

Swapnil S. Jaju, Advocate & Notary

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Date: 01.02.2023

To,
Maha RERA,
Mumbai

Legal TITLE REPORT

**SUBJECT : TITLE CLEARANCE CERTIFICATE WITH RESPECT TO PLOT
SITUATED AT MOUJE SATURNA, TQ. & DIST. AMRAVATI
(HEREINAFTER REFERRED AS THE "SAID PLOT")**

Sir,

Please refer to your instructions on the captioned matter.

In this connection, I submit my report as under:-

1. **NAME OF THE OWNER :-**

I have investigated the title of the said plot on the request of Joshi Builders and Associates through proprietor Laxmikant Prabhakar Joshi, R/o. Sai Nagar, Amravati.

2. **DETAILS OF THE PROPERTY:-**

All that piece and parcel of the land within the limits of Amravati Municipal Corporation and within the jurisdiction of Sub Registrar, Amravati. of **Mouje Saturna, Pragane Badnera**, Tq. & Dist. Amravati, out of which **Field Survey No. 29/1-A** has been sanctioned by the Assistant Director of Town Planning, Municipal Corporation Amravati vide order No. 19/2007 dated 04.10.2007 and converted to N.A. by an order of the Hon'ble District Collector, Amravati dated 17.05.2008 in Rev. Case No. N.A.P.34/Saturna-25/2007-2008. from out of this layout Plot total admeasuring 2560 sq.mtrs. (27555.84 sq.ft.) having bounded as under :-

Towards East : 7.5 mtr. wide road,

Towards West : Land out of Survey No. 29/1A owned by Shri Soni,

Towards North : Plot out of Survey No. 29/1A owned by Shri Pravin Maloo,

Towards South : 9 mtr. wide road,

(* Note - Actual boundaries should be ascertained by spot visit.)

3. **LIST OF DOCUMENTS VERIFIED (ALL COPIES)**

Sr. No	Date	Name of Document & Description	Whether Ori./ Copy
1.	01.03.2002	Sale deed executed by Sau. Ratnakanta Brijmohanji Agrawal in favour of Prakash Kisanlal Soni regd. at Sr. No. 707	Copy
2.	26.06.2007	Sale deed executed by Prakash Kisanlal Soni in favour of Vinod Purushottam Patil regd. at Sr. No. 1829	Copy

Sr. No	Date	Name of Document & Description	Whether Ori./ Copy
3.	17.05.2008	layout Order Passed by Collector Amravati, in name of Vinod Purushottam Patil	Copy
4.	28.06.2011	Sale deed executed by Vinod Purushottam Patil in favour of (1) Ramesh Premchand Chawla (2) Ishwarlal Sundardas Khatri, (3) Sandip Manoharlal Hablani, (4) Puranlal Rewachand Hablani (HUF) regd. at Sr. No. 3111	Copy
5.	02.01.2023	Sale deed executed by (1) Ramesh Premchand Chawla (2) Ishwarlal Sundardas Khatri, (3) Sandip Manoharlal Hablani, (4) Puranlal Rewachand Hablani (HUF) in favour of Builders and Associates through proprietor Laxmikant Prabhakar Joshi regd. at Sr. No. 14	Copy
6.	25.01.2023	7/12 extract issued by Talathi, Saturna	Copy

4. **SEARCHES IN THE OFFICE OF SUB-REGISTRAR OF ASSURANCE:**

Date	Receipt no.	Period	Sub Reg. Office
31.01.2023	MH014573072202223E	1994 to 2023	Amravati

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 Builders and Associates through proprietor Laxmikant Prabhakar Joshi, is clear, marketable and without any encumbrances.

5. The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

Advocate Swapnil S. Jaju

FORMAT - A

(Circular No.1- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

- A) On the basis of documents supplied to me it seems that the said field survey no. 29/1-A was having the tenancy of Purushottam Kashirao Deshmukh who vide deed of relinquishment dated 01.03.2002, surrendered all his rights in the said field survey no. 29/1-A and thereafter, said Ratnakanta Brijmohanji Agrawal, as a vendor and Purushottam Kashirao Deshmukh as a consenting party executed the sale deed of portion admeasuring 2Acres 37 guntle towards the eastern side of north south division, out of 3 Acres 34 guntle land of field survey no. 29/1-A, in favour of Prakash Kisanlal Soni vide sale deed dated 01.03.2002, regd. at Sr. No. 707.
- B) Thereafter said Prakash Kisanlal Soni vide sale deed dated 26.06.2007, regd. at Sr. no. 1829, sold out the portion admeasuring 0H. 32 R towards the western side of north south division out of field survey no. 29/1-A, to the Vinod Purushottam Patil.
- C) Thereafter, Vinod Purushottam Patil had converted the said 0 H. 32 R of land out of field survey no. 29/1-A of Mouje Saturna Tq. and Dist. Amravati to the non agricultural use vide order passed by Hon'ble District Collector, Amravati on dated 17.05.2008 in Rev. Case No. N.A.P.34/Saturna-25/2007-2008 on the basis of the layout plan sanctioned by Assistant Director of Town Planning, Municipal Corporation Amravati vide order No. 19/2007 dated 04.10.2007 and accordingly the portion admeasuring 0H. 32R was converted for the non agricultural purpose as per the said order.
- D) Thereafter said Vinod Purushottam Patil vide sale deed dated 28.06.2011, regd. at Sr. no. 3111, sold out the said non agricultural plot admeasuring 2560 sq.mtrs. (27555.84 sq.ft.) out of field survey no. 29/1-A of Mouje Saturna Tq. and Dist. Amravati to (1) Shri. Ramesh Premchand Chawla (2) Shri. Ishwarlal Sundardas Khatri, (3) Shri. Sandip Manoharlal Hablani, (4) Shri. Puranlal Rewachand Hablani (HUF).
- E) Thereafter said (1) Shri. Ramesh Premchand Chawla (2) Shri. Ishwarlal Sundardas Khatri, (3) Shri. Sandip Manoharlal Hablani, (4) Shri. Puranlal Rewachand Hablani (HUF). vide sale deed dated 02.01.2023, regd. at Sr. no. 14, sold out the said non agricultural plot admeasuring 2560 sq.mtrs. (27555.84 sq.ft.) out of field survey no. 29/1-A of Mouje Saturna Tq. and Dist. Amravati to Joshi Builders and Associates through proprietor Laxmikant Prabhakar Joshi.

Hence, I am of the opinion that Joshi Builders and Associates through proprietor Laxmikant Prabhakar Joshi is the owner of the said non agricultural plot admeasuring 2560 sq.mtrs. (27555.84 sq.ft.) out of field survey no. 29/1-A of Mouje Saturna Tq. and Dist. Amravati and fully described above.

That as per the amendment to the section 17 of Registration Act 1908, the document of deposit of title deed is required to be registered with the Sub Registrar of Assurances. Hence, such deposit of title deeds is advised to be registered.

- 1) 7/12 extract dt. 25.01.2023 as on date of application for registration.
- 2) Mutation Entry No 21075
- 3) Search report for 30 years from the 1994 to 2023 taken from Sub-Registrar' office at Sub Registrar Office, Amravati Rural the. I have to cause the search with Sub Registrar office Amravati City vides Search receipt No. MH014573072202223E dated 31.01.2023 for the period 1994 to 2023.



Advocate Swapnil S. Jaju

SWAPNIL S. JAJU
NOTARY ADVOCATE
Amravati (M.S.) India
Reg.No. 15079

CHALLAN
MTR Form Number-6



MH014573072202223E		BARCODE		Date 31/01/2023-15:22:34		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 AMT1_HQR SUB REGISTRAR AMRAVATI 1				Full Name		Adv Swapnil S Jaju	
Location AMRAVATI				Flat/Block No.		Khaparde Bagicha	
Year 2022-2023 From 31/01/1994 To 31/01/2023				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			750.00		Area/Locality Amravati		
					Town/City/District		
					PIN		
					Remarks (If Any)		
					non agricultural plot admeasuring 2560 sq.mtrs. survey no. 29/1-A of		
					Mouje Satuma		
					Amount In		
					Seven Hundred Fifty Rupees Only		
Total			750.00		Words		
Payment Details UNION BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.	
				02901792023013141389		515435303	
Cheque/DD No.				Bank Date		RBI Date	
				31/01/2023-15:23:15		Not Verified with RBI	
Name of Bank				Bank-Branch		UNION BANK OF INDIA	
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
संदर्भ चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.

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