



CHALLAN
MTR Form Number-6



GRN	MH011282267202122E	BARCODE			Date	06/01/2022-13:50:22		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				AMT1_HQR SUB REGISTRAR AMRAVATI 1						Full Name																	
Location				AMRAVATI						ADV RAJENDRA S GAWALI																	
Year				2021-2022 From 01/01/1992 To 06/01/2022						Flat/Block No.																	
Account Head Details				Amount In Rs.		Premises/Building						SHEET NO. 18 PLOT NO. 5/4															
0030072201				SEARCH FEE		750.00		Road/Street						AREA - 1281.401 SQ.MT													
								Area/Locality						MOUJE - CAMP AMRAVATI													
								Town/City/District																			
								PIN								4		4		4		6		0		2	
								Remarks (If Any)																			
								SEARCH FEE FOR 30 YEARS																			
								Amount In						Seven Hundred Fifty Rupees Only													
Total						750.00		Words																			
Payment Details				STATE BANK OF INDIA						FOR USE IN RECEIVING BANK																	
Cheque-DD Details				Bank CIN						Ref. No.						00040572022010642639						CKS4665314					
Cheque/DD No.				Bank Date						RBI Date						06/01/2022-13:24:51						Not Verified with RBI					
Name of Bank				Bank-Branch						STATE BANK OF INDIA																	
Name of Branch				Scroll No. , Date						Not Verified with Scroll																	

Department ID : Mobile No. : 9420521897
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तांसाठी लागू नाही.

ADV. RAJENDRA S. GAWALI

Ex. Secretary Amravati district Bar Association
NOTARY, GOVERNMENT OF INDIA



ADV. NAINA R. GAWALI

Assistant public prosecutor,
Amravati

Resi. And Office- Sahkar Nagar Near New Cotton market, Amravati 444603
E.MAIL- rajendragawali5@gmail.com

FORMAT -A

(CIR. NO.28/2021)

To,

Maha Rera,

6&7th floor, Housefin Bhavan,

Plot No.C-21,E-Block,

BKC Bandra(E),

Mumbai-400051.

LEGAL TITLE REPORT

SUBJECT :-

Title clearance certificate with respect to Nazul plot no 5/4 total admeasuring 13993 sq. ft. (1281.401 sq.mt.) out of Nazul sheet 18/B of Mouje Camp Amravati , Pragane adnera , Tq. & Dist. Amravati.

 I have investigated the title of the said Nazul plot no 5/4 on the request of Sunshine Infratech through its Proprietor Mr. Pradnyakar Haridas Bhalekar (Promoter / Developer) R/o Gajanan Nagar Wadali, Amravati-444602. and the following documents as i.e.

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1. Description of Property.

All that piece and parcel of the land bearing Nazul plot no 5/4 total admeasuring 13993 sq. ft. (1281.401 sq.mt.) From out of Nazul sheet 18/B of Mouje Camp Amravati, Pragane -Badnera, Tq. & Dist. Amravati, situated in locality of Amravati within the limits of Amravati Municipal Corporation and within the jurisdiction of Sub-, Amravati City and having the boundaries as under-

Towards East : Court to Congress nagar road
Towards West : Nazul Plot No 6/1
Towards North : Nazul Plot No 5/3
Towards South : Nazul Plot No 6/1.

2. The Documents of Ownership of plot no.5/4 total admeasuring 13993 sq. ft. (1281.401 sq.mt.).

i. Copy of sale deed vide regd. no 2374 registered on 22.06.1968 in the name Vidharbha education society Vide Registration No F-4, Chaprasipura Amravati thorough its previous precedent of society Rajenrda Pandurangji Tajane.

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- ii. Copy of sale deed vide regd. no 3428 registered on in the name of Vidharbha Education Society, Vide Registration No F-4 through its previous President Mr. Rajenrda Pandurangji Tajane dated 05.07.2010.
- iii. Agreement to development and building construction in the name of Sunshine Infratech through its prop writer Mr. Pradnyakar Haridas Bhalekar vide regd. no 275 on 21.01.2020
- iv. Deed of correction Executed in the Agreement of development and building construction in the name of Sunshine Infratech through its prop writer Mr. Pradnyakar HaridaS Bhalekar vide regd. no 3490 on 02.12.2020.
- v. Copy of construction and map plan order vide no 186 by A.D.T.P. of Amravati Municipal Corporation.
- vi. Copy of P.R. Card Sheet no. 18/B Plot No.5/4 extract in the name of Vidharha Education Society, Vide Registration No F-4 in the year 2021
- vii. Affidavit executed by Vidharha Education Society, Vide Registration No F-4 through its present President

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Mr. Nilesh Pandurangji Tajane. Declaring that society is the present owner and possessor of Nazul plots no 5/4 of this scrutiny report and no any other charges and Encumbrances on it.

viii. Search report for 30 years from 1990 till 2021 vide receipt no MH0110282267202122E.

3. on perusal of the above mentioned documents and all other relevant document relating to the title of the said property i. e Nazul plots no 5/4.

I am of the opinion that title of owner is clear and marketable and without any encumbrance.

Owner of Land:-

All that piece and parcel of the land bearing Nazul plot no 5/4 total admeasuring 13993 sq. ft. (1281.401 sq.mt.) From out of Nazul sheet 18/B of Mouje Camp Amravati, Pragane -Badnera, Tq. & Dist. Amravati, situated in locality of Amravati within	Vidharha Education Society, Vide Registration No F-4 through its present President Mr. Nilesh Pandurangji Tajane.
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the limits of Amravati Municipal Corporation and within the jurisdiction of Sub-, Amravati City.	
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Qualifying comments/remarks if any

The title of Vidharha Education Society, Vide Registration No F-4 through its present President Mr. Nilesh Pandurangji Tajane is good, valid, marketable, clear and salable.

4. That reports reflecting the flow of the title of the owner Vidharha Education Society, Vide Registration No F-4 of Nazul plot no 5/4 is enclosed herewith as

Encl : Annexure

Date : 07.01.21


Adv. Rajendra S. Gawali

RAJENDRA S. GAWALI
NOTARY & ADVOCATE
Amravati (M.S., India)
And. No : 20288

ADV. RAJENDRA S. GAWALI

Ex. Secretary Amravati district Bar Association
NOTARY, GOVERNMENT OF INDIA



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Amravati

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ANNEXURE A -

That the Vidharbh Education Society, Vide Registration No F-4 of Nazul plot no 5/4 is enclosed herewith has purchase from the previous land owner Humantrao Naidu vide regd. no 2374 dated 22.06.1968 and sale deed vide regd. no 3428 dated 05.07.2010.

Format A

FLOW OF THE TITLE OF THE SAID LAND

1. Copy of sale deed vide regd. no 2374 registered on 22.06.1968 in the name Vidharbha education society Vide Registration No F-4, Chaprasipura Amravati thorough its previous precedent of society Rajenrda Pandurangji Tajane
2. Copy of sale deed vide regd. no 3428 registered on in the name of Vidharbha Education Society, Vide Registration No F-4 through its previous President Mr. Rajenrda Pandurangji Tajane dated 05.07.2010.
3. P.R Card issued by Sheet no. 18/B Plot No.5/4 Amravati extract of 2021.

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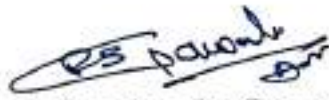
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4. Search report for 30 years from 1990 to 2021 taken from sub registered office Amravati no.1 videreceipt no MH0110282267202122E.(Attached Here).
5. Copy of agreement to development and building construction in the name of Sunshine Infratech through its prop writer Mr. Pradnyakar Haridas Bhalekar vide regd. no 275 on 21.01.2020.
6. Litigation if any - no

Date - 07.01.2022


Adv. Rajendra S. Gawali

RAJENDRA S. GAWALI
NOTARY & ADVOCATE
Amravati (M.S., India)
Regd. No : 20285