ADVOCATE

ADV. G. S. DANI

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FORMAT- A

(Circular No. 28 /2021)

To,

MahaRERA,

Housefin Bhavan, Plot No. C-21, E-Block, Bandra Kurla Complex, Bandra (E), Mumbai 400051

LEGAL TITLE REPORT

Subject : Search and title deed verification report for the period of last 30 years i.e from 1992 till 2023 in respect of plot no. 1 & 2 CTS /C.S. No 4/2 situated at Mauje Akoli, Taluka :- Amravati District :- Amravati (hereinafter referred as the said plot" ").

Sir,

I have investigated the title of the said plot on the request of Shree Ganeshay Namah Builders & Developers through their Partner's Shrikrushna Ghanashyam Yadav Prakash Bulchand Tanvani both R/o. Amravati, search & title deed verification report of the above said property described in details below which is presently owned and possessed jointly by Shri Ghanashyam Parashram Yadav, details of which are given below. For said search & title deed verification report

Gayatri Sachin Dani
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Enr.No.MAH/1229/20158

Shree Ganeshay Namah Builders & Developers through their Partner's Shrikrushna GHanashyam Yadav *and* Prakash Bulchand Tanvani, have submitted following documents :

1) **Description of the property :-**

Within the limits of Amravati Municipal Corporation and within the jurisdiction of Sub-registrar office Amravati Layout converted plot no. 1 and 2 admeasuring 3872.34 sq ft (359.75 sq mtrs) and 4080.09 sq. ft. (379.05 sq. mtrs.) respectively from out of field Survey no. 4/2 (area 1H 61R) of Mouje Akoli, Pragane Badnera Tq and Dist Amravati converted into non-agricultural use as per order dated 22/10/2020 passed by Hon'ble

SDO Amravati in Revenue case no. NAP 34/ Akoli-19/2020-21. The plots no. 1 and 2 are bounded as under:

Towards East	**-**	**Layout Plot No. 10, 11 and 12**
Towards West	**-**	**DP Road**
Towards North	**-**	**Layout Plot No. 3**
Towards South	**-**	**Layout of field survey no. 2**

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2) The documents of allotment of plot.

Sr. No.	Date of Execution of Document	Date of Registration of Document/Conveyane	Place of Sub. Reg. Office	Property falls under Sub. Registrar	Remark
1.	18.02.2022	Document no.637 2022 titled as Sale Deed registered on 21.02.2022	Sub Registrar Amravati City 1	Sub Registrar Amravati City	Original
2.	22.10.2020	Copy of NA order in revision Case No. NAP-34/akoli19/2020-21	S.D.O. Amravati	Sub Registrar Amravati City	Xerox
3.	05.04.2018	Document no 1265/2018 titled as Gift Deed Registered on 05.04.2018	Sub Registrar Amravati City 1	Sub Registrar Amravati City	Original
4.	12.02.2021	Document No.1896/2021 titled as General Power of Attorney Registered on 24.03.2021	Sub Registrar Amravati City 3	Sub Registrar Amravati City	Xerox
5.	23.08.2021	Deed of Partnership Notarized on 25.05.2022			Xerox
6.		Copy of Gaon Namuna 7/12 of Plot no. 4/2/2		Sub Registrar Amravati City	True Copy
7.		Copy of Gaon Namuna 7/12 of Plot no. 4/2/1		Sub Registrar Amravati City	True Copy
8.	06.02.2023	Copy of Spl. C.S.no.118/2021 along with Compromise pursis dated 23/06/2021			Xerox

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3) **7 /'12 extract or Property card of**

a. Plot no.4/2/1 issued by Talathi Akoli , Sub Registrar Amravati City dated 04.10.2021 having mutation entry no. 28905 dated 17.09.2021.

b. Plot no.4/2/2 issued by Talathi Akoli , Sub Registrar Amravati City dated 04.10.2021 having mutation entry no. 28905 dated 17.09.2021.

The 7/12 extract and mutation entries in respect of the property are issued by Talathi Akoli Tq. Amravati, District. Amravati.

4) **Search report for 30 years i.e from 1992 till 2023**

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 in respect to the property i.e, plot 1 and 2 admeasuring 3872.34 sq ft (359.75 sq mtrs) and 4080.09 sq. ft. (379.05 sq. mtrs.) respectively from out of field Survey no. 4/2 (area 1H 61R) of Mouje Akoli, Pragane Badnera Tq and Dist Amravati.

I have also taken search with the Sub-Registrar office & Record of Rights office for last 30 year's (original fee receipts enclosed). I certify that Shri Ganeshaya Namah Builders and Developers (A Partnership Firm) through partners Shri Shrikrishna Ghanshyam Yadav and Shri

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Prakash Bulchand Tanwani have an absolute, clear and marketable title over the property shown above.

Owners of the Land:-

(1) Shree Ganeshay Namah Builders & Developers through their Partner's Shrikrushna Ghanashyam Yadav Prakash Bulchand Tanvani both R/o. Amravati CTS/C.S. No.4/2 situated at Mauje Akoli, Taluka :- Amravati District

(2) Qualifying comments/remark if any__

The Owners have Clear title and have not obtained any loan against the Property.

Encl : Annexure.

Date: 21/04/2023

Sani Adv...

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) 7 /12 extract / P.R. Card as on date of application for registration.

2) Mutation Entry No. 28905 dated 17.09.2021

3) Search report for 30 years from 1992 till 2023 Taken from Sub-Registrar Office at Amravati on 18 April 2023.

4) Any other relevant title.

A. It is noted since the time relevant to this report Vishram Dukhiram Yadav was the owner of the original field survey no. 4/2 admeasuring 1H 61R situated at Mouje Akoli Pragane Badnera Tq. and Dist. Amravati. He by virtue of gift deed registered at Sr. No. 1265 at the office of Joint Sub-registrar Amravati City 1 on 05/04/2018 bequeathed the said land to Baliram Vishram Yaday and Parashram Vishram Yadav. Since then the name of Baliram Yadav and Parashram Yadav is noted in the register of record of rights in respect of the said land.

Gayatri Sachin Dani
ADVOCATE
Enr.No.MAH/1229/20158

B. It is further noted that after the death of Parashram Vishram Yadav on 28/07/2020, 1) Ghanshyam Parashram Yadav, 2) Radheshyam Parashram Yadav, 3) Tulsiram Parashram Yadav, 4) Hariram Parashram Yadav, 5) Jayram Parashram Yadav, 6) Rajaram Parashram Yadav, 7) Shriram Parashram Yadav all resident of Amravati became the owners of the share in the land of Late Shri Parashram Vishram Yadav, i.e. they became the owners of ½ share in the land admeasuring IH 61R situated at Mouje Akoli out of field survey no. 4/2.

C. It is further noted that 1) Baliram Vishram Yadav, 2) Ghanshyam Parashram Yadav, 3) Radheshyam Parashram Yadav, 4) Tulsiram Parashram Yadav, 5) Hariram Parashram Yadav, 6) Jayram Parashram Yadav, 7) Rajaram Parashram Yadav and 8) Shriram Parashram Yadav vide Rev. Case No. NAP-34/Akoli-19/2020-21 applied before the Hon'ble SDO Amravati for conversion of the use of land admeasuring 1H 61R out of field survey no. 4/2 of Mouje Akoli into non agricultural purpose. Hon'ble SDO Amravati vide order dated 22/10/2020 in Rev. Case No. NAP-34/Akoli-19/2020-21 converted the said land into layout plots.

D. It is further noted that Shri Ghanshyam Parashram Yadav filed a suit of partition and separate possession bearing Spl. C.S No.

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Enr.No.MAH/1229/20158

118/2021 in the court of CJSD Amravati, in respect of the layout converted plots of field survey no. 4/2 of Mouje Akoli against 1) Radheshyam Parashram Yadav, 2) Tulsiram Parashram Yadav, 3) Hariram Parashram Yadav, 4) Jayram Parashram Yadav, 5) Rajaram Parashram Yadav, 6) Shriram Parashram Yadav and 7) Baliram Vishram Yadav. It is futher noted that as per compromise pursis dated 23/06/2021 in Spl C.S No. 118/2021 the matter was compromised and the layout plot no. 1 and 2 out of the field survey no. 4/2 of Mouje Akoli came to the share and possession of 1) Radheshyam Parashram Yadav, 2) Tulsiram Parashram Yadav, 3) Hariram Parashram Yadav, 4) Jayram Parashram Yadav, 5) Rajaram Parashram Yadav, and 6) Shriram Parashram Yadav, Since then their name is recorded in the register of record of rights in respect of the said plot no. 1 and 2

E. It is further noted that 1) Radheshyam Parashram Yadav, 2) Ghanshyam Parashram Yadav, 3) Tulsiram Parashram Yadav, 4) Hariram Parashram Yadav, 5) Jayram Parashram Yadav and 6) Shriram Parashram Yadav appointed Shri Rajaram Parashram Yadav as their Power of Attorney vide General Power of Attorney dated 12/02/2021 registered at Sr. no. 1896 on 24/03/2021 at the office of Joint Sub-registrar Amravati City 3 to execute and

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register Sale Deeds in respect of the layout converted plots of field survey no. 4/2 of Mouje Akoli.

F. It is further noted that 1) Shri Ghanshyam Parashram Yadav, 2) Shri Jayram Parashram Yadav, 3) Tulsiram Parashram Yadav, 4) Shri Radheshyam Parshram Yadav, 5) Shri Shriram Parashram Yadav, 6) Shri Hariram Parashram Yadav and 7) Shri Rajaram Parashram Yadav vide sale deed registered at Sr. No. 637 at the office of Joint Sub-registrar Class II Amravati City 1 on 21/02/2022 sold the plot no. 1 and 2 out of the field survey no 4/2 of Mouje Akoli to Shri Ganeshaya Namah Builders and Developers (A Partnership Firm) through partners Shri Shrikrishna Ghanshyam Yadav and Shri Prakash Bulchand Tanwani both r/o Amravati. Since then the name of Shri Ganeshaya Namah Builders and Developers through its partners Shri Shrikrishna Ghanshyam Yadav and Shri Prakash Bulchand Tanwani is recorded in the register of record of rights in respect of the said plots.

G. I have searched Index-II at the office of Sub Registrar Amravati City 3 for the period from 1992 till 21/04/2023 and during my search I did not come across any transaction so as to affect the title of Shri Ganeshaya Namah Builders and Developers through

Gayatri Sachin Dani
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Enr.No.MAH/1229/20158

its partners Shri Shrikrishna Ghanshyam Yadav and Shri Prakash Bulchand Tanwani in respect of the said plots no. 1 and 2. Nor I did notice prior mortgages, charges or liens in respect of the same and thereby it can be said that the property described above is free from all encumbrances and readily marketable one.

Title Clear, marketable and without any encumbrances.

5) Litigations if any –No any on-going Litigations.

Date: 21.04.2023

ADV. G. S. DANI

Gayatri Sachin Dani
ADVOCATE
Enr.No.MAH/1229/20158

211/0 इतर पावती Original/Duplicate

Tuesday,18 April 2023 6:16 PM नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 2972 दिनांक: 18/04/2023

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अरन2-0-2023

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ॲड गायत्री सचिन दानी रा अमरावती

वर्णन अर्ज क्र 684/2023 मौजे आकोली नझुल शिट क्र 4/2 प्लॉट क्र 1 व 2 क्षैत्रफळ 738.80 चौ मि सन 1992 ते 2023 30 वर्ष

शोध व निरीक्षणे	रु. 1500.00
एकूण:	रु. 1500.00

Joint Sub Registrar Amaravati II

1); देयकाचा प्रकार: By Cash रक्कम: रु 1500/-

सह दुय्यम निबंधक वर्ग - २
अमरावती शहर - २