri. Bhavrilalji Mohanlalji Samra dated 29/03/1987.
3. Copy of death certificate Shri. Bhavrilalji Mohanlalji Samra dated.
4. Copy of Probate of Will of Shri. Bhavrilalji Mohanlalji Samra in the name of Shri. Vinod Bhavrilalji Samra issued by Hon'ble Joint Civil Judge Senior Division, Amravati dated 08/05/2019.
5. Copy of order in revenue Case no. R.T.S-64/Jewad-59/2024-2025 dated 17/10/2024.
6. Mutation certificate in respect of revenue Case no. R.T.S-64/Jewad-59/2024-2025 dated 17/10/2024 Mutation no.26308 dated 08/12/2024.
7. Copy of 7/12 Extract of plot no. 35/86 dated 12/12/2024.

8. Copy of 7/12 Extract of plot no. 35/85 dated 12/12/2024.
9. Copy of Registered Sale deed Dated 20/12/2024 registered at Sr.No.8750/2024.
10. Copy of Registered Sale deed Dated 20/12/2024 registered at Sr.No.8751/2024.
11. Copy of Mutation certificate in respect of sale deeds dated 20/12/2024, registered at Sr.No.8750/2024 and 8751/2024 vide Mutation no.26370 dated 02/02/2025.
12. Copy of Approval by A.D.T.P. Amravati Municipal Corporation, Amravati dated 11/02/2025.
13. Copy of approved amalgamation plan dated 14/02/2025,
14. Copy of order of amalgamation passed by Hon'ble S.D.O., Amravati dated 14/02/2025.
15. Copy of registered sale deed of TDR dated 28/02/2025, registered at Sr.No.1227/2025.
16. Copy of Gaon Namuna 7 dated 01/03/2025.

3) Gaon Namuna 7 issued by Revenue Authority, Amravati vides mutation entry No.26460 dated 26/02/2025.

4) **Search report for 30 years from 1995 till 2025:-**

- 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 the plot belonging to **Tathey Realty through partners Shri. Chandrakant Tathe, Aasha Tathe, Rashmi Talhar and Rohit Tathe** is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)



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Owner of the land:-

- A) "Layout converted plot No.85, admeasuring 288.10 sq.mtrs. (3100 sq.ft.) & plot No.86, admeasuring 288.10 sq.mtrs. (3100 sq.ft.) from Survey No.35 of Mouje Jewad, Pragane Badnera, Tq. & Dist. Amravati, converted as per Rev.case No.NAP-34/Jewad-65/1980-81 dated 30/09/1981, situated within the limits of Amravati Municipal Corporation. By virtue of sale deeds dated: 20/12/2024 registered at Sr.no. 8750/2024 and 8751/2024 Tathey Realty through its partners Shri. Chandrakant Tathe, Aasha Tathe, Rashmi Talhar and Rohit Tathe became the full and absolute owner of the property.

Both plots amalgamated as per order passed by Hon'ble S.D.O., Amravati dated 14/02/2025 passed in Rev.Case No.NAP-34/Jewad-188/2024-2025 and as per the said order, the both plots renumbered as **amalgamated plot No. 85 & 86, total admeasuring 576.20 sq.mtrs. (6200 sq.ft.)** From Survey No.35.

The common boundaries of the plots are as under:-

Towards East: Service Line;

Towards West: 9.14 mtrs. wide road;

Towards North: Plot No.84;

Towards South: Plot No.87."

- B) "T.D.R. rights, admeasuring 710 sq.mtrs. from TDR certificate issued by the Amravati Municipal Corporation vide Folio No AMC/ADTP/TDR/178/2023 dated 13/3/2023, certificate No.178 from field survey No.42/4-B of Mouje Akoli, Pragane Badnera, Tq. & Dist Amravati."

- 5) Qualifying comments/remarks if any – The owner the land **Tathey Realty** through partners **Shri. Chandrakant Tathe, Aasha Tathe, Rashmi Talhar and Rohit Tathe** has clear and marketable title.
- 3/- The report reflecting the flow of the title of the plot belonging to **Tathey Realty** through partners **Shri. Chandrakant Tathe, Aasha Tathe, Rashmi Talhar and Rohit Tathe** on the said land is enclosed herewith as annexure.

Encl : Annexure

Date: 9/04/2025



(S.S.Deshmukh)
Advocate
(Stamp)

RECEIVED
14/04/2025
SANKET S. DESHMUKH
ADVOCATE
MAH/8830/2020

FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 extract/P.R.Card as on dated of application for registration:-
At the time of registration, the 7/12 extract is in the name of **Tathey Reality through Partners Rohit Chandrakant Tathe and others** i.e. Project owner.
2. **Mutation entry No.26460 dated 26/02/2025**
3. Search Report for 30 years from **1995 to 2025** taken from Sub-Registrar Office at **Amravati Camp**
4. Any other relevant title:-

Upon verification of the Index-II register and Revenue Records I find that the original field survey No.35 of Mauje: Jewad, Pragane Badnera, Tq. & Distt.Amravati, out of which land admeasuring 20 Acres and 20 Gunthe was originally owned and possessed by Samra Trust through its Trustee by name Shri Bhavrilalji Mohanlal Samra, r/o Amravati for the period relevant to this search report.

Thereafter I find that the filed owner Bhavrilalji has decided to convert the said agricultural field into non -agricultural i.e. for residential purpose. Therefore the land owner has prepared a layout plan of the said field and then applied before S.D.O., Amravati for conversion of the said land. That the said application of conversion was registered as revenue case no. NAP-34/Jewad-65/1980-1981. After making the inquiry in the said case, the Hon'ble SDO has granted permission for conversion as per order dated: 30/09/1981.

I further find that after conversion of the said field the layout converted plot have been sold by the layout owner to the various purchaser accordingly during the life time of Bhavrilalji he had executed a will of his property i.e. Layout converted plot no.85 and 86 from field survey no.35 of Mauje: Jewad owned by him on


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29/03/1987. As per the said will the aforesaid plot has bequeath by him in the name of his son Vinod Bhavrilalji Samra. As per the said will Vinod Bhavrilalji Samra was appointed as administrator of the will. The said will was the last will of Bhavrilalji.

Thereafter I find that Bhavrilalji died on 25/05/1987 and hence a will executed by him on 29/03/1987 became absolute. After death of Bhavrilalji his legal heirs have applied before Joint Civil Judge Senior Division, Amravati to obtain a Probate of the said will. The proceeding filed by LR's of Late Bhavrilalji was registered as RMJC case no.292/2019. Then in the said case the Joint Civil Judge Senior Division, Amravati has issued a probate in the name of Vinod Bhavrilalji Samra on 08/05/2019. As per the said probate Shri. Vinod Bhavrilalji Samra become the full and absolute owner of both the plots bearing layout plot no.85 and no.86 total admeasuring 576.20Sq.mtr from Survey No.35.

I further find that after passing order by civil court, Vinod Bhavrilalji Samra had applied mutation of the plot before revenue authority i.e. Tahasildar, Amravati. The said Application was registered as revenue case no. RTS-64/Jewad-59/2024-2025 and in the said case the Tahasildar, Amravati has directed the Talathi of Mauje: Jewad to mutate the name of Vinod Bhavrilalji Samra in Gaon Namuna 7 in respect of no.85 and 86 Survey No.35. Thus as stated above the name of Vinod Bhavrilalji Samra has entered into the Gaon Namuna 7 of Field Survey no.35 Mauje: Jewad bearing converted plot no.85 and 86 as per mutation entry no 26308 dated 04/12/2024

Thus as stated above Vinod Bhavrilalji Samra became the full and absolute owner of layout plot bearing no.85 and 86 each admeasuring 288.10 Sq.mtr and he was in actual peaceful possession of the said plots till the year 2024.



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I further find that the aforesaid plots bearing plot no.86 and 85 from Survey No.35 sold by Vinod Bhavrilalji Samra dated 20/12/2024 to Tathey Realty through its partners Shri. Chandrakant Tathe, Aasha Tathe, Rashmi Talhar and Rohit Tathe and these sale deeds were registered at Sr.no. 8750/2024 and 8751/2024.

Thereafter I find that Tathey realty through its partners have decided to develop the aforesaid plots no.85 and 86 from Survey No.35. Therefore they have applied before Municipal authority i.e. ADTP, Municipal Corporation, Amravati for Amalgamation of the said plot accordingly the amalgamation of the said plots have been approved and sanctioned by Municipal authority as per approval no. DDMCA/SA/2025/APL/02985 Dated: 11/02/2025. After passing order of amalgamation Tathey Realty has applied before SDO, Amravati for conversion of the amalgamated plot no.85 and 86 and then the order of amalgamation has been passed by Hon'ble SDO Amravati in Revenue Case no. NAP-34/Jewad-188/2024-2025 Dated: 14/02/2025. As per the order of Amalgamation the above plots have amalgamated in one plot bearing layout plot no. 85 & 86 totals admeasuring 576.20 Sq.mtr from Survey No.35 and then as per the said conversion the gaon namuna 7 has been prepared by the revenue authority in the name of Tathey Realty a partnership firm of Amravati through its partners. Thus Tathey Realty became the full and absolute owner of amalgamated plot no. 85 & 86 total admeasuring 576.20 Sq.mtr from Survey No.35.

That Tathey realty has to construct the multi story building of the afore said plot, and hence they have purchased TDR admeasuring 138 Sq.mtr from Aman Subhas Talda as per sale deed Dated: 28/02/2025 and the said TDR has been loaded by the firm on the said plot and accordingly a building plan of the said Scheme by name


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Advik Nest. The said building plan now approved and sanctioned by ADTP Municipal Corporation, Amravati as per building permit no. 1496218.

Thus as stated above Tathey Realty has to construct the Multi-storey building on the aforesaid plot as per the above sanctioned building plan.

5. **Litigation if any:** - No litigation is pending in Court against the project property.

Date: 9/04/2025



(S.S.Deshmukh)
Advocate
(Stamp)



CHALLAN
MTR Form Number-6



GRN MH000407201202526P		BARCODE 		Date 09/04/2025-07:45:06		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee Other Items				TAX ID / TAN (If Any)			
				PAN No. (If Applicable)			
Office Name AMT3_JT AMRAVATI NO 3 SUB REGISTRAR				Full Name		ADV SANKET SURESH DESHMUKH	
Location AMRAVATI							
Year 2025-2026 From 09/04/1995 To 09/04/2025				Flat/Block No.		COMPUTER CIRCLE ROAD	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			750.00		Road/Street RATHI NAGAR		
					Area/Locality AMRAVATI		
					Town/City/District		
					PIN 4 4 4 6 0 3		
					Remarks (If Any)		
					T S P NO 35/85/86 T A 576.20 SQ M FROM F G NO 35 OF MOUJE		
					JEWAD TQ DIST AMRAVATI		
Total			750.00		Amount In Seven Hundred Fifty Rupees Only		
					Words		
Payment Details SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				10000502025040900146		4920742364015	
Cheque/DD No.				Bank Date		RBI Date	
				09/04/2025-07:45:41		Not Verified with RBI	
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

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

संदर्भ चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

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