



Date:

FORMAT – A

(Circular No.: 28/2021)

To

Maha RERA

Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Layout converted plot No.23, admeasuring 465.00 sq.mtrs. (5000 sq.ft.) from survey No.42/3 of Mouje Rajapeth, Pragane Badnera, Tq. & Distt.Amravati, situated within the limits of Amravati Municipal Corporation (hereinafter referred as the said plot ")

I have investigated the title of the said plot on the request of Shri Pralhad Wamanrao Bhongade, through his developer/POA holder YASH:SHRI ENGINEEERS & CONTRACTORS, through its Partner Shri Ram Madhukar Mahajan, r/o Amravati and following documents i.e. :-

1) Description of the property:-

"Layout converted plot No.23, admeasuring 465.00 sq.mtrs. (5000 sq.ft.) from survey No.42/3 of Mouje Rajapeth, Pragane Badnera, Tq. & Distt.Amravati, situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: Plot No.22;

Towards West: Plot No.24;

Towards North: Road;

Towards South: Service lane."

2) The documents of allotment of plot

- i) Copy of sale deed dated 17/2/1968 at Sr.No.507.
- ii) Copy of relinquishment deed dated 23/4/2019 at Sr.No.1953.
- iii) Copy of village form 7.
- iv) Copy of building plan dated 9/3/2021.

3) 7/12 extract or property card issued by Revenue Authority, Amravati, mutation entry no.23725 .

4) Search report for 30 years from 1992 till 2021:-





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Upon verification of the Index-II register and Revenue Records I find that the layout converted plot No.23, admeasuring 465.00 sq.mtrs. (5000 sq.ft.) from survey No.42/3 of Mouje Rajapeth, Pragane Badnera, Tq. & Distt.Amravati was initially owned by Shantilal Mathuradas Patel & Navneet Mathuradas Patel for the period relevant to this search report.

Then I find that Shantilal Mathuradas Patel & Navneet Mathuradas Patel jointly sold the said plot to Shri Wamanrao Mahadeorao Bhongade vide registered sale deed dated 17/2/1968 registered at Sr.No.507.

Then I find that Wamanrao Mahadeorao Bhongade expired on 28/1/1996. After his death, his heirs, namely, Pralhad Wamanrao Bhongade, Malini Janardan Dhote and Pramila Vasantryao Kalbande had applied to the Civil Court for grant of heirship certificate. The Hon'ble 5th Jt.C.J.J.D, Amravati in RMJC No.1795/2018 has granted heirship certificate to abovenamed persons and accordingly, mutations have been effected in village form 6 vide ferfar dated 9/3/2019 in the names of Pralhad Wamanrao Bhongade, Malini Janardan Dhote and Pramila Vasantryao Kalbande.

Then I find that Malini Janardan Dhote and Pramila Vasantryao Kalbande have executed a relinquishment deed in favour of their brother Shri Pralhad Waman Bhongade on 23/4/2019 and the same is registered at Sr.No.1953 and by virtue of the said relinquishment deed, Shri Pralhad Waman Bhongade became sole and absolute owner of the said plot.

Then I find that Shri Pralhad Waman Bhongade has decided to develop the said property into a residential complex by constructing a multistoried building thereon, consisting of various self contained apartment and as he has no experience about the building construction activities, he has decided to entrust the entire work of development of the said property to YASH:SHRI ENGINEEERS & CONTRACTORS, through its Partner Shri Ram Madhukar Mahajan and for that purpose he has executed development agreement and power of attorney in favour YASH:SHRI ENGINEEERS & CONTRACTORS, through its Partner Shri Ram Madhukar Mahajan on 8/2/2021 and the same is registered at the Office of Sub-Registrar, Amravati at Sr.No.1058 & 1059 respectively and to both these documents, sons of Shri Pralhad Waman Bhongade, named, Praful Pralhadraro Bhongade, Pravin Pralhadraro Bhongade & Prashant Pralhadraro Bhongade are the consenting parties.





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Then I find that Shri Pralhad Wamanrao Bhongade, through his developer/POA holder YASH:SHRI ENGINEEERS & CONTRACTORS, through its Partner Shri Ram Madhukar Mahajan has decided to construct a residential apartment scheme upon the above mentioned plot and therefore, he has applied before A.D.T.P., Municipal Corporation, Amravati for sanction of building plan. The said building plan approved and sanctioned by Municipal Corporation, Amravati as per building permit No.119 dated 9/3/2021.

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 Shri Pralhad Wamanrao Bhongade, through his developer/POA holder YASH:SHRI ENGINEEERS & CONTRACTORS, through its Partner Shri Ram Madhukar Mahajan is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

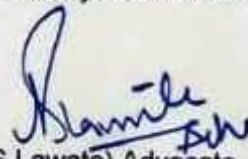
Owners of the land:-

- (1) Layout converted plot No.23, admeasuring 465.00 sq.mtrs. (5000 sq.ft.) from survey No.42/3 of Mouje Rajapeth, Pragane Badnera, Tq. & Distt.Amravati.
- (2) Qualifying comments/remarks if any – The owner has clear and marketable title.

3/- The report reflecting the flow of the title of the Shri Pralhad Wamanrao Bhongade, through his developer/POA holder YASH:SHRI ENGINEEERS & CONTRACTORS, through its Partner Shri Ram Madhukar Mahajan on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 25/3/2021


(K.S.Lawate) Advocate

(Stamp)

Adv. KAUSTUBH S. LAWATE
New Prabhat Colony,
Behind Hotel Rangoli Pearl,,
AMRAVATI PIN 444 607



Date:

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Letter Head

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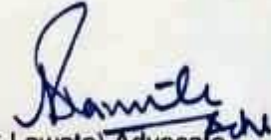
(Circular No.: 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7/12 extract as on date of application for registration dated 27/1/2021.
- 2) Mutation Entry No.23725
- 3) Search report for 30 years from 1992 till 2021 taken from Sub-Registrar' office at Amravati
- 4) Any other relevant title. N.A.
- 5) Litigations if any. No

Date: 25/3/2021


(K.S.Lawate) Advocate

(Stamp)

Adv. KAUSTUSH S. LAWATE
New Prabhat Colony,
Behind Hotel Rangoli Pearl,
AMRAVATI PIN 444 607.



CHALLAN
MTR Form Number-6



RN MH013683410202021E		BARCODE		Date 22/03/2021-19:53:37		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		Kaustubh Sudhakar Lawate	
Location PUNE							
Year 2020-2021 One Time				Flat/Block No.			
Account Head Details			Amount in Rs.		Premises/Building		
0030072201 SEARCH FEE			750.00		Road/Street		
					Area/Locality		
					Town/City/District		
					PIN		
					Remarks (If Any)		
Total			750.00		Amount In Words		Seven Hundred Fifty Rupees Only
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
						00040572021032295848 IK0BAYVVA5	
Cheque/DD No.				Bank Date		RBI Date	
						22/03/2021-07:55:34 23/03/2021	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		82 , 23/03/2021	

Department ID : 91635718
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सधर चलन "टाइप ऑफ पेमेंट" जाये नमुद कारणसालीय लागु आहे. इतर कारणसाली किंवा नोंदणी न करावयाच्या दस्तासाली लागु नाही.
 Mobile No. : 9422857292

MH013683410202021E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
25 Mar 2021	Receipt	Receipt no.: 1112002011
	Name of the Applicant :	Kaustubh Sudhakar Lawate
	Details of property of which document has to be searched :	Dist :Amravati Village :Raja Peth S.No/CTS No/G.No. : 42
	Period of search :	From :2002 To :2021
	Received Fee :	500
The above mentioned Search fee has been credited to government vide GRN no :MH013683410202021E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		