



CHALLAN
MTR Form Number-6



GRN	MH014020584202021E	BARCODE			Date	25/03/2021-19:36:20		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 AMT2_JT AMRAVATI NO 2 SUB REGISTRAR					Full Name		Adv Vasusen Deshmukh		
Location AMRAVATI									
Year 2020-2021 One Time					Flat/Block No.				
Account Head Details				Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE				750.00	Road/Street				
					Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any) survey no 185/1 A plot no 3 and 4 mouje Rahatgaon				
					Amount In		Seven Hundred Fifty Rupees Only		
Total				750.00	Words				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	00040572021032594088		IK0BBDTAY2
Cheque/DD No.					Bank Date	RBI Date	25/03/2021-19:24:37		Not Verified with RBI
Name of Bank					Bank-Branch		STATE BANK OF INDIA		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 9970356120

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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.



Office/Resi. : C/o. C. E. Dalavi, Ram Nagar, Near Prashant Nagar Garden, Amravati. 444 606
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Ref.No.

Date : 25-03-2021

To,

MahaRERA

Mumbai

Legal Title Report

Sub: Title clearance certificate with respect to plot Nos. 3 and 4, Survey No. 185/1-A, situated at mouje Rahatgaon, Tq. and Dist Amravati (hereinafter referred in said plot).

I have investigated the title of the said plot on the request of Shri. Pravin Deoraoji Netankar, Director of Rachayati Realtors and Developers Pvt. Ltd. and following documents i.e.

1. N. A. order of the layout from which said plots belong.
2. Layout map.
3. Two separate sale deeds of said plots, both dt. 23.11.2010 executed by layout owners in favour of Shri. Dipak Gulabrao Deshmukh.
4. Order of consolidation dt. 28.10.2020 passed by S. D. O. Amravati, Consolidated both the plots.
5. Sale deed of said plots dt. 18.11.2020 executed by Dipak Gulabrao Deshmukh in favor of Rachayati Realtors and Developers Pvt. Ltd.
6. Mutation entry in favor of Rachayati Realtors and Developers Pvt. Ltd.
7. 7/12 extract of the said plot in the name of Rachayati Realtors and Developers Pvt. Ltd.
8. Search report for 30 years from 1992 till 2021.

2. On perusal of the above mentioned documents and all other relevant documents relating to title of said property, I am of the opinion that the title of Rachayati Realtors and Developers Pvt. Ltd. is clear, marketable and without any encumbrances.

Owner of the land:

Rachayati Realtors and Developers Pvt. Ltd.

3. The report reflecting the flow of title of the owner of the said land is enclosed herewith as annexure.

Date: 25.03.2021

Amravati


V. P. Deshmukh,
Advocate
V. P. Deshmukh
Advocate
C/o.C.E.Dalavi, Ram Nagar
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Ref No:

Date : 05.03.2021

FLOW OF THE TITLE OF THE SAID LAND

Plot Nos. 3 and 4, Survey No. 185/1-A, situated at mouje Rahatgaon, Tq. and Dist Amravati.

1. 7/12 extract of the said plots.
2. Mutation Entry No. 39652 of the said plots.
3. Search report for 30 years from 1992 till 2021 taken from the official web site of Department of Registration and Stamp and from the Sub-registrar office at Amravati-City.
4. Any other relevant title - No.
5. Litigations if any - No.

Date: 25.03.2021

Amravati

V. P. Deshmukh,
Advocate

V. P. Deshmukh
Advocate
C/o.C.E.Dalavi, Ram Nag
Near Prashant Nagar Garden
Amravati-444606

TITLE REPORT

AND

NON-ENCUMBRANCE CETTIFICATE

TO WHOMSOEVER IT MAY CONCERN

SUBJECT : Search and titled deed verification report of property owned by Rachayati Realtors and Developers Pvt. Ltd.

Dear Sir,

Having been engaged by the Rachayati Realtors and Developers Pvt. Ltd. for preparing the title investigation and search report for the following property, I, V. P. Deshmukh, Advocate, R/o. Amravati, do hereby submits my report as under :-

DESCRIPTION OF PROPERTY

"All that piece and parcel of the land admeasuring 3846.70 Sq. feet (357.50 Sq. Mtrs.) of layout plot No. 3 and 33986.58 Sq. feet (370.50 Sq. mtr.) from plot No. 4, both plots from Survey No. 185/1-A of Mouje- Rahatgaon, Pragane- Nandgaon (peth) Tq. and Dist. Amravati, which has been converted for residential use vides order passed by Hon'ble Collector, Amravati in Rev. Case No. N.A.P. 34/Rahatgaon-27/2010-11, dated 22.10.2010 and residential layout plan of which has been sanctioned by the office of Assistance Dypt. Director, Town Planning, A.M.C. Amravati vide

its letter No. अ.म.न.पा./स.सं.न.र./अभि/४०/२०१०, नि. ता. 26.08.2010 within the limits of Amravati Municipal Corporation and within the jurisdiction of Sub-Registrar, Amravati City.

Subsequently both the plots i.e. plot no. 3 and 4 have been consolidated into 1 plot vide order passed by Hon'ble S.D.O. in Rev. Case No. N.A.P. 34/Rahatgaon-20/2020-21, dated 28.10.2020. The area consolidated plot 7833.28 Sq. ft. (728 Sq. mtr.). The boundaries of consolidated plot are as under :

Towards East : road from the same layout;
 Towards West : another layout;
 Towards North : plot No. 5 from the same layout;
 Towards South : plot no 2 from the same layout."

For the sake of convenience hereinafter referred as said plots.

1] **TITLE HISTORY FOR LAST 30 YEARS :-**

The title history of 30 years from this date shows the following chain of transactions:

Upon verification of the Index-II registers and after taking online search available for the period relevant to this search report and after perusal of documents supplied, I found that initially the field survey No. 185/1-A, total area 0H. 70 R, out of which 0 H. 22 R land was owned by Shri. Madhukant Mohanlal Selaraka, Sau. Chandrika Madhukant Shelaraka, Shri. Jitendra Chunnilal Lotiya and Shri Samrat Chunnilal Lotiya, all R/o of Paranjape Colony, Amravati. Subsequently these four persons converted the said 0 H. 22 R land in to an N. A. Layout vide order dt. 22.10.2010 passed



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Date 25.03.2021

by Hon'ble Collector Amravati in Rev. Case. No. N.A.P.-34/
Rahatgaon-27/2010-11.

Subsequently I found that these original owner of the said layout sold the plot Nos. 3 and 4 from the said layout to Dipak Gulabrao Deshmukh vide two separate registered sale deeds, both dt. 23.11.2010, registered at Sr. No. 5776 and 5775 respectively.

Thereafter I found that, both the said plot Nos. 3 and 4 were consolidated vide order of consolidation dt. 28.10.2020 passed by S. D. O. Amravati.

Further I also found that the Rachayati Realtors and Developers Pvt. Ltd. purchased the said consolidated plot (plot Nos. 3 and 4) from Dipak Gulabrao Deshmukh vide sale deed dt. 18.11.2020, registered at Sr. No. 3260 on 19.11.202.

I also noticed that on the basis of sale deed the mutation is taken in the name of Rachayati Realtors and Developers Pvt. Ltd., as per entering No. 39652. At present said property stands in the name of Rachayati Realtors and Developers Pvt. Ltd.

Thus Rachayati Realtors and Developers Pvt. Ltd. became the full and absolute joint owners of the said plot Nos. 3 and 4, which is the subject matter of this report.

Thereafter there is no entry of any transaction.

- 3] I have taken the search of records of Registrar Office and verified the available Index-II register for the last 30 years by paying the necessary search fee.
- 4] I have also take search on the official web site of the District Court regarding any litigation pending between the previous and present owner of the said plot in respect of the said plot but I do not find any entry of litigation.
- 5] On the basis of searches made by me and the available record and documents placed before me, I certify that the Rachayati Realtors and Developers Pvt. Ltd. and is free from any encumbrances, charges, lien and mortgages or any other claim affecting the clear title as on the date.
- 6] That all the relevant documents of title i.e. Sale-deeds, 7/12 extract, mutation entries and other documents placed before me are the certified copies of original and appears to be genuine. I have verified and tallied this document from the records of Sub-Registrar class II at Amravati.
- 7] I am satisfied and confirmed that the said plot is heritable and transferable and the owners have right to transfer the same. All necessary parties have been joined in the documents and the documents have legal desired effect. Facts and event material to title have been satisfactorily proved.
- 8] In result, I have to state that, I have made necessary searches at the concerned Sub-Registrar Office up to date and as the result of such searches, I am satisfied that the property in question is free from all types of encumbrances and the title



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Ref.No.

Date : 25.03.2021

of Rachayati Realtors and Developers Pvt. Ltd. is clear and marketable.

Thanking you

Date: 25.03.2021

Yours faithfully,



V.P. Deshmukh
Advocate

V. P. Deshmukh
Advocate
C/o.C.E.Dalavi, Ram Nagar
Near Prashant Nagar Garden
Amravati-444606