Satish B. Jaju,

Advocate & Notary Public

(Government Of India)

R/o 101, First Floor, Daulat Apartment,
Ganesh Colony, Shilangan Road,
Amravati - 444605
Mo.No.9422156755
E-mail- manthan10032009@gmail.com

FORMAT – A

(Circular No.28/2021)

To,

Maharashtra Real Estate Regulatory Authority,

(MahaRERA)

Mumbai.

LEGAL TITLE REPORT

Subject:- Title clearance certificate with respect to **plot No. 5/37 out of Sheet No. 68-C of Village Tarkheda (Peth Amravati), Taluka and District Amravati** (hereinafter referred as the said plots 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 **Shri Govinda Properties Pvt. Ltd; Regd. No. U-70100MH2005PTC152190, PAN – AAICS8674F through its Director Prakash Sundarlal Kela, R/o Amber Palace, Camp, Amravati**, Tq. Dist. Amravati – 444602, and following listed documents.

1. **Description of the property / said plot :-**

All that, piece and parcel of the land Situated at **Mouja** Tarkheda (Peth Amravati), Taluka and District Amravati, in the ambit of Sub-Registrar Amravati City and in the limit of Amravati Municipal Corporation, Amravati, bearing **Nazul Plot No.5/37 out of Nazul Sheet No. 68 – C admeasuring 340.29 Sq. Mts. is lien E tenure and admeasuring 116.12 Sq. Mts. is lien B tenure total admeasuring 456.4 Sq. Mtr. (4912.69 Sq.**

16/03/2022
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No. 5392 in the office of Sub-Registrar Amravati City-2 the owner acquired the development right of 85 Sq. Mts. out of 5382 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/40/2012 to Orbit Trecon Pvt. Ltd. Through Vikas Srendraji Kejariwal against acquisition of their land admeasuring 13100 Sq. Mt. out of Mouja Akoli field Survey No. 25 Part for D.P. Reservation No. 423 (P.G.) for Amravati Municipal Corporation, Amravati.

b) The owner of the said property obtained the construction permission from the Assistant Director of Town Planning Amravati Municipal Corporation, Amravati vide Building Permission No. 665 dated 21.01.2022

c) **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 – 16 /03/2022

Place – Amravati.

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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 on 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 Nazul Plot No.5/37 out of Nazul Sheet No. 68 – C admeasuring 340.29 Sq. Mts. is lien E tenure and admeasuring 116.12 Sq. Mts. is lien B tenure total admeasuring 456.4 Sq. Mtr. (4912.69 Sq. Feet) was originally owned and possessed by Late Biharilal Bhikrajji Goyanka, R/o Amravati by sale deed dated 29.07.1950 registered at Bound 1 volume 235 Sr. No. 1207/1950 on 18.09.1950

i. Thereafter, I scrutinize that Late Biharilal Bhikrajji Goyanka, R/o Amravati had gifted the said property along with three storied building to his wife late Suganibai Biharilal Goyanka on 28.11.1951 vide Registered Gift Deed dated 28.11.1951 registered at Bound 1 volume 250 at Sr. No. 1844/1951 on 29.11.1951 to the office of Amravati Town. This transaction is almost 70 to 71years old and can be treated as a good root of the Title.

ii. And thereafter I, scrutinize that late Suganibai Biharilal Goyanka has one adopted son named Satyanarayan Biharilal Goyanka who was married to Sushiladevi. Satyanarayan Biharilal Goyanka predeceased his adoptive mother Suganibai Biharilal Goyanka and after the death

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of Suganibai Biharilal Goyanka on 19.02.1990 the name of Smt. Sushiladevi wd/o Satyanarayan Goyanka and five daughter named 1) Shantadevi @ Shobhadevi Ashokkumarji Sinhal, 2) Santoshdevi Sureshkumarji Agrawal (Jhunjhununwal), 3) Sumandevi Rameshchandraji Agrawal, 4) Nandadevi Pradeepkumarji Agrawal and 5) Ashadevi Satyanarayanji Goyanka are mutated as per the Legal Heir Certificate issued by the Tahsildar Chandur Railway on 06.01.1992 to the record of right register which are prepared and maentened by the Deputy - Superintendent of Land Record, Amravati vide Mutation Entry No. 3290 as from the document put before me by client.

iii. And thereafter I, scrutinize that on 14.01.2008 Sushiladevi wd/o Satyanarayan Goyanka died, hence her name was deleted from the record of right of register (Property Card) of the said property vide Mutation Entry No. 8786 dated 28.10.2013 and thereafter the names of only five daughters named 1) Shantadevi @Shobhadevi Ashokkumarji Sinhal, 2) Santoshdevi Sureshkumarji Agrawal (Jhunjhununwal), 3) Sumandevi Rameshchandraji Agrawal, 4) Nandadevi Pradeepkumarji Agrawal and 5) Ashadevi Satyanarayanji Goyanka are remains, from the document put before me by the client.

iv. And thereafter, I find that 1) Shantadevi @ Shobhadevi Ashokkumarji Sinhal, 2) Santoshdevi Sureshkumarji Agrawal (Jhunjhununwal), 3) Sumandevi Rameshchandraji Agrawal, 4) Nandadevi Pradeepkumarji Agrawal and 5) Ashadevi Satyanarayanji Goyanka agreed to sold the Nazul Plot No. 5/37 out of Nazul Sheet No. 68 – C admeasuring 340.29 Sq. Mts. is lien E tenure and admeasuring 116.12 Sq. Mts. is lien B tenure total admeasuring 456.4 Sq. Mts. (4912.69 Sq. Feet) along with three storied building built on the said plot on 08.01.2014 vide Sr. No. 75/2014 by Registered Agreement of Sale registered to the office of Sub-Registrar, Amravati City – 3 to prcsent owner Shri Govinda Properties Pvt. Ltd; Regd. No. U-70100MH2005PTC152190, PAN – AAICS84F through its authorized representative Shrikant Mohanlal Mundhada. I

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have perused the photo copy of the said agreement of sale. It contents the usual terms and condition.

v. And thereafter, I find that 1) Shantadevi @Shobhadevi Ashokkumarji Sinhal, 2) Santoshdevi Sureshkumarji Agrawal (Jhunjhununwal), 3) Sumandevi Rameshchandraji Agrawal, 4) Nandadevi Pradeepkumarji Agrawal and 5) Ashadevi Satyanarayanji Goyanka as per the agreement of sale dated 08.01.2014 executed the sale deed of the said property the Nazul Plot No. 5/37 out of Nazul Sheet No. 68 – C admeasuring 340.29 Sq. Mts. is lien E tenure and admeasuring 116.12 Sq. Mts. is lien B tenure total admeasuring 456.4 Sq. Mts. (4912.69 Sq. Feet) along with three storied building built on the said plot on 08.01.2014 vide Sr. No. 2012/2014 by Registered Sale Deed registered to the office of Sub-Registrar, Amravati City – 3 to present owner Shri Govinda Properties Pvt. Ltd; Regd. No. U-70100MH2005PTC152190, PAN – AAICS84F through its authorized representative Shrikant Mohanlal Mundhada. 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 prepared and maintained by the Deputy - Superintendent of Land Record, Amravati vide Mutation Entry No. 10430 dated 201.2019 as from the document put before me by client

II. I have carried out search of the plot in the office of sub registrar, Amravati City, for the period 1993 to 2022 by paying requisites fees by vide receipt no.2006 on 15/03/2022 from the available recodes maintained by the Sub-registrar,

Date – 16 /03/2022

Place – Amravati.

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16/03/2022

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210/0 इतर पावती Original/Duplicate

Tuesday, 15 March 2022 3:22 PM नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 2006 दिनांक: 15/03/2022

गावाचे नाव: तारखेडा

दस्तऐवजाचा अनुक्रमांक: अरन1-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: **अॅड सतीश जाजू रा.अमरावती**

वर्णन **अर्ज क्र.935, मौजे तारखेडा, शिट नं.68-सी, प्लॉट नं.5/37, सन, 1993 ते 2022, एकूण 30 वर्षे**

शोध व निरीक्षणे	रु. 750.00
एकूण:	रु. 750.00

Sub Registrar Amaravati

1): देयकाचा प्रकार: By Cash रक्कम: रु 750/-