



FORMAT - A

(Circular No.: 28/2021)

To
Maha RERA
Mumbai

LEGAL TITLE REPORT

Sub Title clearance certificate with respect to layout converted amalgamated Plot No.16/17, admeasuring 7000 sq.ft. (650.54 sq.mtrs) from out of field survey No. 28, of Mouje Benoda, Pragane Nandgaon Peth, Tq. & Dist. Amravati, situated within the limits of Municipal Corporation, Amravati (hereinafter referred as the said plot")

I have investigated the title of the said plot on the request of M/s. Saurkar Construction Amravati through Prop. Mr. Anant Keshavrao Saurkar, r/o Gurukrupa Bhaji Bazar, Amravati and following documents i.e. :-

1) Description of the property:-

A) "Layout converted amalgamated plot No.16/17, admeasuring 7000 sq.ft. (650.54 sq.mtrs) from out of field survey No. 28 of Mouje Benoda, Pragane Nandgaon Peth, Tq. & Dist. Amravati, situated within the limits of Municipal Corporation, Amravati, which is bounded as under:-

Towards East: Plot No.15;
Towards West: Plot No. 18;
Towards North: Service Lane;
Towards South: 9 mtrs wide layout road"

B) "TDR rights equivalent to 401.70 sq.mtrs. from out of total rights, admeasuring 2124 sq.mtrs. of TDR certificate issued by the Amravati Municipal Corporation vide Folio No.AMC/ADTP/TDR/2024/2024 dated 05/04/2024, certificate No.204 from field survey No. 5/5 of Mouje Varuda, Pragane Badnera Tq. & Distt. Amravati."

2) The documents of allotment of plot.

Sr. No.	Date	Particulars	Remarks
1	18/09/2024	Sale deed at serial no.4607	Original
2	10/03/2025	Gaon Namuna 7	Digital
3	31/12/1984	N.A. Order along with layout map	Photostat
4	17/10/2024	Sale deed of TDR at serial no. 5310	Original
5	10/03/2025	Deed of Declaration at serial no. 1420	Original
6	16/02/2025	Sanction Building Plan	Original



7	30/10/2024	Order of Amalgamation by ADTP, Amravati	Original
8	31/10/2024	Order of Amalgamation by Tahasildar, Amravati	Original
9	10/02/2023	Sale deed at serial no. 1015 of plot no. 16	Original
10	10/02/2023	Sale deed at serial no. 1016 of plot no. 17	Original
11	29/07/2021	POA at serial no. 3402	Photostat
12	22/01/2019	Legal Heir Certificate	Online Copy
13	15/03/1999	Sale deed at serial no. 1124	Photostat

3) Computerized Gaon Namuna 7 has been issued by Revenue Authority, Amravati regarding plot No.16/17 vide mutation entry No.31498 dated 25/11/2024 in the names of M/s. Saurkar Construction Amravati through Prop Mr. Anant Keshavrao Saurkar.

4) Search report for 30 years from 1996 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 M/s. Saurkar Construction Amravati through Prop Mr. Anant Keshavrao Saurkar, residing at Amravati is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owner of the land:-

M/s. Saurkar Construction Amravati through Prop Mr. Anant Keshavrao Saurkar, who is the owner of layout converted amalgamated plot No.16/17, admeasuring 7000 sq.ft. (650.54 sq.mtrs) from out of field survey No. 28 of Mouje Benoda, Tq. & Distt. Amravati

5) Qualifying comments/remarks if any – The owner has clear and marketable title.

3/- The report reflecting the flow of the title of M/s. Saurkar Construction Amravati through Prop Mr. Anant Keshavrao Saurkar, residing at Amravati on the said land is enclosed herewith as annexure.

Encl : Annexure
Date: 17/03/2025

(S.V.Deshmukh)
Advocate
(Stamp)



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 Gaon Namuna 7 is in the name of M/s. Saurkar Construction Amravati through Prop Mr. Anant Keshavrao Saurkar i.e. Project owner.
2. **Mutation entry No.31498 dated 25/11/2024**
3. **Search Report for 30 years from 1996 to 2025 taken from Sub-Registrar Office at Amravati Camp**
4. **Any other relevant title:-**

Upon verification of the Index-II register and the Revenue Records for the period relevant to this search report. I found that originally the field survey no. 28 admeasuring 5 Acres of Mouje Benoda, Pragane Nandgaon Peth, Tq. & Dist. Amravati within the limits of Municipal corporation, Amravati was owned and possessed by Radhakrishna Trading Company through partner Mr. Thakarsi Dhirajbhai Thakkar.

I further found that the above mentioned owner has applied for conversion of said agriculture land into layout purpose before Hon'ble Sub Divisional Officer, Amravati. After scrutinizing the documents the competent authority SDO, Amravati passed an order vide Rev. Case No.NAP-34/Benoda-150/1982-1983 on dated 31/12/1984.

From relevant to this search report for the period of 30 years, layout converted plot nos. 16, 17, & 18 each admeasuring 3500 Sq.ft., total admeasuring 10500 sq.ft. & other plots from out of Field Survey No. 28, of Mouje Benoda was initially owned and possessed by Shiv Shradha Gruh Nirman Sahakari Sanstha Maryadit, Amravati through President Mr. Ambadas Shriramji Manke & through Secretary Mr. Panjabrao Rajaramji Lanjewar.

I further found that above mentioned owners sold the same to Mr. Gopichand Chotarmal Bharani as per registered sale deed dated 15/03/1999 registered with Sub-Registrar office, Amravati at serial no. 1124.

I found that Mr. Gopichand Chotarmal Bharani was died on dated 31/12/2016 after his death The Hon'ble Jt. Civil Judge Junior Division, Amravati issued legal heir certificate and declared his legal heir namely, Mr. Narendra Gopichand Bharani in R.M.J.C. No. 1070/2018 on dated 22/01/2019.

Thus Mr. Narendra Gopichand Bharani became the full and absolute owner of above mentioned properties.

I further found that Mr. Narendra Gopichand Bharani & Mr. Manoj Nandlal Bharani executed a registered general power of attorney in favour of Mr. Vinod Nilkanth Sharma as per registered POA dated 29/07/2021 registered with Sub-Registrar office, Amravati at serial no. 3402 for documents registration.

I further found that Mr. Narendra Gopichand Bharani through POA Mr. Vinod Nilkanth Sharma sold plot nos. 16 & 17 each admeasuring 325.27 sq.mtrs (3500 sq.ft.) total admeasuring 7000 sq.ft. (650.54 sq.mtrs) from out of field survey no. 28 to Mrs. Manisha Sanjay Gawande as per registered two different sale deeds dated 10/02/2023 registered with Sub-Registrar office, Amravati at serial nos. 1015 & 1016 respectively.



I further found that Mrs. Manisha Sanjay Gawande sold the plot nos. 16 & 17 to M/s. Saurkar Construction Amravati through Prop. Mr. Anant Keshavrao Saurkar as per registered sale deed dated 18/09/2024 registered with Sub-Registrar office, Amravati at serial no. 4607.

I further found that the M/s. Saurkar Construction Amravati through Prop. Mr. Anant Keshavrao Saurkar has purchased TDR rights, admeasuring 401.70 sq.mtrs. from Mr. Kishor Himmatrao Ingole as per registered sale deed dated 17/10/2024 registered with the Office of Sub-Registrar, Amravati, which is at serial no. 5310.

I further found that M/s. Saurkar Construction Amravati through Prop. Mr. Anant Keshavrao Saurkar, who is owner of plot Nos. 16 & 17, has applied for amalgamation of his aforesaid plots before ADTP, Amravati and after scrutinizing the document, the A.D.T.P., Amravati has approved the said amalgamation vide order No. DDMCA/SA/2024/APL/02645 dated 30/10/2024 and accordingly, the aforesaid plots were amalgamated into plot No.16/17, total admeasuring 650.54 sq.mtr (7000 sq.ft.). Thereafter, the Hon'ble Tahsildar Amravati also amalgamated the plot Nos.16 & 17 into plot No.16/17 on dated 31/10/2024 vide Rev.Appli.No.MRC-81/Benoda-321/2023-2024.

Thus M/s. Saurkar Construction Amravati through Prop Mr. Anant Keshavrao Saurkar became the full and absolute owner of amalgamated plot no. 16/17 and the same was mutated in his name in computerized gaon namuna 7 vide ferfar no. 31498 on dated 25/11/2024.

I further found that M/s. Saurkar Construction Amravati through Prop Mr. Anant Keshavrao Saurkar has decided to construct a building on the said amalgamated plot no. 16/17, admeasuring 7000 sq.ft.s by loading TDR and accordingly a building plan of the Apartment Scheme by named and style as "SHRI RHIDESH" was prepared and said building plan submitted by the grantor before the Competent Authority of Municipal Corporation, Amravati. That the plan submitted and was scrutinized by the Town Planning Authority of Municipal Corporation, Amravati, and sanctioned the said building plan as per permit no. DDMCA/B/APL/07278 on dated 16/02/2025.

I further found M/s. Saurkar Construction Amravati through Prop Mr. Anant Keshavrao Saurkar submitted the property under reference to the provision of Maharashtra Apartment Ownership Act for construction of Apartment by named and styled as "SHRI RHIDESH" by way of Deed of Declaration which is registered on dated 10/03/2025, registered with Sub-Registrar Office, Amravati at serial no. 1420.

As per the Deed of Declaration of the said project, "SHRI RHIDESH" shall comprise of total Seven Floors. In which each floor consist of 4 family units.

The details about the family units, which were situated in 'SHRI RHIDESH' as per DOD are as under:-

Floor	Flat No.	Carpet Area in sq.mtrs	Built up area in sq.mtrs	Share in land (%)
First Floor	101(2BHK)	58.765	71.534	3.80
	102(2BHK)	68.915	84.541	4.45
	103(2BHK)	68.915	84.541	4.45



	104(2BHK)	58.765	71.534	3.80
Second Floor	201(2BHK)	58.765	71.534	3.80
	202(2BHK)	68.915	84.541	4.45
	203(2BHK)	68.915	84.541	4.45
	204(2BHK)	58.765	71.534	3.80
Third Floor	301(2BHK)	58.765	71.534	3.80
	302(2BHK)	68.915	84.541	4.45
	303(2BHK)	68.915	84.541	4.45
	304(2BHK)	58.765	71.534	3.80
Fourth Floor	401(2BHK)	58.765	71.534	3.80
	402(2BHK)	68.915	84.541	4.45
	403(2BHK)	68.915	84.541	4.45
	404(2BHK)	58.765	71.534	3.80
Fifth Floor	501(2BHK)	58.765	71.534	3.80
	502(2BHK)	68.915	84.541	4.45
	503(2BHK)	68.915	84.541	4.45
	504(2BHK)	58.765	71.534	3.80
Sixth Floor	601(2BHK)	58.765	71.534	3.80
	602(2BHK)	68.915	84.541	4.45
	603(2BHK)	68.915	84.541	4.45
	604(2BHK)	58.765	71.534	3.80

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

Date: 17/03/2025

Place: Amravati

(S.V. Deshmukh)
Advocate
(Stamp)