

Dt: 23.06.2023

FORMAT - A
(Circular No. 28/2021)

To,
Maha RERA,
Mumbai

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to Plot No. 11 admeasuring 5600 sq. ft. situated at Mouje - Rajapeth, Tq & Dist. Amravati (hereinafter referred as the "said plot")

I have investigated the title of the said plot on the request of the **Ankesh Navinkumar Chordiya Prop. of Parshva Infraspace** who is the developer and following documents i.e. :-

1) Description of property:-

Situated at Mouje-Rajapeth, Pragane- Badnera, Tq & Dist. Amravati within the limits of Amravati Municipal Corporation, a layout Plot No.11 from out of Field S. No. 42/3 total admeasuring 5600 sq. ft. over which a residential scheme is under construction named "Mahendra Ahodes" in Ganesh Colony, In Front of Maharana Pratap Garden, Shillangan Road, Amravati, Tq & Dist. Amravati. (M.S.) which is bounded as under:-

Towards East : Service Lane
Towards West : Road


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Towards North : Kulkarni House
Towards South : Namdeo Sahatpure House

2) **Documents of allotment of plot**

- 1) Layout Sanction Map dated 11.04.1968
 - 2) Gift Deed dated 15.10.1968
 - 3) Will Deed dated 11.04.2003
 - 4) 7/12 extract dated 06.12.2021 and Gaon Namuna 9 A
 - 5) Digital 7/12 extract 23.06.2023
 - 6) 7/12 extract 24.01.2022
 - 7) Development agreement coupled with Power of Attorney 28.10.2022 regd. at Sr. No. 4689 of 2022.
 - 8) Sanction Letter dated 30.06.2022 granted by ADTPA Municipal Corporation, Amravati granting permission for construction alongwith sanctioned map dated 05.07.2022
- 3) 7/12 extract issued by the department of the Department of Land Records, Amravati dated 23.06.2023 bearing mutation entry no.
 - 4) Search Report for 30 years from 01.01.1993 till to 13.06.2023

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 developer is clear, marketable and without any encumbrances.

Owners of the Land

Rajeev Ghanshaym Mahendra

Developer

Mr. Ankesh Navinkumar Chordiya Prop. of Parshva Infraspaces


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3/- The report reflecting the flow of the title of the developer on the said land is enclosed herewith as annexure

Enclosure: Annexure.

Place: Amravati

Dated: 23.06.2023


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ANNEUXRE

*(Report of Flowing of the Title
of the said Land)*

Layout conversion

That, initially in 1968 field survey No. 42/3 was proposed to be into converted plot by one Dr. S.G. Patwardhan who inturn got the permission for layout conversion on 11.04.1968 out of which layout Plot No. 11 admeasuring 5600 Sq. Ft. was not sold by Dr. S.G. Patwardhan

Gift Deed dated 15.10.1968

That on 15.10.1968 late Dr. S.G.Patwardhan by Gift Deed dated 15.10.1968 registered at Sr. No. 2687 of 1968 gifted the layout plot bearing No. 42/3/11 admeasuring 5600 Sq. Ft. to Shri. Ghanshyam Satidas Mahendra which was accepted by him being the done

Will Deed dated 11.04.2003

That on 11.04.2003 late Ghanshyam Satidas Mahendra alias Anil Mahendra executed his last will in which he bequeathed the said plot to his son Rajeev Ghanshyam Mahendra. That it can be seen from Para 2 of the said Will Deed that the said plot was demised by late Ghanshyam Mahendra in the name of his son Rajeev Mahendra.

**Letter dated 7.12.2021 by Bank of Maharashtra for remove
of charge**

That the Manager of Bank of Maharashtra on 07.12.2021 informed the Talathi of Rajapeth, Amravati regarding the removal of the charge over the said property i.e. Plot Bearing No. 42/3/11 as the Loan Amount of Rs. 10,50,000/- taken by Rajeev Ghanshyam Mahendra was repaid by him and thus no dues certificate to that effect



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was issued by the bank to said Rajeev Ghanshaym Mahendra on 25.08.2021 by annexing therewith a. No Due Certificate dated 25.08.2021 b. 7/12 extract dated 06.12.2021

7/12 extract dated 24.01.2022

That Talathi Rajapeth, Amravati acting upon the information received by the Bank regarding the repayment of loan by said Rajeev Ghanshyam Mahendra issued fresh 7/12 extract of the said plot bearing No. 42/3/11 by deleting the loan (Bojha) shown in the encumbrances column of 7/12 extract. That after the removal of the said encumbrances the fresh 7/12 extract came to be issued by the Talathi, Rajapeth on 24.01.2022.

Development Agreement dated 28.10.2022

That on 28.10.2022 the said Rajeev Ghanshaym Mahendra entered into Development Agreement of Power of Attorney with Parshva Infraspaces a proprietorship firm of which proprietor is Mr. Ankesh Navinkumar Chordiya for which it was agreed that the said plot bearing No. 42/3/11 will be developed into a residential building by the name Mahendra Abodes on the agreed terms mentioned in the said agreement on the consideration mentioned in the said Development Agreement which came to be registered on 28.10.2022 regd. at Sr. No. 4689 of 2022.

Sanction Letter dated 30.06.2022

That in pursuance of the Development Agreement dated 22.04.2022 said Rajeev Ghanshyam Mahendra alongwith Shubha Jain Chordiya (Architect) received the sanction for construction of the said residential building named Mahendra Abodes which was sanctioned based on the application made by them to the Assistant Director Town Planning Amravati Municipal Corporation vide application No.



Adv. R. A. Chhabda

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DDMCA/202200872 dated 21.04.2022. That on 05.07.2022 the said Rajeev Ghanshyam Mahendra received the approved sanction map from Assistant Director of Town Planning Amravati Municipal Corporation, Amravati for construction of the said project "**Mahendra Abodes**".

Accordingly chain of title is complete and legally passed from person to person and accordingly thereby said Rajeev Ghanshyam Mahendra has derived legal, valid marketable title over the said plot and no loan is pending as can be seen from the 7/12 extract as previous loan entry of Rs. 10,50,000/- appears to be deleted on 24.01.2022. I have examined the title deeds relating to the scheduled property and that the documents of title referred to in my opinion are valid evidence of right, title and interest. I confirm that the chain of title is complete and legally passed from person to person have/has got clear, legal, valid, marketable and title over the property

Place: Amravati

Dated: 23.06.2023


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