

Dated - 11th Oct. 2021

FORMAT - A

To,

MahaRERA

Housefin Bhavan,

Plot No. C-21, E-Block,

Bandra Kurla Complex, Bandra (E),

Mumbai - 410051

LEGAL TITLE REPORT

Subject : Title clearance certificate with respect to Nazul Plot No. 2074/2 & 4 and 2074/3, out of CTS/C.S./F.S./Nazul Sheet No. 44, situated at Mouje - Shegaon, Taluka and District Amravati (hereinafter referred as the "said plot").

(1) I have investigated the title of the said plots on the request of owner **M/s. Creative Associates**, through partner (a) Dr. Sandeep Indrakumar Dankhade, r/o. Shrikrushna Peth, Amravati, (b) Shri Rajesh Jugalkishor Agrawal, r/o. Macchisath, Amravati, and following documents

1) Description of the property i.e. Plot & TDR (Rights).

(i) "Situate at **Mouje - Shegaon**, Pragane - Nandgaon Peth, Tq. & Dist. Amravati, within the jurisdiction of Sub Registrar, Amravati, within limits of Amravati Municipal Corporation, out of **Nazul Sheet No. 44**, in the area known as "Radha Nagar", from out of this,

i) Nazul Plot No. 2074/2 & 4, area 261.80 sq. mtrs.

ii) Nazul Plot No. 2074/3, area 348.00 sq. mtrs.

both the above plots are adjoining to each other, total **admeasuring 6563.88 sq. ft. (609.80 sq. mtrs.)**, which is commonly bounded as under :-

Towards East : Road,

Towards West : Property of Mr. Deshmukh,

Towards North : House of Vasantrao Daware, and,

Towards South : Gadge Nagar to Panchavati Chowk Road...."

DESCRIPTION OF THE TDR (RIGHTS)

(ii) "T. D. R. (rights) equivalent to 230 sq. mtrs., from out of total rights admeasuring 7917.42 sq. mtrs. (Zone-N.A.) of TDR certificate issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/142/2019, dated 12.07.2019 & certificate No. 142, for a lieu of 3770.20 sq. mtrs. of land from out of Field Survey No.



46/1, 46/2 & 48/1 of Mouje - Nimbhora, Pragane - Badnera, Tq. & Dist. Amravati, acquired by Amravati Municipal Corporation, for Amenity Plot...."

2) The following documents of allotment of said plot have been verified :-

i) Will Deed dated 21.08.1998, notarized with Adv. Deoraj Bothra, executed by Shri Shankarrao Ramchandra Londhe, R/o. Amravati.

ii) Sale Deed dated 15.07.2010, registered at Sr. No. 3608, with the office of the Sub Registrar, Amravati City-1, executed by Shri Dilip Shankarrao Londhe, R/o. Pune, in favour of (a) Shri Anil Jugalkishor Agrawal & (b) Dr. Sandeep Indrakumar Dankhade, both r/o. Amravati in respect of Nazul Plot No. 2074/3, admeasuring 242.40 sq.mtrs.

iii) Sale Deed dated 15.07.2010, registered at Sr. No. 3609, with the office of the Sub Registrar, Amravati City-1, executed by Shri Ramesh Shankarrao Londhe, R/o. Amravati, in favour of (a) Sau. Sangita Anil Agrawal & (b) Dr. Sandeep Indrakumar Dankhade, both r/o. Amravati in respect of Nazul Plot No. 2074/2, admeasuring 156 sq.mtrs.

iv) Sale Deed dated 15.07.2010, registered at Sr. No. 3610, with the office of the Sub Registrar, Amravati City-1, executed by Shri Dilip Shankarrao Londhe, R/o. Amravati, in favour of (a) Shri Rajesh Jugalkishor Agrawal & (b) Sau. Trupti Sandeep Dankhade, both r/o. Amravati in respect of Nazul Plot No. 2074/3, admeasuring 105.6 sq.mtrs.

v) Sale Deed dated 15.07.2010, registered at Sr. No. 3611, with the office of the Sub Registrar, Amravati City-1, executed by Shri Ramesh Shankarrao Londhe, R/o. Amravati, in favour of (a) Shri Rajesh Jugalkishor Agrawal & (b) Sau. Trupti Sandeep Dankhade, both r/o. Amravati in respect of Nazul Plot No. 2074/4, admeasuring 103.80 sq.mtrs.

vi) Sale Deed dated 01.01.2021, registered at Sr. No. 0025, with the office of the Sub Registrar, Amravati City-3, executed by (a) Dr. Sandeep Indrakumar Dankhade, (b) Sau. Trupti Sandeep Dankhade, (c) Shri Anil Jugalkishor Agrawal, (d) Sau. Sangita Anil Agrawal, (e) Shri Rajesh Jugalkishor Agrawal, all R/o. Amravati, in favour of M/s. Creative Associates, through partner (a) Dr. Sandeep Indrakumar



Dankhade & (b) Shri Rajesh Jugalkishor Agrawal, both r/o. Amravati in respect of Nazul Plot No. 2074/2 & 4 and 2074/3.

vii) Sale Deed of T.D.R. dated 25.10.2019, registered at sr. no. 4195, with the office of Sub Registrar, Amravati City-3, executed by Shri Pravin Balkrushnaji Maloo, R/o. Amravati, in favour of (a) Shri Anil Jugalkishor Agrawal, (b) Sau. Sangita Anil Agrawal, (c) Shri Rajesh Jugalkishor Agrawal, (d) Dr. Sandeep Indrakumar Dankhade, (e) Sau. Trupti Sandeep Dankhade, all R/o. Amravati.

3) Property Record Card issued by Dy. Superintendent of Land Records, Amravati, dated 17.03.2021, bearing mutation entry no. 5892, dated 17.02.2021 in favour of M/s. Creative Associates,

4) Map sanctioned by Amravati Municipal Corporation, vide Building Permit No. 033, dated 26.04.2021.

5) 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 the said property I am of the opinion that the title of Owner / Promoter **M/s. Creative Associates, through partner (a) Dr. Sandeep Indrakumar Dankhade, (b) Shri Rajesh Jugalkishor Agrawal**, both R/o. Amravati, is clear, marketable and without any encumbrances.

Owner of the land :

1) **M/s. Creative Associates, through partner (a) Dr. Sandeep Indrakumar Dankhade, & (b) Shri Rajesh Jugalkishor Agrawal**, both R/o. Amravati, alone owns Nazul Plot No. 2074/2 & 4 and 2074/3, total admeasuring 261.80 + 348 = 609.80 sq.mtrs. out of CTS/C.S./F.S./Nazul Sheet No. 44.

2) No other comments/remarks is there on the said plot.

(3) The report reflecting the flow of the title of **M/s. Creative Associates, through partner (a) Dr. Sandeep Indrakumar Dankhade, & (b) Shri Rajesh Jugalkishor Agrawal**, both R/o. Amravati (owner / promoter) on the said land is enclosed herewith as annexure.

Encl. : Annexure

Date : 11.10.2021



V. G. Lakhota
V. G. Lakhota,
Advocate.

Dated - 11th Oct. 2021

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7 /12 extract as on date of application for registration.
- 2) Mutation Entries No. (a) 3073, dated 07.12.2009, (b) 3331, dated 20.08.2010, (c) 3332, dated 20.08.2010, (d) 5892, dated 17.02.2021, regarding plot no. 2074/2 and 4
- 3) Mutation Entries No. (a) 3073, dated 07.12.2009, (b) 3329, dated 20.08.2010, (c) 3330, dated 20.08.2010, (d) 5892, dated 17.02.2021, regarding plot no. 2074/3.
- 4) Search report for 30 years from 1992 to 2021, Taken from Sub-Registrar office at Amravati, by paying requisite Fees of Rs. 750/-, vide Receipt No. 5968, dated 07.10.2021.
- 5) Other relevant title :
 - a) From perusal of all the title documents, it is observed that the Nazul Plot No. 2074, out of Nazul Sheet No. 44 was initially owned & possessed by Shri Shankarrao Ramchandra Londhe, R/o. Amravati.
 - b) That Shri Shankarrao Ramchandra Londhe, R/o. Amravati, executed the Will Deed on dated 21.08.1998, notarized with Adv. Deoraj Bothra, and accordingly bequeath his entire property including said property to his sons.
 - c) That according to the said Will, the said property i.e. 2074/2 and 4, 2074/3 is fallen into the share of (a) Shri Ramesh Shankarrao Londhe, & (b) Shri Dilip Shankarrao Londhe, both r/o. Amravati.
 - d) That Shri Ramesh Shankarrao Londhe, Shri Dilip Shankarrao Londhe alongwith other have got measured the said property alongwith adjoining plot vide measurement case no. 309/09, dated 06.06.2009 and accordingly the entire plot no. 2074 was sub divided into difference portion, forming Plot No. 2074/1, 2074/2 and 4, 2074/3.



e) That Shri Dilip Shankarrao Londhe, R/o. Pune, sold the Nazul Plot No. 2074/3, admeasuring 242.40 sq.mtrs., vide Sale Deed dated 15.07.2010, registered at Sr. No. 3608, with the office of the Sub Registrar, Amravati City-1, to (a) Shri Anil Jugalkishor Agrawal & (b) Dr. Sandeep Indrakumar Dankhade, both r/o. Amravati.

f) That Shri Ramesh Shankarrao Londhe, R/o. Amravati, sold the Nazul Plot No. 2074/2, admeasuring 156 sq.mtrs., vide Sale Deed dated 15.07.2010, registered at Sr. No. 3609, with the office of the Sub Registrar, Amravati City-1, to (a) Sau. Sangita Anil Agrawal & (b) Dr. Sandeep Indrakumar Dankhade, both r/o. Amravati.

g) That Shri Dilip Shankarrao Londhe, R/o. Amravati, sold the Nazul Plot No. 2074/3, admeasuring 105.6 sq.mtrs., vide Sale Deed dated 15.07.2010, registered at Sr. No. 3610, with the office of the Sub Registrar, Amravati City-1, to (a) Shri Rajesh Jugalkishor Agrawal & (b) Sau. Trupti Sandeep Dankhade, both r/o. Amravati.

h) That Shri Ramesh Shankarrao Londhe, R/o. Amravati, sold the Nazul Plot No. 2074/4, admeasuring 103.80 sq.mtrs., vide Sale Deed dated 15.07.2010, registered at Sr. No. 3611, with the office of the Sub Registrar, Amravati City-1, to (a) Shri Rajesh Jugalkishor Agrawal & (b) Sau. Trupti Sandeep Dankhade, both r/o. Amravati.

i) That (a) Dr. Sandeep Indrakumar Dankhade, (b) Sau. Trupti Sandeep Dankhade, (c) Shri Anil Jugalkishor Agrawal, (d) Sau. Sangita Anil Agrawal, (e) Shri Rajesh Jugalkishor Agrawal, all R/o. Amravati, jointly sold the Nazul Plot No. 2074/2 & 4 and 2074/3, vide Sale Deed dated 01.01.2021, registered at Sr. No. 0025, with the office of the Sub Registrar, Amravati City-3, to M/s. Creative Associates, through partner (a) Dr. Sandeep Indrakumar Dankhade & (b) Shri Rajesh Jugalkishor Agrawal, both r/o. Amravati.



j) That (a) Shri Anil Jugalkishor Agrawal, (b) Sau. Sangita Anil Agrawal, (c) Shri Rajesh Jugalkishor Agrawal, (d) Dr. Sandeep Indrakumar Dankhade, (e) Sau. Trupti Sandeep Dankhade, all R/o. Amravati, all r/o. Amravati, intended to construct the building over the said plots, and for which purchased T.D.R. (Rights), (details mentioned in part ii) of description of said property) vide Sale Deed of T.D.R. dated 25.10.2019, registered at sr. no. 4195, with the

(3)

office of Sub Registrar, Amravati City-3, from Shri Pravin Balkrushnaji Maloo, R/o. Amravati.

k) In view of the above said sequence of documents, M/s. Creative Associates, through partner (a) Dr. Sandeep Indrakumar Dankhade, & (b) Shri Rajesh Jugalkishor Agrawal, both r/o. Amravati, became the sole & absolute owner of the Nazul Plot No. 2074/2 & 4 and portion of Nazul Plot No. 2074/3 & T.D.R. (Rights).

l) That M/s. Creative Associates, through partner (a) Dr. Sandeep Indrakumar Dankhade, & (b) Shri Rajesh Jugalkishor Agrawal, both r/o. Amravati got sanctioned the building map from Amravati Municipal Corporation, vide Building Permit No. 033, dated 26.04.2021, for construction of building over said plot, by using T.D.R. (rights).

6) Litigations if any : It is observed that there is no litigation pending in respect of said land / plot.

Date : 15.10.2021



V. G. Lakhota

V. G. Lakhota,
Advocate