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Dated - 07th January, 2022

FORMAT - A

To,

MahaRERA

Housefin Bhavan,

Plot No. C-21, E-Block,

Bandra Kurla Complex, Bandra (E),

Mumbai - 410051

LEGAL TITLE REPORT

Subject : Title clearance certificate with respect to Layout Plot Nos. 4 & 5-A, out of F.S. No. 38/4 (bearing Computerised Property No. / Bhumapan & Upvibhag No. 38/4/4/5/अ), situated at Mouje - Shegaon, Taluka and District Amravati (hereinafter collectively referred as the "said plot").

(1) I have investigated the title of the said plots on the request of owner **Shri Nitesh Sham Bunde**, Prop. Tulsi Associates, r/o. Rekha Colony, Narayan Nagar, Kathora Naka, Amravati, & following documents :-

1) Description of the property i.e. Plot & TDR (Rights).

(i) "Situate at **Mouje - Shegaon**, Pragane - Nandgaon Peth, Tq. & Dist. Amravati, within the jurisdiction of Sub Registrar, Amravati, within limits of Municipal Corporation of City of Amravati, out of **Field Survey No. 38/4**, admeasuring 3 Acre 5 Gunthe, which is converted into non agriculture purpose vide order dated 12.10.1983, passed by Hon'ble Sub-Divisional Officer, Amravati in Rev. Case No. N.A.P - 34/ Shegaon-14/1981-82, from out of this,

i) Layout Plot No. 4, area 2700 sq. ft. (251 sq. mtrs.)

ii) Layout Plot No. 5-A, area 1500 sq. ft. (139.42 sq. mtrs.)

Both the plots adjoining to each other, and amalgamated vide order passed by Hon'ble Asstt. Director, Town Planning, AMC, Amravati, vide Order No. 258, dated 27.09.2021, and confirmed by Revenue Authority vide order dated 24.12.2021, passed in Rev. Case No.



(2)

e) That Tirupati Sahkari Gruhnirman Sanstha, Amravati, sold the Layout Plot No. 5, vide Sale Deed dated 26.06.1984, registered at Sr. No. 2549, with the office of the Sub Registrar, Amravati City, to Shri Ranjit Sundarnarayan Chithore, R/o. Nagpur.

f) That Shri Ranjit Sundarnarayan Chithore, R/o. Nagpur, got subdivided the Layout Plot No. 5, vide Sub-Division order, in Rev. Case No. N.A.P - 34/Shegaon-102/2020-21, dated 06.04.2021.

g) That (a) Smt. Suhasini Dilip Chithore, (b) Shri Nikhil Dilip Chithore & (c) Bakul Subhbrat Mandal, all R/o. Nagpur, inturn sold the Layout Plot No. 4, vide Sale Deed dated 08.07.2021, registered at Sr. No. 2580, with the office of the Sub Registrar, Amravati City-1, to Shri Nitesh Sham Bundeale, Prop. Tulsi Associates, r/o. Rekha Colony, Narayan Nagar, Kathora Naka, Amravati.

h) That Shri Ranjit Sundarnarayan Chithore, R/o. Nagpur, inturn sold the Layout Plot No. 5-A, vide Sale Deed dated 08.07.2021, registered at Sr. No. 2581, with the office of the Sub Registrar, Amravati City-1, to Shri Nitesh Sham Bundeale, Prop. Tulsi Associates, r/o. Rekha Colony, Narayan Nagar, Kathora Naka, Amravati.

i) That Shri Nitesh Sham Bundeale, Prop. Tulsi Associates, r/o. Rekha Colony, Narayan Nagar, Kathora Naka, Amravati, amalgamated the Layout Plot No. 4, area 2700 sq. ft. (251 sq. mtrs.) & Layout Plot No. 5-A, area 1500 sq. ft. (139.42 sq. mtrs.), which are adjoining to each other, total admeasuring 4200 sq.ft. (390.42 sq.mtrs.), vide order passed by Hon'ble Asstt. Director, Town Planning, AMC, Amravati, vide Order No. 0258, dated 27.09.2021, which is confirmed by Revenue Authority vide order dated 24.12.2021, passed in Rev. Case No. N.A.P.-34/Shegaon-197/2020-21.

j) That said owner namely Shri Nitesh Sham Bundeale, Prop. Tulsi Associates, r/o. Rekha Colony, Narayan Nagar, Kathora Naka,

(3)

Bakul Subhbrat Mandal, all R/o. Nagpur, in favour of Shri Nitesh Sham Bundeale, Prop. Tulsi Associates, r/o. Rekha Colony, Narayan Nagar, Kathora Naka, Amravati, in respect of Layout Plot No. 4.

iv) Sale Deed dated 08.07.2021, registered at Sr. No. 2581, with the office of the Sub Registrar, Amravati City-1, executed by Shri Ranjit Sundarnarayan Chithore, R/o. Nagpur, in favour of Shri Nitesh Sham Bundeale, Prop. Tulsi Associates, r/o. Rekha Colony, Narayan Nagar, Kathora Naka, Amravati, in respect of Layout Plot No. 5-A.

v) Sale Deed of T.D.R. dated 26.10.2021, registered at sr. no. 4499, with the office of Sub Registrar, Amravati City-2, executed by Sau. Aparna Gopalrao Deshmukh, R/o. Amravati, in favour of Shri Nitesh Sham Bundeale, Prop. Tulsi Associates, r/o. Rekha Colony, Narayan Nagar, Kathora Naka, Amravati.

3) N.A. order, in respect of Field Survey No. 38/4, passed by Hon'ble Sub-Divisional Officer, Amravati in Rev. Case No. N.A.P - 34/Shegaon-14/1981-82, dated 12.10.1983.

4) Sub-Division order, in respect of Layout Plot No. 5, passed in Rev. Case No. N.A.P - 34/Shegaon-102/2020-21, dated 06.04.2021.

4) 7/12 Extract issued by Talathi Mouje - Shegaon, Amravati, dated 30.08.2021, bearing mutation entry no. 214440 & 214441, in respect of Layout Plot No. 4 & 5-A, & revised mutation entry no. 30204, dated 05.01.2022, in respect of amalgamation of Layout Plot No. 4 & 5-A, showing in New 7/12 Extract, dated 06.01.2022.

5) Map sanctioned by Amravati Municipal Corporation, vide Building Permit No. 0473, dated 13.12.2021.

6) Search report for 30 years from 1992 till 2021.

(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 Owner / Promoter **Shri Nitesh Sham Bundeale, Prop. Tulsi Associates, r/o. Rekha Colony, Narayan Nagar, Kathora Naka, Amravati**, has clear, marketable and without any encumbrances.



(4)

Owner of the land :

- 1) **Shri Nitesh Sham Bundeale, Prop. Tulsi Associates, r/o. Rekha Colony, Narayan Nagar, Kathora Naka, Amravati,** alone owns Layout Plot No. 4, 5-A, out of CTS/C.S./F.S. No. 38/4 (bearing Computerised Property No. 38/4/4 & 38/4/5/A)
- 2) No other comments/remarks is there on the said plot.

(3) The report reflecting the flow of the title of **Shri Nitesh Sham Bundeale, Prop. Tulsi Associates, r/o. Rekha Colony, Narayan Nagar, Kathora Naka, Amravati** (owner / promoter) on the said land is enclosed herewith as annexure.

Encl. : Annexure

Date : 07.01.2022

V. G. Lakhotia,
Advocate.

Dated - 07th January, 2022

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7 /12 extract as on date of application for registration.
- 2) Mutation Entry Nos. (a) 29730 & 29731, both dated 26.08.2021, (b) 214440 & 214441, and (c) 30204, dated 05.01.2022.
- 3) Search report for 30 years from 1992 to 2021, Taken from Sub-Registrar office at Amravati, by paying requisite Fees of Rs. 750/-, vide Receipt No. 12, dated 03.01.2022.
- 4) Other relevant title :
 - a) From perusal of all the title documents, it is observed that land / field admeasuring 3 Acre 5 Gunthe, was got converted into layout purposes, vide order dated 12.10.1983, passed by Hon'ble Sub-Divisional Officer, Amravati in Rev. Case No. N.A.P - 34/Shegaon-14/1981-82.
 - b) That from out of said layout, Layout Plot No. 4 & 5 with some other plots was initially owned & possessed by Tirupati Sahkari Gruhnirman Sanstha, Amravati.
 - c) That Tirupati Sahkari Gruhnirman Sanstha, Amravati, sold the Layout Plot No. 4, vide Sale Deed dated 26.06.1984, registered at Sr. No. 2548, with the office of the Sub Registrar, Amravati City, to Shri Dilip Sundarnarayan Chithore, R/o. Nagpur.
 - d) That upon death of Shri Dilip Sundarnarayan Chithore, the said plot No. 4 is fallen into the share of his wife, son & daughter, i.e. Smt. Suhasini Dilip Chithore, (b) Shri Nikhil Dilip Chithore & (c) Bakul Subhbrat Mandal, all R/o. Nagpur.



(2)

N.A.P.-34/Shegaon-197/2020-21, thus total **admeasuring 4200 sq.ft. (390.42 sq. mtrs.)** (bearing Computerised Property No. / Bhumapan & Upvibhag No. 38/4/4/5/अ) of land, which is commonly bounded as under:-

Towards East : Layout Plot No. 3,
Towards West : Layout Plot No. 5-B,
Towards North : Layout Road, and,
Towards South : Service Line..."

DESCRIPTION OF THE TDR (RIGHTS)

(ii) "T. D. R. (rights) admeasuring 471.00 sq.mtr., out of total rights admeasuring 5125 sq. mtr. (Zone - N.A.) of TDR certificate bearing No. 110, issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/ TDR/110/2017, dated 06.10.2017 for a lieu of 2500 sq. mtrs. of land from out of Field Survey No. 88/3, of Mouje - Rahatgaon, Pragane - Nandgaon Peth, Tq. & Dist. Amravati, acquired by Amravati Municipal Corporation, Amravati for 18 mtr. wide D.P. Road...."

2) The following documents of allotment / acquirement of said plot have been verified :-

i) Sale Deed dated 26.06.1984, registered at Sr. No. 2548, with the office of the Sub Registrar, Amravati City, executed by Tirupati Sahkari Gruhnirman Sanstha, Amravati, in favour of Shri Dilip Sundarnarayan Chithore, R/o. Nagpur, in respect of Layout Plot No. 4.

ii) Sale Deed dated 26.06.1984, registered at Sr. No. 2549, with the office of the Sub Registrar, Amravati City, executed by Tirupati Sahkari Gruhnirman Sanstha, Amravati, in favour of Shri Ranjit Sundarnarayan Chithore, R/o.Nagpur, in respect of Layout Plot No. 5.

iii) Sale Deed dated 08.07.2021, registered at Sr. No. 2580, with the office of the Sub Registrar, Amravati City-1, executed by (a) Smt. Suhasini Dilip Chithore, (b) Shri Nikhil Dilip Chithore & (c)

(3)

Amravati, intended to construct the building over the said plot, and for which purchased T.D.R. (Rights), vide Sale Deed of T.D.R. dated 26.10.2021, registered at sr. no. 4499, with the office of Sub Registrar, Amravati City-2, from Sau. Aparna Gopalrao Deshmukh, R/o. Amravati.

k) In view of the above said sequence of documents, Shri Nitesh Sham Bundele, Prop. Tulsi Associates, r/o. Rekha Colony, Narayan Nagar, Kathora Naka, Amravati, became the sole & absolute owner of Layout Plot Nos. 38/4/4, 38/4/5/A & T.D.R. (Rights).

l) That Shri Nitesh Sham Bundele, Prop. Tulsi Associates, r/o. Rekha Colony, Narayan Nagar, Kathora Naka, Amravati got sanctioned the building map from Amravati Municipal Corporation; vide Building Permit No. 0473, dated 13.12.2021, for construction of building over said plot, by using T.D.R. (rights).

5) Litigations if any : It is observed that there is no litigation pending in respect of said land / plot.

Date : 07.01.2022



V. G. LAKHOTIA

V. G. Lakhotia,
Advocate