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Dated - 15th Nov. 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 Layout Plot Nos. 49-A & 49-B, out of F.S. No. 48/1-A (bearing Computerised Property No. 48/1/A/49/A & 48/1/A/49/B), situated at Mouje - Shegaon, Taluka and District Amravati (hereinafter collectively referred as the "said plot").

(1) I have investigated the title of the said plots on the request of owner **Shri Ravindra Pundlikrao Mahalle**, Prop. M/s. Mahalle Construction, r/o. Amar Colony, 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 Municipal Corporation of City of Amravati, out of **Field Survey No. 48/1-A**, admeasuring 3 H. 24 R, which is converted into non agriculture purpose vide order dated 09.04.1998, passed by Hon'ble Collector, Amravati in Rev. Case No. N.A.P - 34/ Shegaon-28/1997-98, in the area known as "Shiv Nagar", from out of this,

i) Layout Plot No. 49-A, area 2604 sq. ft. (241.94 sq. mtrs.)

ii) Layout Plot No. 49-B, area 2232 sq. ft. (207.38 sq. mtrs.)

Both the plots are adjoining to each other, and amalgamated vide order passed by Hon'ble Asstt. Director, Town Planning, AMC, Amravati, vide Order No. 0208, dated 30.08.2021, thus total **admeasuring 4836 sq.ft. (449.32 sq.mtrs.)** of land, which is commonly bounded as under :-

Towards East : Layout Plot No. 62-A, 62-B & 63,
Towards West : 9 mtr. wide Road,
Towards North : Layout Plot No. 50-A, and,
Towards South : Other's layout....."

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DESCRIPTION OF THE TDR (RIGHTS)

(ii) "T. D. R. (rights) equivalent to 240 sq. mtrs., from out of total rights admeasuring 1394 sq. mtrs. (Zone-N.A.) of TDR certificate issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/125/2018, dated 01.03.2018 and certificate No. 125/2018, for a lieu of 1394 sq. mtrs. of land from out of Field Survey No. 26/3 of Mouje - Rajapeth, Pragane - Nandgaon Peth, Tq. & Dist. Amravati, acquired by Amravati Municipal Corporation, Amravati for 18 mtr. wide D.P. Road...."

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

i) Sale Deed dated 13.07.1998, registered at Sr. No. 2439, with the office of the Sub Registrar, Amravati City, executed by Shri Anant Govindrao Pimpalgaonkar, R/o. Amravati, in favour of Shri Arunkumar Narsinh Tank, r/o. Amravati, in respect of F. S. No. 48/1-A, admeasuring 0 H. 81 R. towards southern side of east west division.

ii) Sale Deed dated 13.07.1998, registered at Sr. No. 2440, with the office of the Sub Registrar, Amravati City, executed by Shri Sudhir Govindrao Pimpalgaonkar, R/o. Amravati, in favour of Shri Arunkumar Narsinh Tank, r/o. Amravati, in respect of F. S. No. 48/1-A, admeasuring 0 H. 81 R. towards southern side of east west division.

iii) Sale Deed dated 08.10.1998, registered at Sr. No. 3411, with the office of the Sub Registrar, Amravati City, executed by Shri Anantrao Govindrao Pimpalgaonkar, R/o. Amravati, in favour of Shri Arunkumar Narsinh Tank, r/o. Amravati, in respect of F. S. No. 48/1-A, admeasuring 0 H. 81 R.

iv) Sale Deed dated 08.10.1998, registered at Sr. No. 3412, with the office of the Sub Registrar, Amravati City, executed by Shri Sudhir Govindrao Pimpalgaonkar, R/o. Amravati, in favour of Shri Arunkumar Narsinh Tank, r/o. Amravati, in respect of F. S. No. 48/1-A, admeasuring 0 H. 81 R.

v) Sale Deed dated 23.12.1998, registered at Sr. No. Chha. 158, with the office of the Sub Registrar, Amravati City-2, executed by Shri Arunkumar Narsinh Tank, r/o. Amravati, in favour of Shri Shyam Tekchand Pinjani, R/o. Amravati, in respect of Layout Plot No. 49-A, 49-B with some other plots.

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vi) Sale Deed dated 18.08.2021, registered at Sr. No. 3175, with the office of the Sub Registrar, Amravati City-1, executed by Shri Shyam Tekchand Pinjani, R/o. Amravati, in favour of Shri Ravindra Pundlikrao Mahalle, Prop. M/s. Mahalle Construction, r/o. Amar Colony, Amravati in respect of Layout Plot No. 49-A, 49-B.

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vii) Deed of Rectification dated 31.08.2021, registered at Sr. No. 3346, with the office of the Sub Registrar, Amravati City-1, executed by Shri Shyam Tekchand Pinjani, R/o. Amravati, in favour of Shri Ravindra Pundlikrao Mahalle, Prop. M/s. Mahalle Construction, r/o. Amar Colony, Amravati in respect of Layout Plot No. 49-A, 49-B.

viii) Sale Deed of T.D.R. dated 30.03.2019, registered at sr. no. 1219, with the office of Sub Registrar, Amravati City-3, executed by Shri Jayprakash Chunnilal Mantri with seven others, all R/o. Amravati, in favour of Shri Ravindra Pundlikrao Mahalle alongwith Shri Anil Keshavrao Vikhe, under their partnership firm, namely A. R. Builder & Developer.

3) N.A. order, in respect of Field Survey No. 48/1-A, passed by Hon'ble Collector, Amravati in Rev. Case No. N.A.P - 34/Shegaon-28/1997-98, dated 09.04.1998.

4) 7/12 Extract issued by Talathi Mouje - Shegaon, Amravati, dated 29.09.2021, bearing mutation entry no. 29877, dated 26.09.2021, in respect of Layout Plot No. 49-A & 49-B.

5) Map sanctioned by Amravati Municipal Corporation, vide Building Permit No. 383, dated 29.10.2021.

6) 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 **Shri Ravindra Pundlikrao Mahalle, Prop. M/s. Mahalle Construction, r/o. Amar Colony, Amravati**, has clear, marketable and without any encumbrances.

Owner of the land :

1) **Shri Ravindra Pundlikrao Mahalle, Prop. M/s. Mahalle Construction, r/o. Amar Colony, Amravati**, alone owns Layout Plot No. 49-A, 49-B, out of CTS/C.S./F.S. No. 48/1-A (bearing Computerised Property No. 48/1/A/49/A & 48/1/A/49/B)

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

(3) The report reflecting the flow of the title of **Shri Ravindra Pundlikrao Mahalle, Prop. M/s. Mahalle Construction, r/o. Amar Colony, Amravati** (owner / promoter) on the said land is enclosed herewith as annexure.

Encl. : Annexure

Date : 15.11.2021

V. G. LAKHOTIA ADVOCATE AMRAVATI

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Dated - 15th Nov. 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 Entry Nos. (a) 8073, (b) 29759 & (c) 29877, dated 26.09.2021.

3) 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. 6582, dated 08.11.2021.

4) Other relevant title :

a) From perusal of all the title documents, it is observed that out of land / field admeasuring 3 H. 24 R, portion admeasuring 1 H. 62 R was initially owned & possessed by Shri Anantrao Govindrao Pimpalgaonkar, R/o. Amravati, while the portion admeasuring 1 H. 62 R was initially owned & possessed by Shri Sudhir Govindrao Pimpalgaonkar, R/o. Amravati.

b) That Shri Anantrao Govindrao Pimpalgaonkar & Shri Sudhir Govindrao Pimpalgaonkar, R/o. Amravati, jointly & collectively got converted the said land / field admeasuring 3 H. 24 R into layout purposes, vide order dated 09.04.1998, passed by Hon'ble Collector, Amravati in Rev. Case No. N.A.P - 34/Shegaon-28/1997-98.

c) That from out of F. S. No. 48/1-A, Shri Anant Govindrao Pimpalgaonkar, R/o. Amravati sold the land admeasuring 0 H. 81 R. towards southern side of east west division alongwith conversion rights, vide Sale Deed dated 13.07.1998, registered at Sr. No. 2439, with the office of the Sub Registrar, Amravati City, to Shri Arunkumar Narsinh Tank, r/o. Amravati.

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d) That from out of F. S. No. 48/1-A, Shri Sudhir Govindrao Pimpalgaonkar, R/o. Amravati sold the land admeasuring 0 H. 81 R. towards southern side of east west division alongwith conversion rights, vide Sale Deed dated 13.07.1998, registered at Sr. No. 2440, with the office of the Sub Registrar, Amravati City, to Shri Arunkumar Narsinh Tank, r/o. Amravati.

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e) That from out of F. S. No. 48/1-A, Shri Anantrao Govindrao Pimpalgaonkar, R/o. Amravati sold the remaining land admeasuring 0 H. 81 R. alongwith conversion rights, vide Sale Deed dated 08.10.1998, registered at Sr. No. 3411, with the office of the Sub Registrar, Amravati City, to Shri Arunkumar Narsinh Tank, r/o. Amravati.

f) That from out of F. S. No. 48/1-A, Shri Sudhir Govindrao Pimpalgaonkar, R/o. Amravati sold the remaining land admeasuring 0 H. 81 R. alongwith conversion rights, vide Sale Deed dated 08.10.1998, registered at Sr. No. 3412, with the office of the Sub Registrar, Amravati City, to Shri Arunkumar Narsinh Tank, r/o. Amravati.

g) That Shri Arunkumar Narsinh Tank, r/o. Amravati, being purchased the total converted land admeasuring 3 H. 24 R., became the sole & absolute owner of entire layout plots, in the area known as 'Shiv Nagar, Amravati'.

h) That from out of said layout, Shri Arunkumar Narsinh Tank, r/o. Amravati, sold the Layout Plot No. 49-A, 49-B with some other plots, vide Sale Deed dated 23.12.1998, registered at Sr. No. Chha. 158, with the office of the Sub Registrar, Amravati City-2, to Shri Shyam Tekchand Pinjani, R/o. Amravati.

i) That Shri Shyam Tekchand Pinjani, R/o. Amravati, inturn sold the Layout Plot No. 49-A, 49-B, vide Sale Deed dated 18.08.2021, registered at Sr. No. 3175, with the office of the Sub Registrar, Amravati City-1, to Shri Ravindra Pundlikrao Mahalle, Prop. M/s. Mahalle Construction, r/o. Amar Colony, Amravati.

j) That Shri Ravindra Pundlikrao Mahalle, Prop. M/s. Mahalle Construction, r/o. Amar Colony, Amravati, amalgamated the Layout Plot No. 49-A, area 2604 sq. ft. (241.94 sq. mtrs.) & Layout Plot No. 49-B, area 2232 sq. ft. (207.38 sq. mtrs.), which are adjoining to each other, total admeasuring 4836 sq.ft. (449.32 sq.mtrs.), vide order passed by Hon'ble Asstt. Director, Town Planning, AMC, Amravati, vide Order No. 0208, dated 30.08.2021.

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k) That due to some corrections in field survey number mentioned in the above sale deed, the abovesaid Sale Deed dated 18.08.2021 is rectified, vide Deed of Rectification dated 31.08.2021, registered at Sr. No. 3346, with the office of the Sub Registrar, Amravati City-1,

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executed by Shri Shyam Tekchand Pinjani, R/o. Amravati, in favour of Shri Ravindra Pundlikrao Mahalle, Prop. M/s. Mahalle Construction, r/o. Amar Colony, Amravati.

l) That said owner namely Shri Ravindra Pundlikrao Mahalle, Prop. M/s. Mahalle Construction, r/o. Amar Colony, Amravati, intended to construct the building over the said plot, and for which purchased T.D.R. (Rights), vide Sale Deed of T.D.R. dated 30.03.2019, registered at sr. no. 1219, with the office of Sub Registrar, Amravati City-3, from Shri Jayprakash Chunnilal Mantri with seven others, all R/o. Amravati.

m) In view of the above said sequence of documents, Shri Ravindra Pundlikrao Mahalle, Prop. M/s. Mahalle Construction, r/o. Amar Colony, Amravati, became the sole & absolute owner of Layout Plot Nos. 48/1/A/49/A, 48/1/A/49/B & T.D.R. (Rights).

n) That Shri Ravindra Pundlikrao Mahalle, Prop. M/s. Mahalle Construction, r/o. Amar Colony, Amravati got sanctioned the building map from Amravati Municipal Corporation; vide Building Permit No. 383, dated 29.10.2021, for construction of building over said plot, by using T.D.R. (rights).

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

V. G. LAKHOTIA ADVOCATE AMRAVATI

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V. G. Lakhotia,
Advocate

Date : 15.11.2021

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