Satish B. Jaju,

Advocate & Notary Public

(Government Of India)

R/o 101, First Floor, Daulat Apartment,
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FORMAT – A
(Circular No.28/2021)

To,

Maharashtra Real Estate Regulatory Authority,

(MahaRERA)

Mumbai.

LEGAL TITLE REPORT

Subject:- Title clearance certificate with respect to **property Bhumapan / Survey No. 13/4B, Plot No.1 admeasures 2508 Sq. Mt. (0H; 25.08R.) out of Village Shegaon, Taluka and District Amravati** (hereinafter referred as the said properties and more particularly described below as "Description of the Schedule Propriety")

I. I, have investigated the title of the said Schedule Property on the request of present owner **Deeprajm Infra Space LLP, ID No. ABC-2486; PAN – AAUFD1735F through its authorized Partner Rajen Gopalrao Patil, R/o Khorje Colony, Shegaon Road, Amravati**, Tq. Dist. Amravati – 444604, on the following listed documents.

1. **Description of the Property / said Plot :-**

All that, piece and parcel of the land Situated at **Mouja** Shegaon, Taluka and District Amravati, in the ambit of Sub-Registrar Amravati City and in the limit of Amravati Municipal Corporation, Amravati, bearing **Field Bhumapan / Survey No. 13/4B**, admeasures 0.30 H.R. of Class I, land converted for Non Agriculture use as per the order passed on 27.12.2022 by the Hon'ble Tahsildar, Amravati in Revenue Case No. NAP - 34/ Shegaon - 255/2022-23 out of **Plot No.1 (One) admeasuring 2508 Sq. Mt. (0H; 25.08R)** which is situated on the Shegaon - Rahtgaon Road, Amravati, having Boundaries are as **Towards East** - Shubhniketan Colony; **Towards West** – Shegaon – Rahatgaon Road; **Towards North** – Field S. No.13/4 Part; Abhinav Colony; Towards **South** – Field S. No.13/5B.

2. **The documents of Allotments of Properties**

A. Record of Right (7/12 Extract) of **Field Survey No. 13/4B Plot No. 1 admeasures 2508 Sq. Mt. (0H; 25.08R.)** dated 27.02.2023.

Satish
Advocate

B. Record of Right (7/12 Extract) of **Field Survey No. 13/4B admeasures 0H; 30R.** dated 27.02.2023.

C. Order dated 27.12.2022 for Non-Agricultural use.

D. Order dated 24.03.2023 of amalgamation issued by Assistant Director of Town Planning, Amravati Municipal Corporation, Amravati along with map.

E. Sanction order dated 06.04.2023 of building permission and commencement certificate issued by Assistant Director of Town Planning, Amravati Municipal Corporation, Amravati.

F. Registered Sale Deed, dated 27.09.2022 registered at Sr. No. 5763/2022 on 28.09.2022 in the Office of Sub-Registrar Amravati City-3,

G. Registered Sale-Deed, Dated 27.09.2022 registered at Sr. No.5762/2022 on 28.09.2022 in the office of Sub-Registrar Amravati City-3 for the TDR,

H. Registered Sale Deed, dated 7.01.2016 registered at Sr. No. 111/2016 on 07.01.2016 in the Office of Sub-Registrar Amravati City-1,

I. Registered Sale-Deed, Dated 21.11.2016 registered at Sr. No.4602/2016 on 21.11.2016 in the office of Sub-Registrar Amravati City-1 for the TDR,

J. Registered Correction-Deed, Dated 13.12.2016 registered at Sr. No.4770/2016 on 13.12.2016 in the office of Sub-Registrar Amravati City-1 for the TDR,

K. Record of Right (7/12 Extract) of **Field Bhumapan/Survey No. 13/4 admeasures 1H, 02R. for the period 1976-77 to 1995-96**

L. Copy of Mutation Register (Ferfarchi Nondvahi) dated 04.05.1991 for 39R. land out of field Bhumapan/ Survey No. 13/4 showing transaction of sale deed,

M. Copy of Mutation Register (Ferfarchi Nondvahi) dated 30.04.1992 for 33R. land out of field Bhumapan/ Survey No. 13/4 showing transaction of sale deed,

N. Receipt of Search for the year 2002 to 2023 by paying requisite fees vide E-Chhalan No.MH017094276202223P on 21.03.2023 from the recode uploaded by the Sub-registrar, Amravati city for e-search.

O. Search report for 30 years by paying requisite fees for the period 1994 to 2023 vide receipt no. 2671 dated 06.04.2023

II. On perusal of the above mention documents and all other relevant documents relating to title of the said property put before by above named owner, I am of the opinion that the title of owner **Deeprajm Infraspace LLP, ID No. ABC-2486; PAN – AAUFD1735F through its authorized Partner Rajen Gopalrao Patil, R/o Khorje Colony, Shegaon Road, Amravati**, Tq. Dist. Amravati – 444604 have clear, marketable and without any encumbrance title over the said property described above.

Advocate

1. **Owner of the said Property:-**

   As per the sale deed dated 28.09.2022 and mutation of the said transactions to Record of Right i.e. 7/12 extract vide mutation No. 31220 dated 05.12.2022 issued by the concerned Talathi office on 03.01.2023.

2. **Qualifying comments / remark if any :-**

   a) By purchasing the Transferable Development Right by registered sale deed from Nakshtra Builders and Developers, Partnership firm through Partners Sachin Ramdas Wankhade and Dilip Damodhar Dabhade Both R/o Amravati on 28.09.2022 vide Sr. No. 5762 in the office of Sub-Registrar Amravati City-3 the owner acquired the development right of 1082.40 Sq. Mts. The said development right was granted by the Amravati Municipal Corporation, Amravati vide Development Right Certificate issued vide Folio No. AMC/ADTP/TDR/95/2017 for Mouja Shegaon field Survey No. 13/4B for widening Shegaon - Rahtgaon Road.

   b) By order dated 24.03.2023 the said property was amalgamated with **Plot No.1** admeasures **7474.50 Sq. Mts.** out of **Field Survey No. 13/5/B of Mouja Shegaon**, Tq. & Dist. Amravati.

   c) After amalgamation the owner of the said property obtained the construction permission from the Assistant Director of Town Planning Amravati Municipal Corporation, Amravati vide **Building Permission and Commencement Certificate Permit No. 07 dated 06.04.2023.**

3. **Make a Note of :-**

   i. Separate affidavit for ownership and possession and non-encumbrance with status as self acquired or from ancestral funds, be obtained from the owner.

   ii. Please verify the location and possession of property in whose favour it is at present before executing document or Deed, from Concern Officer in presence of owner with his own signature to avoid future dispute regarding possession.

III. The report reflecting the flow of the title of the owner on the said plot / property is enclosed herewith as annexure.

Encl: - Annexure of Flow of Title.

Date – 15.04.2023

Place – Amravati.

Satish B. Jaju, Advocate

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Advocate & Notary Public

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FORMAT – A

(Circular No.28/2021)

FLOW OF THE TITLE OF THE SAID PLOT / PROPERTY

Flow of titles:- Tracing out the title of the owner and her / his / its predecessors in interest from the Mother deed to the Latest Title Deed. And wherever minor's interest or other charge on title deed is involved for the further period depending on such clause of the title.

I. Upon verification of the Index II register for the relevant period to this search report as well as the document put before by the client I, scrutinize that the Property described in **Schedule I** below -

i. I, scrutinize that total agricultural land having field survey no. 13 of Mouja Shegaon, Tq. & Dist. Amravati admeasures 28 Acres 32 Gunthas owned and possessed by Mallaapa Virappa Kurehe. After demise of Mallaapa Virappa Kurehe the names of legal heirs are mutated to the Record of Right. And then said filed was partitioned between the heirs of the Late Mllaapa Kurehe in the year 1970-71. The share which was came to the share of one of the heir of Mallaapa Kurehe named as Tryambkaapa Mallapa Kurhe was mutated to the Record of Rights and it given the sub number 13/4 for the field area admeasures 1H, 02R.

ii. I, scrutinized the 7/12 extract for the period of 1976-77 to 1995-96, the field Survey No. 13/4 admeasures to 1H, 02R; which was mutated to the name of Tryambkaappa Mallapa Kurhe. I, find that till the year 1985-86 the name of the Trambkappa Mallappa Kurehe was mutated for the total field area admeasures to 1H, 02R. Thereafter the name of Tryambkaappa Mallapa Kurhe was muted for the area admeasures only to 30R; and called as Survey No, 13/4B and Arjunrao Jyotirav Ingale for 39R, Bhashkarrao Arjundas Ingale and others for 33R. and both called as Survey No. 13/4. This 7/12 extracts almost 37 to 38 years old and can be treated as a good root of the Title.

Advocate

iii. Then upon verification of the Index II register maentened by the Sub-Registrar Amravati City I, find that on 11.04.1991, 39R; land out of the total area admeasures 1H, 02; of field survey no. 13/4 of Mouja Shegaon, was sold by Tryambkaappa Mallapa Kurhe R/o Amravati to Arjunrao Jyotirao Ingale R/o LIC Colony Amravati by Regd. Sale deed Regd. at. Sr. No. 2192(छा).

iv. Then upon further verification of the Index II register maentened by the Sub-Registrar Amravati City I find that on 30.04.1992, 33R; land out of the remaining total area admeasures 0H, 63R; of field survey no. 13 of Mouja Shegaon, was sold by Tryambkaappa Mallapa Kurhe R/o Amravati to Bhashkar Arjunrao Ingale and others R/o LIC Colony Amravati by Regd. Sale deed Regd. at. Sr. No. 1102.

v. Then upon verification of Record of Rights I, find that original owner and possessor Tryambkaapa Mallapa Kurhe R/o Amravati was died on 11.04.2008 and after demise of the Tryambkaapa Mallapa Kurhe the names of the Sushilabai Tryambkaapa Kurhe, Sadanand Tryambkaapa Kurhe and Vasundhara Prakash Budhe as heirs of Tryambkaapa Mallapa Kurhe was mutated to the Record of Rights on 27.02.2015 vide mutation no. 410/93 as per the Heir Certificate issued by the Nayab Tahsildar, Amravati, vide R.C. No./ M.R.C. 81/AMRAVATI/72/2008-09 dated 20.11.2018.

vi. Then upon further verification of the Index II register maentened by the Sub-Registrar Amravati City I, find that on 07.01.2016, remaining 33R; land out of field survey no. 13/4B of Mouja Shegaon, was sold by heirs of Tryambkaapa Mallapa Kurhe named 1) Sushilabai Tryambkaapa Kurhe, 2) Sadanand Tryambkaapa Kurhe and 3) Vasundhara Prakash Budhe to Nakshtra Builders and Developers, Amravati a partnership Firm through Partner Sachin Ramdas Wankhade and Dilip Damodhar Dabhade, Both R/o Amravati by Regd. Sale deed Regd. at. Sr. No. 111/2016.

vii. Then I, find that Nakshtra Builders and Developers, Amravati a partnership Firm through Partner Sachin Ramdas Wankhade and Dilip Damodhar Dabhade, Both R/o Amravati sold and delivered the possession of the Schedule property on 28.09.2022 vide Sr. No. 5763/2022 by Registered Sale Deed registered to the office of Sub-Registrar, Amravati City – 3 to present owner **Deeprajm Infra Space LLP, ID No. ABC-2486; PAN – AAUFD1735F through its authorized Partner Rajen Gopalrao Patil, R/o Khorje Colony, Shegaon Road, Amravati,** Tq. Dist. Amravati – 444604. I have perused the photo copy of the said Sale Deed. It contents the usual terms and condition. The present owner became absolute

Advocate

owner of the subject property and they are holding the possession of the said property. The name of the present owner has been mutated to the Record of Rights prepared and maintained by the Talathi, Shegaon, Amravati vide Mutation Entry No. 31384 dated 06.01.2023 as from the document put before me by the client.

II. I have carried out search of the Scheduled property in the office of sub registrar, Amravati City, for the period 1994 to 2023 by paying requisites fees by vide receipt no. 2671 on 06/04/2023 from the available recodes maintained by the Sub-registrar as well as by paying online E-Search vide E-Chhalan No.MH017094276202223P on 21.03.2023 from the recode uploaded by the Sub-registrar, Amravati city for e-search.

Schedule I

All that, piece and parcel of the land Situated at **Mouja** Shegaon, Taluka and District Amravati, in the ambit of Sub-Registrar Amravati City and in the limit of Amravati Municipal Corporation, Amravati, bearing **Field Bhumapan / Survey No. 13/4B admeasures 25.08R of Class I** which is situated on the Shegaon – Rahatgaon Road, having Boundaries are as **under** –

Towards East - Shubhniketan Colony;
Towards West – Shegaon Road;
Towards North – Field S. No.13/4 Part, Abhinav Colony;
Towards South – Field S. No. 13/5B.

Date – 15.04.2023
Place – Amravati.

Satish B. Jaju, Advocate

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TO WHOMOSOEVER IT MAY CONCERN

NON ENCUMBRANCE CERTIFICATE

Deeprajm Infra Space LLP, ID No. ABC-2486; PAN – AAUFD1735F through its authorized Partner Rajen Gopalrao Patil, R/o Khorje Colony, Shegaon Road, Amravati, Tq. Dist. Amravati – 444604, on the following listed documents.

Description of the Property:-

All that, piece and parcel of the land Situated at **Mouja** Shegaon, Taluka and District Amravati, in the ambit of Sub-Registrar Amravati City and in the limit of Amravati Municipal Corporation, Amravati, bearing **Field Bhumapan / Survey No. 13/4B**, admeasures 0.30 H.R. of Class I, land converted for Non Agriculture use as per the order passed on 27.12.2022 by the Hon'ble Tahsildar, Amravati in Revenue Case No. NAP - 34/ Shegaon - 255/2022-23 out of **Plot No.1 (One) admeasuring 2508 Sq. Mt. (0H; 25.08R)** which is situated on the Shegaon - Rahtgaon Road, Amravati, having Boundaries are as **Towards East** - Shubhniketan Colony; **Towards West** – Shegaon – Rahatgaon Road; **Towards North** – Field S. No.13/4 Part, Abhinav Colony; Towards **South** – Field S. No.13/5B.

After perusal of the relevant document concern to the said property of title such as gift deed, sale deed, ROR (7/12 extract), etc and after verifying the revenue recode and Index II register available to the Sub-registrar Amravati City for the last thirteen years, I have not crossways to any litigation pending related to any right, title or interest in the above described property of present owner as well as previous owners. That the present owner of said property till this date has not obtained any loan from any financial institutions, bankers over the said property. The said property is having free marketable title and the same is free from all types of encumbrances, except the individual loan (if any) obtained by the respective owner, who have agreed to purchase their respective flats / shop / office premises, for other than the said property.

Date – 15.04.2023

Place – Amravati.

Satish B. Jaju, Advocate