



Ref. No.

Date :

FORMAT - A

(Circular No.:- 28/2021)

To

Maha RERA

Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to layout converted plot Nos.5-A & 5-B, each admeasuring 166.50 sq.mtrs., total admeasuring 333.00 sq.mtrs. (3584.41 sq.ft.) from field survey No.185/3 of Mouje Rahatgaon, Pragane Nandgaon Peth, Tq. & Distt. Amravati, situated within the limits of Amravati Municipal Corporation (hereinafter referred as the said plot")

I have investigated the title of the said plot on the request of Shri Govind Shridhar Tarte, r/o Camp, Amravati and following documents i.e. :-

1) Description of the property:-

1) "Layout converted plot Nos.5-A & 5-B, each admeasuring 166.50 sq.mtrs., total admeasuring 333.00 sq.mtrs. (3584.41 sq.ft.) from field survey No.185/3, converted as per Rev.Case No.NAP-34/Rahatgaon-138/2013-2014 dated 19/5/2014 of Mouje Rahatgaon, Pragane Nandgaon Peth, Tq. & Distt. Amravati, situated within the limits of Amravati Municipal Corporation. The common boundaries are as under:-

Towards East: Road in the layout;

Towards West: Approved layout of survey No.185/1-A;

Towards North: Plot No.4-B;

Towards South: Plot No.6."

2) "T.D.R. rights, admeasuring 448 sq.mtrs. from TDR certificate issued by the Amravati Municipal Corporation vide Folio No.AMC/ADTP/TDR/148/2020 dated 1/12/2020, certificate no.148 from field survey No.293/1 of Mouje Badnera, Pragane Badnera, Tq. & Distt.Amravati."

2) The documents of allotment of plot.

1. Copy of N.A.Order alongwith layout plan dated 19/5/2014.
2. Copy of sale deed dated 28/4/2015, registered at Sr.No.1113/2015.
3. Copy of sale deed dated 14/6/2021, registered at Sr.No.3326/2021.
4. Copy of sale deed of TDR dated 27/8/2021, registered at Sr.No.3300/2021
5. Copy of approved building plan dated 28/9/2021.



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6. Copy of Gaon Namuna 7 & 6 dated 13/7/2021.

3) Gaon Namuna 7 & 6 issued by Revenue Authority, Amravati vide mutation entry No.43909 dated 15/6/2021.

4) Search report for 30 years from 1992 till 2021:-

Upon verification of the Index-II register and Revenue Records I find that the original field survey No.185/3, total admeasuring 1 Hec. 98 R, out of which land admeasuring 1 Hec. 32 R was owned and possessed by Shri Suresh Shyamrao Gawai, Shri Dhanraj Shyamrao Gawai, Shri Subhash Shyamrao Gawai, (who were owner of 65.35% undivided portion of the said land) & Maloo & Talda Developers, through its Partner Shri Pravin Balkrishnaji Maloo (who was owner of 34.65% undivided portion of the said land), all r/o Amravati for the period relevant to this search report.

Thereafter I find that abovenamed persons have jointly decided to convert their aforesaid field, admeasuring 1 Hec. 01 R from agriculture into non-agriculture i.e. for residential purpose and thereafter, they have applied before Hon'ble Collector, Amravati for conversion of said field. That the said application was registered as Rev.Case No.NAP-34/Rahatgaon-138/2013-2014. In the said case, the Hon'ble Collector, Amravati has granted permission for conversion of the said field as per vide order dated 19/5/2014.

Thereafter I find that out of the aforesaid layout, the layout converted plot Nos.5-A & 5-B, each admeasuring 166.50 sq.mtrs., total admeasuring 333.00 sq.mtrs. (3584.41 sq.ft.) came to be purchased by Shri Jaiprakash Hargundas Mirani from Shri Suresh Shyamrao Gawai, Shri Dhanraj Shyamrao Gawai, Shri Subhash Shyamrao Gawai through POA Shri Suresh Shyamrao Gawai & Maloo & Talda Developers, through its Partner Shri Pravin Balkrishnaji Maloo, through POA Shri Manoj Radhavallabhji Bhattad vide registered sale deed dated 28/4/2015, which was registered at Sr.No.1113/2015 and thus Shri Jaiprakash Hargundas Mirani became full and absolute owner of the said plot Nos.5-A & 5-B.

Now I find that Shri Jaiprakash Hargundas Mirani sold the plot Nos.5-A & 5-B to Shri Govind Shridhar Tatte by virtue of registered sale deed dated 14/6/2021, which is registered with S.R.O., Amravati at Sr.No.3326/2021.

Since then Shri Govind Shridhar Tatte became full and absolute owner of the said plots and his name has been recorded in revenue record vide mutation entry No.43909 dated 15/6/2021.

Besides the aforesaid plots I find that Shri Govind Shridhar Tatte has purchased T.D.R. rights, admeasuring 448 sq.mtrs. from TDR certificate issued by the Amravati

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Municipal Corporation from field survey No.293/1 from Shri Govinda Infra, through Prop.Shri Vijay Nanakram Talda, through POA Shri Sunil Natthuji Dange as per registered sale deed dated 27/8/2021, registered at Sr.No.3300/2021.

I further find that Shri Govind Shridhar Tatte has started development of the above plot nos.5-A & 5-B and he has decided to construct a residential building upon the afrosaid plot nos.5-A & 5-B. Accordingly, the building plan of the scheme was submitted by him before the Assistant Director of Town Planning of Municipal Corporation, Amravati. The said building plan approved and sanctioned by the Municipal Authority as per building permit No.265 dated 28/9/2021.

That while granting FSI, the A.D.T.P., Municipal Corporation, Amravati has considered the permissible basic FSI factor 1.10 i.e. 366.30 sq.mtrs. FSI on payment of premium is 0.50 i.e. 166.50 sq.mtrs. TDR area used 40% i.e. 133.20 sq.mtrs. Ancillary FSI area is 60% i.e. 399.60 sq.mtrs. Therefore, as per the said factor, maximum utilization of built up area is 1065.60 sq.mtrs. Thus the total built up area used is 919.31 sq.mtrs.

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 Shri Govind Shridhar Tatte is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land:-

(1) Shri Govind Shridhar Tatte is the owner of layout converted plot Nos.5-A & 5-B, each admeasuring 166.50 sq.mtrs., total admeasuring 333.00 sq.mtrs. (3584.41 sq.ft.) from field survey No.185/3 of Mouje Rahatgaon, Pragane Nandgaon Peth, Tq. & Distt. Amravati, situated within the limits of Amravati Municipal Corporation.

(2) Qualifying comments/remarks if any - The owner has clear and marketable title.

3/- The report reflecting the flow of the title of Shri Govind Shridhar Tatte on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 7/10/2021


(P.U.Deshmukh) Advocate
(Stamp)



CHALLAN
MTR Form Number-6



GRN	MH007205587202122E	BARCODE							Date	07/10/2021-12 22:56		Form ID			
Department Inspector General Of Registration									Payer Details						
Search Fee Type of Payment Other Items									TAX ID / TAN (If Any)						
									PAN No.(If Applicable)						
Office Name AMT1_HQR SUB REGISTRAR AMRAVATI 1									Full Name		ADV P U DESHMUKH				
Location AMRAVATI															
Year 2021-2022 One Time									Flat/Block No.						
Account Head Details							Amount In Rs.		Premises/Building						
0030072201 SEARCH FEE							₹750.00		Road/Street						
									Area/Locality		AMRAVATI				
									Town/City/District						
									PIN		[][][][][][][][]				
									Remarks (If Any) 						
							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.	00040572021100774425		IK0BHZQJF0		
Cheque/DD No.									Bank Date	RBI Date	07/10/2021-12:23:44		Not Verified with RBI		
Name of Bank									Bank/Branch		STATE BANK OF INDIA				
Name of Branch									Scroll No. , Date		281 , 08/10/2021				

Department ID : Mobile No. : 0000000000
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 खदर चलन 'ट्रायफ ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.