Satish B. Jaju,

Advocate & Notary Public
(Government Of India)

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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 No. 13/5/B, Plot No.1 admeasures 8347 Sq. Mt. out of Village Shegaon, Taluka and District Amravati** (hereinafter referred as the said properties and more particularly described below as "Description of the Propriety")

I. I have investigated the title of the said plot on the request 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, 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. 13/5B admeasures 8347.40 Sq. Mt. of Class-I land converted for non-agricultural use as per the order passed on 23.12.2016 by the Hon'ble District Collector, Amravati in Revenue Case No. N.A.P. – 34/Shegaon-68/2016-17 out of plot No.1 admeasuring 7474.50 Sq. Mts. and reaming land admeasures 872.90 Sq. Mts. is reserved for the widening of** DP Road Shegaon – Rahatgaon Road, having Boundaries are as **Towards East -** Shubhniketan Colony; **Towards West** – Shegaon Road; **Towards North** – Field S. No. 13/4B Part, Abhinav Colony; **Towards South** – Field S.No.14, Appu Colony.

Advocate

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

A. Record of Right (7/12 Extract) of Plot No.1 out of **Field Survey No. 13/5/B admeasures 8347.40 Sq. Mt.** dated 27.02.2023.

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

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

D. Registered Sale Deed, dated 06.02.2023 registered at Sr. No. 861/2023 on 06.02.2023 in the Office of Sub-Registrar Amravati City-3

E. Registered Gift Deed, dated 02.09.2022 registered at Sr. No. 5251/2022 on 02.09.2022 in the Office of Sub-Registrar Amravati City-3

F. Record of Right (7/12 Extract) of **Field Bhumapan/Survey No. 13/5 admeasures 1H, 85R. for the period 1976-77 to 1995-96**

G. Copy of Mutation Register (Ferfarchi Nondvahi) dated 22.12.1987 for 81R. land out of field Bhumapan/ Survey No. 13/5 showing transaction of sale seed.

H. Index II dated 01.01.2011 for 10.26R.(1026.30 Sq. Mt.) land Sale Deed out of field Bhumapan/ Survey No. 13/5B,

I. Index II dated 09.03.2011 for 10.26R.(1026.30 Sq. Mt.) land Sale Deed out of field Bhumapan/ Survey No. 13/5B,

J. 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.

K. Search report for 30 years by paying requisite fees for the period 1994 to 2023 vide receipt no. 2672 dated 06.04.2023.

II. On perusal of the above mention documents and all other relevant documents relating to title of the said properties 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 properties described above.

Sateesh
Advocate

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

   As per the sale deed dated 06.02.2023 and mutation of the said transactions to Record of Right i.e. 7/12 extract dated 27.02.2023 issued by the concerned Talathi office.

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

   a) By order dated 24.03.2023 the said property was amalgamated with Plot No.1 **admeasures 2508 Sq. Mt. (0H; 25.08R.)** out of Field Survey No. 13/4/B, of Mouja Shegaon, Tq. & Dist. Amravati.

   b) 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

Satish B. Jaju,

Advocate & Notary Public
(Government Of India)

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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 Viraapa 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 Mllapa Kurehe in the year 1970-71. The share which was came to the share of one of the heir of Mallappa Kurehe named as Machhindra Mallappa Kurhe was mutated to the Record of Rights and it given the sub number 13/5 for the field area admeasures 1H, 85R.

ii. I, scrutinized the 7/12 extract for the period of 1976-77 to 1995-96, the field Survey No. 13/5 admeasures to 1H, 85R; which was mutated to the name of Machhindra Mallappa Kurhe. I, find that till the year 1985-86 the name of the Machhindra Mallappa Kurhe was mutated for the total field area admeasures to 1H, 85R. Thereafter the name of Machhindra Mallappa Kurhe was muted for the area admeasures to 1H, 04R; and it called as Survey No. 13/5B; and for area admeasures to 85R; name of Shubhniketan Gruh Nirman Sanstha Regd. No. 948, through Chudaman Ganpatrao Tale and called as Survey No.13/5. 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 15.06.1984, 81R; land out of the total area admeasures 1H, 85R; of field survey no. 13/5 of Mouja Shegaon, was sold by Machhindra Mallappa Kurhe R/o Amravati to Shubhniketan Gruh Nirman Sanstha Regd. No. 948, through Chudaman Ganpatrao Tale, R/o Amravati by Regd. Sale deed Regd. at. Sr. No. 400,

iv. Then upon further verification of the Index II register maentened by the Sub-Registrar Amravati City I, find that on 01.01.2011, remaining 10.26R.(1026.30 Sq. Mt.) land out of field survey no. 13/5B of Mouja Shegaon, was sold by Machhindra Mallappa Kurhe R/o Amravati to Sau. Megha Sachin Wankade R/o Amravati by Regd. Sale deed Regd. at. Sr. No. 8/2011.

v. Then upon further verification of the Index II register maentened by the Sub-Registrar Amravati City I, find that on 09.03.2011, again remaining 10.26R.(1026.30 Sq. Mt.) land out of field survey no. 13/5B of Mouja Shegaon, was sold by Machhindra Mallappa Kurhe R/o Amravati to Sau. Megha Sachin Wankade R/o Amravati by Regd. Sale deed Regd. at. Sr. No. 1387/2011.

vi. Then upon further verification of the Index II register maentened by the Sub-Registrar Amravati City I, find that on 02.09.2022, remaining 83.47.40R. (8347.40 Sq. Mt.) land out of field survey no. 13/5B of Mouja Shegaon, was gifted by Machhindra Mallappa Kurhe R/o Amravati to his daughter Sonali Dipak Walgaonkar, R/o Wagholi, Pune by Regd. Gift Deed Regd. at. Sr. No. 5251/2022.

vii. Then I, find that Sonali Dipak Walgaonkar, R/o Wagholi, Pune sold and delivered the possession of the Schedule property on 06.02.2023 vide Sr. No. 861/2023 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 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. 31447 dated 27.02.2023 from the document put before me by the client.

Advocate

II. I have carried out search of the plot/property in the office of sub registrar, Amravati City, for the period 1994 to 2023 by paying requisites fees by vide receipt no. 2672 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. 13/5B admeasures 8347.40 Sq. Mt. of Class-I land converted for non-agricultural use as per the order passed on 23.12.2016 by the Hon'ble District Collector, Amravati in Revenue Case No. N.A.P. – 34/Shegaon-68/2016-17 out of plot No.1 admeasuring 7474.50 Sq. Mts. and reaming land admeasures 872.90 Sq. Mts. is reserved for the widening of** DP Road Amravati to Shegaon, having boundaries are as under –

Towards East - Shubhniketan Colony;

Towards West – Shegaon Road;

Towards North – Field S. No. 13/4B Part, Abhinav Colony;

Towards South – Field S.No.14, Appu Colony.

Date – 15.04.2023

Place – Amravati.

Satish B. Jaju, Advocate

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TO WHOMOSOEVER IT MAY CONCERN

NON ENCUMBRANCE CERTIFICATE

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, is the owner of the following described property-

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. 13/5B admeasures 8347.40 Sq. Mt. of Class-I land converted for non-agricultural use as per the order passed on 23.12.2016 by the Hon'ble District Collector, Amravati in Revenue Case No. N.A.P. – 34/Shegaon-68/2016-17 out of plot No.1 admeasuring 7474.50 Sq. Mts. and reaming land admeasures 872.90 Sq. Mts. is reserved for the widening of** DP Road Amravati to Shegaon, having Boundaries are as **Towards East -** Shubhniketan Colony; **Towards West** – Shegaon Road; **Towards North** – Field S. No. 13/4B Part, Abhinav Colony; **Towards South** – Field S. No. 14, Appu Colony.

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