Chandan N. Sharma

Advocate

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R/o. "Sai Regency", Gupta Layout, Opp. I.C.A. Bhawan, Saturna, Amravati, Tq. & Dist. Amravati. Mob. No. 9890426407 (chandansharma987@rediffmail.com)

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FORMAT-A

(CIRCULAR No. :- 28/2021)

To,
MahaRERA,

Maharashtra.

LEGAL TITLE REPORT

Subject :- Title clearance certificate with respect to Plot No. 1A, 1B & 2A F.S. No. 56/2 of Mouje – Peth Amravati, Pragane – Badnera, Tq. & Dist.-Amravati, admeasuring 5800.5 sq. ft.(538.88 Sq.Mtr.). ("hereinafter referred as the said plot")

I have investigated the title of said plot on the request of **Avinashe Builders And Developers, through its partners,1) Ganesh Uttamrao Avinashe, 2)Pratibha Ganesh Avinashe, 3) Aishwary Ganesh Avinashe & 4) Manas Ganesh Avinashe, All R/o Sadguru Dham Colony, Sainagar, Amravati** and following documents i.e:-

1.

DESCRIPTION OF PROPERTY :-

All the piece and parcel within the limits of Municipal Corporation Amravati, Layout Plot No. 1A, 1B and 2A, Out of F.S. No. 56/2, total admeasuring 1 H 13 R, which is converted for non agricultural purpose by NAP34/Peth Amravati-13/1995-96, decided on 30.12.1996, admeasuring 5800.5 Sq. Ft. (538.88 sq.mtr.) Situated at Mouje – Peth Amravati, Pragane-Badnera, Tq & Dist – Amravati, which is commonly bounded as under : -

Towards East	-	Plot No. 2B,
Towards West	-	layout Road,
Towards North	-	24 Mtr. D.P. Road,
Towards South	-	Open space.

2. The documents of allotment of plot :-

30.12.1996	N.A. Order	Photocopy	Photocopy
11.08.1995	Layout Map	Photocopy	Photocopy
27.10.2020	Amalgamation Order	Photocopy	Photocopy
18.02.2021	7/12 Extract	Photocopy	Photocopy
26.12.2020	Sale Deed	Photocopy	Photocopy
25.01.2019	Partnership Deed	Photocopy	Photocopy

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Chandan N. Sharma
Advocate

R/o. "Sai Regency", Gupta Layout, Opp. I.C.A. Bhawan, Saturna, Amravati, Tq. & Dist. Amravati. Mob. No. 9890426407
(chandansharma987@rediffmail.com)

3. 7/12 extract issued by Talathi, Peth Amravati, dated 18.02.2021.

4. Search report for 30 years from 1992 to 2021.

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am opinion that the title of Avinashe Builders And Developers, through its partners,1) Ganesh Uttamrao Avinashe, 2)Pratibha Ganesh Avinashe, 3) Aishwary Ganesh Avinashe & 4) Manas Ganesh Avinashe, All R/o Sadguru Dham Colony, Sainagar, Amravati, is clear, marketable and without any encumbrances.

Owners of the land.

Avinashe Builders And Developers, through its partners,1) Ganesh Uttamrao Avinashe, 2)Pratibha Ganesh Avinashe, 3) Aishwary Ganesh Avinashe & 4) Manas Ganesh Avinashe, All R/o Sadguru Dham Colony, Sainagar, Amravati.

3. The report reflecting the flow of the title of the Avinashe Builders And Developers, through its partners,1) Ganesh Uttamrao Avinashe, 2)Pratibha Ganesh Avinashe, 3) Aishwary Ganesh Avinashe & 4) Manas Ganesh Avinashe, All R/o Sadguru Dham Colony, Sainagar, Amravati, on the said land is enclosed herewith as Annexure-A.

Encls.:- Annexure-A

Date :- 28.03.2021

Yours Faithfully

(CHANDAN N. SHARMA)
Advocate

Adv.Chandan N. Sharma
Reg. No.Mah/1361/2000
"Om" Sai Regency, Opp. ICAI Bhavan,
Kranti Colony Road,Satura,Amravati
M-9890426407, 7020096446

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Chandan N. Sharma

Advocate

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Annexure-A

Title History for last 30 years:-

Upon verification of Index-II Registers and revenue record i find that initially the land situated at Mouje-Peth Amravati, Tq.Dist. Amravati, F.S. no. 56/2, total admeasuring 1 H 13 R, was belongs to Sanjivani Estate Agencies, a partnership firm. That the said Sanjivani Estate Agency, through its partners Shri Jayantilal Jivanbhai Parmar, filed application for change of use from agricultural purpose into non-agricultural purpose, before the Hon'ble Collector, Amravati. That as per order passed on 30.12.1996 the Collector, Amravati, passed the N.A. order in Rev.Case No. NAP/34/Peth Amravati/13/1995-96. That as per this order the land admeasuring 1 H 13 R was converted into non-agricultural purpose. The layout plan was also sanctioned by the Municipal Corporation, Amravati on 11.08.1995.

That thereafter Sanjivani Estate Agency, through its partner namely Shri Jayantilal Parmar & Pratibha Ganesh Avinashe filed application dt. 13.10.2020 for amalgamation of plot No. 1A, 1B & 2A out of above F.S.No. 56/2. That as per order passed by Municipal Corporation, Amravati dt. 27.10.2020, the AMC grant permission for amalgamation. That in this respect the map also sanctioned on 05.11.2020.

That after passing of this order the above plots No. 1A, 1B & 2A has been mutated in the revenue record in the name of Sanjivani Estate Agency, Through Jayantilal Jivanbhai Parmar & Pratibha Ganesh Avinashe.

Thereafter Sanjivani Estate Agency, Through its partners Jayantilal Jivanbhai Parmar & Pratibha Ganesh Avinashe executed registered sale deed dt. 26.12.2020, registered at Sr. No. 6114, in respect of plot No. 1A, 1B, & 2A total admeasuring 538.88 sq.mtr. (5800.5 sq.ft.) situated at Mouje-Peth Amravati, pragane-Badnera, Tq. Dist. Amravati bearing F. S. No. 56/2, in favour of Avinashe Builders & Developers, through its partners 1. Shri Ganesh Uttamrao Avinashe, 2. Sau. Pratibha Ganesh Avinashe, 3. Shri Aishwarya Ganesh Avinashe and 4. Manas Ganesh Avinashe.

After execution of sale deed Avinashe Builders & Developers, through its partners 1. Shri Ganesh Uttamrao Avinashe, 2. Sau. Pratibha Ganesh Avinashe, 3. Shri Aishwarya Ganesh Avinashe and 4. Manas Ganesh Avinashe are the owners of the plot No. 1A, 1B & 2A and they are in peaceful possession of the same.

I have verified the record of the said property for the period 1992 to 2021 and for this period I have not found anything adverse to affect the ownership and possession of the proposed borrowers Avinashe Builders & Developers, through its partners 1. Shri Ganesh Uttamrao Avinashe, 2. Sau. Pratibha Ganesh Avinashe, 3. Shri Aishwarya Ganesh Avinashe and 4. Manas Ganesh Avinashe. That they having clear and marketable title over the said property.

Date :- 28.03.2021
Place :- Amravati

Yours Faithfully

(CHANDAN N. SHARMA)

Adv.Chandan N. Sharma
Reg. No.Mah/1361/2000
"Om" Sai Regency, Opp. ICAI Bhavn
Kranti Colony Road, Saturna, Amravati
M-9890426407, 7020896407

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CHALLAN
MTR Form Number-6

GRN MH014193228202021E	BARCODE	Date 27/03/2021-17:45:41	Form ID

Department Inspector General Of Registration	
Search Fee	
Type of Payment Other Items	
Office Name AMT1_HQR SUB REGISTRAR AMRAVATI 1	
Location AMRAVATI	
Year 2020-2021 One Time	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Payer Details							
TAX ID / TAN (If Any)							
PAN No.(If Applicable)							
Full Name	ADV CHANDAN N SHARMA						
Flat/Block No. Premises/Building	SATURNA						
Road/Street	AMARAVATI						
Area/Locality Town/City/District	AMRAVATI						
PIN		4	4	4	6	0	5
Remarks (If Any)	MOUJE PETH AMRAVATI SURVEY NO 56/2 PLOT NO 1-A 1-B AND 2-A 1992 TO 2021						
Amount In Words	Seven Hundred Fifty Rupees Only						

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	00040572021032723241	IK0BBGISX2
Bank Date	RBI Date	27/03/2021-17:24:46	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 9823698745
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 कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

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