

PRASHANT S. RAUT

B.A. LL.B.
ADVOCATE

e-mail: prashantrautadv@mail.com
Mobile : 9850254592.

Office & Residence:-

Flat No. 102, First Floor,
Radha-Krishna Society, Opposite
Dasara Maidan, Badnera Road,
Post: H. V. Nagar, Amravati.
Tq. and Distt. Amravati.
444 605. (Maharashtra)

Panel Advocate for Union Bank of India, Branches at Amravati.

DATE : 09/06/2023

FORMAT – A

(Circular No. 28/2021)

To,

**The Maharashtra Real Estate Regulatory Authority,
(MAHA RERA) Housefin Bhavan, Plot No C-21, E-Block,
Bandra Kurla Complex, Bandra (E), Mumbai 400051.**

LEGAL TITLE REPORT

Subject:- Title Clearance Certificate with respect to Plot No. 2056 developed on Nazul Sheet No. 17 Formerly Lay-out Converted Plot No. 26 and Part of Plot No. 26-B in Field Survey No. 40/1 of Mouje: Benoda, Pragane: Nandgaonpeth, Tq. and Distt. Amravati.

Respected Sir,

I have investigated the title of the said property on the request of Shri. Mandadi Krishna Buchanna, R/o. Amar Colony, Amravati, Tq. And Distt. Amravati (Owner/Promoter/Developer Company) and following documents (hereinafter referred as the “said plot”:-

1. Description of Property:-

All that piece and parcel of land i.e. **Nazul Plot No. 2056 admeasuring 398.36 Sq. Mtrs. developed on Nazul Sheet No.17 Survey No. 40/1 situated at Mouje: Benoda, Tq. and Distt. Amravati**, which comes within the jurisdiction of Sub-Registrar,



Amravati City, Camp, Amravati and within the limits of Municipal Corporation, Amravati, same is bounded as under: -

Boundaries: -

Towards East : 30 Ft. wide Road in Colony,
Towards West : Service Lane,
Towards North: House of Shri. N. A. Anbhore,
Towards South : 30 Ft. wide Road in Colony.

(hereinafter referred as "**said property**")

2. **The Documents of Allotment /Ownership of Plot:-**

- (i) Registered Sale Deed bearing Serial No. 2101 dtd. 14/11/1972.
- (ii) Property Card dtd. 04/04/2019 in respect of Nazul Plot No. 2056 developed on Sheet No. 17 of Mouje: Benoda, Tq. And Distt. Amravati.
- (iii) Resolution No.1 dtd. 24/01/1981 passed in the Meeting of Shaskiya Karmachari AMAR Gruh Nirman Sahakari Sanstah Limited, Amravati.
- (iv) Mutation Entry No. 1022 dtd. 17/11/1992.
- (v) Registered Deed of Transfer bearing Serial No. 2947 dtd. 09/07/1999.
- (vi) **Sale Deed notarized before the Notary, Amravati at NRS No. 9102/2012 dtd. 05/12/2012.**
- (vii) True Copy of resolution No.3 passed in General Meeting dtd.22/08/2004.
- (viii) Certificate dtd.03/11/2012.
- (ix) Copy of Resolution No.4-A and 4-B passed in annual general meeting of society dtd.27/10/2002.
- (x) Copy of resolutions passed by the Society in annual general meeting dtd.24/01/1981.
- (xi) Copy of Registered Sale Deed bearing Serial No.2101 dtd.14/11/1972.

3. **Property Card dtd. 04/04/2019 in respect of Nazul Plot No. 2056 developed on Sheet No. 17 Survey No. 40/1 of Mouje: Benoda, Tq. And Distt. Amravati.**

4. **Search Report for 30 Years from 1994 till 2023.**



2/- On perusal of the above mentioned document and all other relevant documents relating to title of the said property I am of the opinion that the title of Mr. Mandadi Krushna Buchanna is clear,, marketable and without any encumbrances.

Owner of Land:-

Shri. Mandadi Krishna Buchanna owns Nazul Plot No. 2056 admeasuring 398.36 Sq. Mtrs. developed on Nazul Sheet No.17, Survey No. 40/1 of Mouje: Benoda, Tq. And Distt. Amravati.

Qualifying Comments/Remarks if any:-

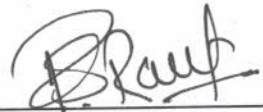
The Owner has clear and marketable title.

3/- The report reflecting the flow of the title of Mr. Mandadi Krishna Buchanna on the said property is enclosed herewith as annexure.

Encl: Annexure.

Date: 09/06/2023.




(Adv. Prashant S. Raut)
Amravati.