Ajay S. Ingle
Advocate
Regd. No. Mah/3137/2000

Chamber / Residence :
"Dadaji Nivas" Yashoda Nagar No. 2
Bye-pass Road, Amravati.
Ph. 0721-2540621, Mob. 9423424435

Ref. No. : ..... Date : .....

FORMAT -A
(Circular No. 28 /2021)

To,
Maha RERA

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect of Layout plot No. 16-part & 17, total admeasuring 3828.18 sq.ft. from Survey no. 43/7, situated at Avinashe Layout, Amravati, of Mouje- Navsari, Taluka/ District Amravati (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **Nilesh Associates through Prop. Shri. Nilesh Prakashrao Thakare**, R/o, Amravati (Name of owner / promoter) and following documents i.e.:-

1) Description of the property :-

Layout plot No. 16-part & 17, total admeasuring 3828.18 sq.ft from Survey no. 43/7 of Mouje-Navsari, Pragane- Nandgaon peth, Tq. & Dist. Amravati, situated at Locality popularly known as Avinashe Layout, Amravati, in the Registration Sub-District of Amravati. the same is bounded as under :

Towards East	:	30 ft. wide Road
Towards West	:	Remaining portion of plot no. 16
Towards North	:	Road in Layout
Towards South	:	Others place

Situated within the limits of Municipal Corporation Amravati.

2) The documents of allotment of plot :-

1) Sale deed dated 13/10/2016, Registered with Sub-Registrar office, Amravati city-1, at Sr. no. 4174 executed in favour of Nilesh Associates through Prop. Shri. Nilesh Prakashrao Thakare.
2) T.D.R. Sale deed dated 23/11/2017 Registered with Sub-Registrar office, Amravati city-1, at Sr. no. 2944 executed in favour of Nilesh Associates through Prop. Shri. Nilesh Prakashrao Thakare
3) Gaon namuna 7/12 issued by Revenue authority i.e. Talathi of Mouje- Navsari, Amravati, dated 07/12/2021.
4) Search report for 30 years from 1992 till 2021

..2

211/0
Tuesday,07 December 2021 4:47 PM

इतर पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 6727 दिनांक: 07/12/2021

गावाचे नाव:
दस्तऐवजाचा अनुक्रमांक: **अरन2-0-2021**
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: **अॅड अजय एस इंगळे रा अमरावती**
वर्णन **अर्ज क्र 1432/2021 मौजे नवसारी शैत सर्वे क्र 43/7 प्लॉट क्र 16 17 AMAL JAMATED PLOT NO 43/7/16/17 सन 1992 ते 2021 30 वर्षे**

शोध व निरीक्षणे	रु. 750.00
एकूण:	रु. 750.00

Joint Sub Registrar Amaravati II

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

(श्री. गौ. पावडे)
सह दुय्यम निबंधक वर्ग-२
अमरावती शहर-२

Ajay S. Ingle
Advocate
Regd. No. Mah/3137/2000

Chamber / Residence :
"Dadaji Nivas" Yashoda Nagar No. 2
Bye-pass Road, Amravati.
Ph. 0721-2540621, Mob. 9423424435

Ref. No. : ..... Date : .....

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 following owner/promoter is clear, marketable and without any encumbrances.

Owners of the land

Nilesh Associates through Prop. Shri. Nilesh Prakashrao Thakare

1) Layout plot No. 16-part & 17, total admeasuring 3828.18 sq.ft from Survey no. 43/7

2) Qualifying comments /remarks if any :- Title is clear

3) The report reflecting the flow of the title of the owner /promoter and developer on the said land is enclosed herewith as annexure .

Encl. Annexure

1) Sale deed dated 13/10/2016, Registered with Sub-Registrar office, Amravati city-1, at Sr. no. 4174 executed in favour of Nilesh Associates through Prop. Shri. Nilesh Prakashrao Thakare.
2) T.D.R. Sale deed dated 23/11/2017 Registered with Sub-Registrar office, Amravati city-1, at Sr. no. 2944 executed in favour of Nilesh Associates through Prop. Shri. Nilesh Prakashrao Thakare
3) Gaon namuna 7/12 issued by Revenue authority i.e. Talathi of Mouje- Navsari, Amravati, dated 07/12/2021.
4) Copy of approved building plan, as per permit No. 117, dated 30/06/2021, issued by ADTP of Municipal Corporation, Amravati.

(Ajay S. Ingle)
Advocate
Seal & Signature of the Advocate

Place : Amravati
Date : 08/12/2021

Adv. Ajay S. Ingle
Yeshoda Nagar No.2,Amravati
Regd. No.Mah / 3137 / 2000