



FORMAT—A

Date :

(Circular No.-28/2021)

To,

Maha Rera

LEGAL TITLE REPORT

SUBJECT : Title clearance certificate with respect of Layout Plot No.1 out of F.S.No.218 at Mouje- Rahatgaon Tq. & Dist Amravati situated within limits of Municipal Corporation, Amravati

I have investigated the title of the said plot on the request of Mr. Manish Shankarlalji Joshi r/o. Ambapeth Amravati & Mr. Mahendrasing Manoharsing Rajput R/o. Gandhi Nagar, Amravati and the following documents i.e.:-

- I) 1) Layout Plot No.1 admeasuring area of 1185.25Sq.Mtr.(12758.03 Sq.Fts.) out of F.S.No.218 at Mouje- Rahatgaon whih is converted for Non agri/residential purposes as per order dtd.21.01.2017 passed by then Collector, Amravati in Rev. Case No.N.A.P.-34/Rahatgaon-75/2016-17 in respect of area of 0.12R on basis of approval to the proposes layout dtd.14.12.2016 by A.D.T.P.M.C.Amravati .
- 2) The owners/ grantors purchased the said plot no.1 vide sale deed dtd. 15.07.2021 regd at sr.no.2715 from their vendors Vaishali Gajanan Patil & Gajanan Wasudevrao Patil both r/o. Rathi Nagar, Amravati
- 3) 7/12 extract for said plot no.1 issued by Talathi Rahatgaon on 24.09.2021 , mutation entry no.44590 dtd.23.08.2021
- 4) Search Report for 30 years from 1993 to 2022

II) On perusal of the above mentioned documents and all other relevant documents replating to the title of the said property, I am of the opinion that the title of following owners/promoters is clear, marketable and without any encumbrances.

Owners of the land -

Manish Shankarlalji Joshi & Mahendrasing Manoharsing Rajput

III) The report reflecting the flow of the title of the owners/promoters on the said land is enclosed herewith as annexure.

Encl:- Annexure

Date:- 03.02.2022


Prashant R. Deshmukh
Advocate



Annexure

Search And Title Verification Report

Dear Sir,

That the Owners/Grantors **Mr. Manish Shankarlalji Joshi** r/o. Ambapeth Amravati & **Mr. Mahendrasing Manoharsing Rajput** R/o. Gandhi Nagar, Amravati approached with relevant documents of title and requested to give report regarding Title verification in respect of the property described herein below,

DESCRIPTION OF SAID PROPERTY

"All that piece and parcel of land i.e .layout converted **Plot No.1** admeasuring area of 1185.25sq.mtr.(12758.03sq.ft.) which come into existence as per order dtd.21.01.2017 passed by then Collector, Amravati in Rev. Case No.N.A.P.-34/Rahatgaon-75/ 2016-17 in respect of area of 0.12R on basis of approval to the proposes layout dtd.14.12.2016 by A.D.T.P.M.C. Amravati from F.S.No.218 at Mouje-Rahatgaon Pragane-Nandgaon Peth and the multistoried building to be constructed there upon consisting of commercial as well as residential units which approved by A.D.T.P.M.C. Amt vide building permit no.0657 dtd.20.01.2022 situated at Ring road, infront of Golden leaf within limits of Municipal Corporation, Amravati as well as jurisdiction of joint Sub Registrar, Amravati City and said plot bounded as :-

Towards East	:	Other layout
Towards West	:	18Mtr.D.P.Road
Towards North	:	Ring Road
Towards South	:	Other layout

(it is hereinafter referred to as "Said Plot / Property ")

2. That I perused following documents for tracing title of said property :-
- Copy of Sale deed for isolated Plot no.1 in favor of present owners
 - Copy of Mutation form issued by Talathi for Plot No.1
 - Copy of 7/12 extract for Plot No.1 issued by Talathi-Rahatgaon

- iii) Copy of layout map passed in Rev. Case NAP-34/Rahatgaon-75/16-17.
- iii) Copy of sale deed for T.D.R. regd at sr.no.4294 dtd.06.12.2021
- iv) Copy of building permit No.0657 dtd.20.01.2022 from A.D.T.P.M.C.Amt
- v) Copy of Partnership Deed dtd.01st July 2021 of the firm M/s. Shri. Amarnath Builders & Developers through partners Manish Joshi and Mahendrasing Rajput

3. That upon perusal of above said documents, it is observed that the agricultural land area of 0.12R from F.S.No.218 Occ.-Class-I, mouje-Rahatgaon owned and possessed by Mr. Pravin Balkrishnji Maloo R/o. Amravati. He acquired said agri. land as clear and absolute owner without any obstructions. He decide to get converted said agricultural land into Non agricultural/ residential purposes. Accordingly he submitted proposal before Collector, Amravati, the competent authority in that behalf. In said Revenue case No.N.A.P.-34/Rahatgaon/75/2016-17, after calling objection , the Assistant Director of Town Planning, Municipal Corporation, Amravati had vide its letter/N.O.C no.41/2016 dtd.14.12.2016 had conveyed the situation that there is neither any reservation nor any adverse observation had been in existence in respect of said agri. land and it has fit for conversion into N.A. purpose. Hence after following due procedure, the then Collector, Amravati has passed order on 21.01.2017 in said case thereby allowed conversion of said 0.12R land into non agri./ residential area containing only isolated Plot No.1 area of 1185.25sq.mtr. purely for residential purposes-.

As such the initial title, owner ship and possession over entire plot recorded in favor of land owner Mr. Pravin Maloo. Then the said plot purchased by Vaishali Gajanan Patil and Gajanan Wasudevrao Patil both r/o. Rathi Nagar, Amravati from initial owner Mr. Maloo as per sale deed dtd. 25.06.2018 at sr.no.2318. Hence the title, possession as well as ownership of said plot transferred in favor of Mr. & Mrs. Patil and mutation to that effect finalized in revenue record.

4. That the title, possession as well as ownership of Mrs.Vaishali & Gajanan Patil over said plot come to an end as soon as they sold it to Mr. Manish Shankarlalji Joshi r/o. Ambapeth Amravati & Mr. Mahendrasing Manoharsing Rajput R/o. Gandhi Nagar, Amravati vide sale deed dtd.15.07. 2021 regd at sr.no.2715 Hence latest title, possession as well as ownership



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Date :

of said plot transferred jointly in favor of present owners Manish Joshi & Mahendrasing Rajput on the basis of said sale deed and mutation to that effect finalized in revenue record vide entry dtd.23.08.2021.

Thereafter so as to develop property for construction purpose as well as multistoried building both have decided to form partnership firm under the name and style as 'M/S. SHRI AMARNATH BUILDERS & DEVELOPERS, office at Prabhat chour, Amravati. The extract regarding said business of said partnership firm have been taken place as per Partnership Deed dtd.01.07.2021. The said firm thereafter purchased T.D.R. area of 2592sq.mtr. out of total area from F.S.No.295/1-part at mouje-Badnera within limits of M.C.Amt. as per Folio No.155/2021 dtd.30.11.2021 as per sale deed dtd.06.12.2021 regd at sr.no.4294.

That the owners of plot **Mr. Manish Joshi & Mr. Mahendrasing Rajput** decided to develop and construct scheme upon area of plot in addition with T.D.R.rights owned by firm .Thereafter vide building permit No.657 dtd.20.01.2022 from A.D.T.P.M.C.Amt, the Grantor has received approval for construction of multistoried building containing of residential as well as commercial units. The said newly proposed multistoried building consisting of residential cum commercial units. The structure of the building is of G+7 structure containing ground floors purely for commercial shops units whereas, first and second floors containing one flat each and rest are for 14shops each, third floor containing of 05 office and 01flat whereas forth to seventh floor containing of 07flats each. As such there are 39shops, 05 offices and 31family units/flats shall be taken place.

That during said investigation for title verification in respect of said plot, it is firmly submitted that the said plot neither containing of any encumbrance of charge, loan nor containing of any transaction regarding of sale, transfer, lease, mortgage etc. as well as I did not come across any transactions so as to affect adversely to the title of present owner firm.

As such **the title, ownership** as well as possession of said owners **Mr. Manish Shankarlalji Joshi & Mr. Mahendrasing Manoharsing Rajput** over said plot as well as proposed building taken place thereon is clear and marketable.

Place - Amravati

Date - 03.02.2022


Prashant R. Deshmukh
Advocate
Strayes Colony, Near Santarajin Colony
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Encl:-ESearch Receipt No.MH012630475202122E
dtd.03.02.2022 For 30years (1993-2022)
