



Sudarshan Ajay Pimpalgaonkar

Advocate B.A. LL.B.

Office : 212, Tank Complex, Farshi Stop, Amravati - 444606.

Residence : 43, Satyakra Colony, Old Bypass Road, Amravati.

FORMAT – A

Date : 22/03/2021

(Circular No. 28/2021)

To

MahaRERA

LEGAL TITAL REPORT

Sub: Title clearance certificate with respect to plot no. 21 survey no. 57/2 situated at mauje – Rajapeth Taluka/District – Amravati (hereinafter referred as the said plot “plot no.21”)

1) I have investigated the title of the said plot on the request of Sau. Asha Chandrakant Tathe and following documents i.e. :-

- 1) Description of the property.
- 2) The documents of allotment of plot (Sale deed)
- 3) 7/12 extract issued by the <https://digitalsatbara.mahabhumi.gov.in/dslr/> dated 22/03/2021, mutation entry no. 20025 (14087 as on 6/2 extract)
- 4) Search report for 30 years from 2020-2021 till 1990-1991

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 Sau. Asha Chandrakant Tathe is clear, marketable and without any encumbrances.

Owner of the land

- 1) Sau. Asha Chandrakant Tathe plot no. 21 Survey no. 57/2

3) The report reflecting the flow of the title of the owner of the land Sau. Asha Chandrakant Tathe on the said land is enclosed herewith.

Date:- 22/03/2021

Advocate

Sudarshan Ajay Pimpalgaonkar

Advocate

MAH/2376/2018
Amravati



CHALLAN
MTR Form Number-6



GRN MH012927668202021P		BARCODE 		Date 09/03/2021-17:14:56		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee Other Items				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name AMT2_JT AMRAVATI NO 2 SUB REGISTRAR				Full Name		Adv Sudarshan Ajay Pimpalgaonkar	
Location AMRAVATI							
Year 2020-2021 From 09/03/2007 To 09/03/2021				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			350.00	Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Sau Asha Chandrakant Tathe mauje Rajapeth survey no 57/2 plot no 21			
				search for 14 years			
Total			350.00	Amount In		Three Hundred Fifty Rupees Only	
				Words			
Payment Details SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	10000502021030902764	9204990192927
Cheque/DD No.				Bank Date	RBI Date	09/03/2021-17:16:14	Not Verified with RBI
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 7775905190

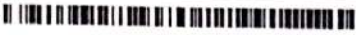
सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तासाठी लागू नाही.

C.



CHALLAN
MTR Form Number-6



GRN MH013551396202021P		BARCODE 		Date 20/03/2021-15:47:08		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee				TAX ID / TAN (If Any)			
Other Items				PAN No.(If Applicable)			
Office Name AMT2_JT AMRAVATI NO 2 SUB REGISTRAR				Full Name		Adv Sudarshan Ajay Pimpalgaonkar	
Location AMRAVATI							
Year 2020-2021 From 09/03/1991 To 09/03/2007				Flat/Block No.			
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			400.00		Road/Street		
					Area/Locality		
					Town/City/District		
					PIN		
					Remarks (If Any)		
					Sau Asha Chandrakant Tathe mauje Rajapeth survey no 57/2 plot no 21		
					search for 16 years		
Total			400.00		Amount In Four Hundred Rupees Only		
					Words		
Payment Details SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				10000502021032002167		1683051766927	
Cheque/DD No.				Bank Date		RBI Date	
				20/03/2021-15:49:32		Not Verified with RBI	
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 7775905190

संदर चालन "ट्रिप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तऐवजासाठी लागू नाही.

6



Date : 22/03/2021

To,

Whom so ever it may concern

Sub:- Title verification opinion / search report in respect of the property (Plot No. 21 survey no. 57/2 mauje - Rajapeth) standing in the name of Sau. Asha Chandrakant Tathe r/o. Amravati.

Sir,

I hereby submit my title verification opinion report as under: -

1) Description of the property:-

Mauje Rajapeth Tq. & Dist. Amravati.

Field Survey No. 57/2

Plot No. 21

The detail description of the plot no. 21 is as follows;

Plot No. 21 → Bounded by towards

East - Service line

West - Layout Road

North - Plot No. 22

South - Plot No. 23

Dimensions in ft.

Eastern side - 53 fts

Western side - 53 fts

(S)



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Date : 22/03/2021

Northern side - 70 fts

Southern side - 70 fts

Total area admeasuring 3710 Sq. Fts.

2) The following chain of transactions took place regarding the above described property.

a) Initially the property in question i.e. the field Survey no. 57/2 of which 3 A 36 G of mauje Rajapeth was owned and possessed by Shri. Kawiswar Laxman Bobade. He had applied before the SDO Amravati for the conversion of said land into non-agricultural uses and accordingly in *revenue case no. 19/2/72-73 of Rajapeth* the permission for conversion of the land in to N. A. use was granted on dt. 16/01/1973 and the said layout (named Indrapuri Layout) out of which the present plot no. 21 is subject matter of this search was sanctioned.

b) The State Bank Employs, Ashok Saha. Gruha Nirman Sanstha had purchased the plot no. 13 to 25 of the said layout by the virtue of sale deed dt. 28/03/1974 and constructed the load bearing houses on each plot for its members. Shri. Arun Bhashkarrao Naniwadekar had purchased the said plot no.21 along with the house constructed there upon from The Sanstha by the virtue of sale deed dt.12/01/1998.

c) The present owner acquired the possession and ownership of the said plot no. 21 and old house there upon by the virtue of registered sale deed no. 1919/2008 dt.04/09/2008 executed before SRO Amravati by Shri. Arun Bhashkarrao Naniwadekar in favour of Sau. Asha Chandrakant



Date : 22/03/2021

Tathe. In this way Sau. Asha Chandrakant Tathe, r/o Amravati become the absolute owner of the said plot. As per information received the house there upon was old one and was of load bearing structure and due to poor quality and aging the said house was demolished and presently the open and vacant plot is in existence and is in possession of Sau. Asha Chandrakant Tathe.

- 3) All the above entries are duly recorded in the ferfar register, the 7/12 extracts issued on 22/03/2021 in respect of above referred plot stands in the name of Sau. Asha Chandrakant Tathe for the respective plot no. 21.
- 4) While taking the search by checking present record of rights, 7/12 & 6/2 extracts and by observing the available records of transaction the most probable search is taken subject to any error as regards to any unregistered or non-recorded transactions or any undisclosed dealings, unavailable records or corresponding entries any further.

The party concerned is directed to produce the original sale deed dt 12/01/1998 & 04/09/2008, copy of NA order, copy of sanctioned layout map, latest record of rights (7/12) to show non encumbrance, copies of mutation entries, latest tax receipt on the record condition precedent. The party concerned is advised to take undertaking and affidavit of the owner regarding his clear title, no legal litigation and possession over the property. The party concerned is directed to produce no-due certificate from all the Banks, financial institutes and co-op societies if required.

- 5) I have taken search from sub-registrar Office, S.D.O. court, Village record, and other revenue record (subject to search as mention in para 4),

e.



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Date : 22/03/2021

I hereby give my opinion that the title of Sau. Asha Chandrakant Tathe, r/o Amravati in respect of the above referred property plot no.21 is perfect, valid marketable, free from any encumbrance and free from any reasonable doubt, subject to the above-referred mandatory compliance and limitations referred in para no.4 .

- 6) All the documents whichever brought before me are seen verified and returned.

Amravati.

Dt.22/03/2021

S. A. Pimpalgaonkar.

Advocate

Sudarshan Ajay Pimpalgaonkar

Advocate

MAH/2376/2018

Amravati

महाराष्ट्र शासन

गाव नमुना सात

अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तायार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव :- राजापेठ

तालुका :- अमरावती

जिल्हा :- अमरावती

सुमापन क्रमांक व उपविभाग
२/२९

मुधारणा पद्धती भोगवटादार वर्ग - १

पिकाचे स्थानीक नाव	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	खाते क्रमांक
एकक	आर.चौ.मी	आशा चंद्रकांत ताटे	३.६४.७९	४८५.००	(२००२५)	१५७२२
न शेती	३.४४.७९					कुळाचे नाव
न शेती आकारणी	४८६.००					इतर अधिकार
नयत	-					अकृषिक यापर - रहियास (गावठाणाबाहेरील)
नयत	-					NAP १९/२/७२/७३ (२००२५)
ती	-					
तकस	-					
तर	-					
कुण क्षेत्र	-					
मोट-खराब (लागवडीस						
अयोग्य)						
वर्ग (अ)	-					
वर्ग (ब)	-					
एकुण पो ख	०.००.००					
आकारणी	०.००					
जुडी किंवा विशेष	-					
आकारणी						
जुने फेरफार क्र	(२०९५६)					सीमा आणि भुमापन चिन्हे



हा ७/१२ अमिलेख (दि. ०९/०९/२०२०:०६:४७:५९ PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. ११:

हा ७/१२ अमिलेख (वि.०१/०१/२०२०:०६.४७.५९ PM सोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणताही हस्ताक्षर नसणे अपेक्षित आहे. या संकेत स्थळावर जाऊन 0709100001152175 हा क्रमांक वापरावा.

७/१२ हाऊनलोड व वैध दि. : २२/०३/२०२१ : १६.५१.२८ PM. वैधता पडताळणीसाठी <https://digital.saturamahatmikurri.gov.in/dsk/> या संकेत स्थळावर जाऊन 0709100001152175 हा क्रमांक वापरावा.

गाव नमुना बारा

पिकांची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

तालुका :- अमरावती

जिल्हा :- अमरावती

राज्यापेठ

मुद्रापत्र क्रमांक व उपविभाग ५७२/२९

पिकाखालील क्षेत्राचा तपशील

मिश्र पिकाखालील क्षेत्र

घटक पिके व प्रत्येकाखालील क्षेत्र

निर्भळ पिकाखालील क्षेत्र

लागवडीसाठी उपलब्ध
नसलेली जमीन

जल
सिंचनाचे
साधन

शेरा

हंगाम	मिश्रणाचा संकेत क्र.	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
		आर.चौ.मी.	आर.चौ.मी.		आर.चौ.मी.	आर.चौ.मी.		आर.चौ.मी.	आर.चौ.मी.		आर.चौ.मी.		



हा ७२ अभिलेख (दि.०९/०९/२०२०:०६:४७:५९ PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-चिन्हाची आवश्यकता नाही.

पृष्ठ क्र. २ /

हा ७२ अभिलेख (दि.०९/०९/२०२०:०६:४७:५९ PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-चिन्हाची आवश्यकता नाही. या संकेत स्थळावर जाऊन 0709100001152175 हा क्रमांक वापरावा.
७/१२ डाऊनलोड व वैध दि. : २२/०३/२०२१ : १६:५९:२८ PM. वैधता पडतालणीसाठी <https://digitalsatara.mahabhumi.gov.in/dslr/> या संकेत स्थळावर जाऊन 0709100001152175 हा क्रमांक वापरावा.