

Ravindra P. Tayade

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Date : 01.10.2021

To,
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to Commercial plot no.30, situated at Mauja-Navasari, Pragane- Nandgaon Peth Tq. & Dist. Amravati (hereinafter referred as the "said Plot").

Sir,

Please refer to your instructions on the captioned matter.

In this connection, I submits my report as under :-

1. NAME OF TITLE OWNER :-

I have investigated the title of the said plot on the request of 1) Shri. Sagar Bhagawatrao Vidhate, R/o Shivarpan Colony, V.M.V. Road, Amravati, Tq. and Dist. Amravati, 2) Shri. Sagar Arunrao Gawande, R/o Patilpura Bonosa, Tq. Daryapur Dist. Amravati.

2. DETAILS OF THE PROPERTY :-

All the piece and parcel of the land with measures, tenements now standing thereon at Mauja-Navasari Pragane-Nandgaon Peth Tq. & Dist. Amravati of Field Survey 49/3 Commercial Plot No. 30, total admeasuring area 3956.00 sq.ft. (367.66 sq. mtr.) said field survey stands converted in layout Revenue case No. R.C.N. N.A.P.-34/Navasari/145/2020-21, revised order passed on 09.06.2021 which is known as "Vir Tanaji Magasvargiy Sahakari Gruhnirman Sanstha Ltd. R.N. no. 932" situated within the jurisdiction of Muncipal Corporation, Amravati and Sub Registrar Amravati, which is own and possessed by 1) Shri. Sagar Bhagawatrao Vidhate, R/o Shivarpan Colony, V.M.V. Road, Amravati Tq. and Dist. Amravati 2) Shri. Sagar Arunrao Gawande, R/o Patilpura, Bonosa, Tq. Daryapur Dist. Amravati. (as per Reg. Sale-deed vide its Reg. Sr. No. 4579/2019 dt. 21.11.2019). is bounded as under:-

Towards East	-	Other field
Towards West	-	House of Bajirao Davale
Towards North	-	Service Line
Towards South	-	Road

(* Note- Actual boundaries should be ascertained by spot visit.)

3. LIST OF DOUCMENTS VARIFIED (ALL COPIES)

Sr No.	Date	Name of Document & Description	Whether Ori./ Xerox Copy
1.	06.05.1982	Sale deed executed to "Vir Tanaji Magasvargiy Sahakari Gruhnirman Sanstha Ltd. R.N. no. 932" through its President and Secretary vide Sr.no. 2421, dt. 06.05.1982.	Copy
2.	07.04.2017	N.A. order passed by revenue authority	Copy
3.	09.06.2021	Revised N.A. order	Copy
4.	21.11.2019	Sale deed executed by "Vir Tanaji Magasvargiy Sahakari Gruhnirman Sanstha Ltd. R.N. no. 932" through its President and Secretary in favour of 1) Shri. Sagar Bhagawatrao Vidhate, 2) Shri. Sagar Arunrao Gawande vide its Reg. Sr. No. 4579/2019 dt. 21.11.2019	Copy
5.	21.06.2021	7/12 extract issued by talathi, navasari mutation no. 27562	Copy

4. SEARCH IN THE OFFICE OF SUB-REGISTARTOR OF ASSURANCE.

Date	Receipt No.	Period	Sub-Reg. Office
01.10.2021	5856	1991 to 2021	Amravati City

On perusal of the above mentioned document and all other relevant documents relating to title of the said property I am of the opinion that the title of 1) **Shri. Sagar Bhagawatrao Vidhate**, 2) **Shri. Sagar Arunrao Gawande** is clear. Marketable but subject to encumbrances mention below. (If any encumbrance please mentioned in separate sheet.)

Date	Bank/ Society	Encumbrance
28.12.2020	Jijau commercial Co of Bank, Branch Amravati	75,00,000/-

5. The report reflecting the flown of the title of the (owner/promoter/developer/ Company) on the said land is enclosed herewith as annexure.


Advocate Ravindra P. Tayade

Ravindra P. Tayade
Advocate

Vilas Nagar Amravati
Roll No - MAH/671/2001