

V. G. Lakhotia

M.Com, L.L.B.

Advocate

Rajapeth, Badnera Road, Amravati - 444601.

Mo. 9422158240, 8483042974

**E-mail: vglakhotia1@gmail.com,
vglakhotia1@yahoo.co.in**

Dated - 27th May 2021

FORMAT- A

To,

MahaRERA

Housefin Bhavan,

Plot No. C-21, E-Block,

Bandra Kurla Complex, Bandra (E),

Mumbai - 410051

LEGAL TITLE REPORT

Subject : Title clearance certificate with respect to Nazul Plot No. 2/87, out of CTS/C.S./F.S. No. 40-C, situated at Mouje - Rajapeth, Taluka and District Amravati (hereinafter referred as the "said plot").

(1) I have investigated the title of the said plot on the request of owner **Sau. Pratibha Kamalkumar Malviya**, R/o. Sham Nagar, Amravati - 444606, and following documents

1) **Description of the property i.e. Plot.**

"Situate at **Mouje - Rajapeth**, Pragane - Badnera, Tq. & Dist. Amravati, within the jurisdiction of Sub Registrar, Amravati, within limits of Municipal Corporation of City of Amravati, out of **Nazul Sheet No. 40-C, Nazul Plot No. 2/87**, as per sale deed **admeasuring 4800 sq. ft. (445.93 sq. mtrs.)** [as per P.R. Card admeasuring 443.10 sq.mtrs.], in the area known as "Rukmini Nagar", the said plot is bounded as under :-

Towards East : Road,

Towards West : Service Lane,

Towards North : Road, and,

Towards South : House of Shri K. G. Deshmukh...."

2) The following documents of allotment of said plot have been verified :-

i) Sale Deed dated 06.08.1980, registered at Sr. No. 3016, with the office of the Sub Registrar, Amravati City, executed by Sau. Vimalbai Prempal Khurana, r/o. Amravati, in favour of (a) Shri Anandmohan Harikisanlal Chhabda, (b) Shri Harbhajanlal Harikisanlal Chhabda, (c) Shri Jagdishraj Harikisanlal Chhabda, (d) Shri Balraj Harikisanlal Chhabda, all R/o. Amravati, in respect of Nazul Plot No. 2/87.



(2)

- ii) Sale Deed dated 08.09.2011, registered at Sr. No. 3412, with the office of the Sub Registrar, Amravati City-2, executed by (a) Shri Anandmohan Harikisanlal Chhabda, (b) Shri Harbhajanlal Harikisanlal Chhabda, (c) Shri Jagdishraj Harikisanlal Chhabda, (d) Shri Balraj Harikisanlal Chhabda, all R/o. Amravati, in favour of Sau. Pratibha Kamalkumar Malviya, r/o. Amravati, in respect of Nazul Plot No. 2/87.
- 3) Property Record Card issued by Dy. Superintendent of Land Records, Amravati, dated 08.02.2021, bearing mutation entry no. 11896, dated 01.03.2012
- 4) Search report for 30 years from 1992 till 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 Owner / Promoter **Sau. Pratibha Kamalkumar Malviya**, R/o. Sham Nagar, Amravati - 444606, is clear, marketable and without any encumbrances.

Owner of the land :

- 1) **Sau. Pratibha Kamalkumar Malviya**, R/o. Sham Nagar, Amravati - 444606, alone owns Nazul Plot No. 2/87, out of CTS/C.S./F.S. No. 40-C.
- 2) No other comments/remarks is there on the said plot.

(3) The report reflecting the flow of the title of **Sau. Pratibha Kamalkumar Malviya**, R/o. Sham Nagar, Amravati - 444606 (owner / promoter) on the said land is enclosed herewith as annexure.

Encl. : Annexure

Date : 27.05.2021



V. G. Lakhota
V. G. Lakhota,
Advocate.

Dated - 27th May 2021

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) Property Record Card as on date of application for registration.
- 2) Mutation Entries No. (a) 5026, dated 26.02.1998, (b) 11896, dated 01.03.2012
- 3) Search report for 30 years from 1992 to 2021, Taken from Sub-Registrar office at Amravati, by paying requisite Fees, vide Receipt No. 1112037465, dated 26.05.2021 & GRN No. MH001526767202122P, dated 26.05.2021.
- 4) Other relevant title :
 - a) From perusal of all the title documents, it is observed that the Nazul Plot No. 2/87, out of Nazul Sheet No. 40-C was initially owned & possessed by Sau. Vimalbai Prempal Khurana, r/o. Amravati, having purchased the same vide Sale Deed dated 08.10.1977, regd. at Sr. No. 1879, with S.R.O. Amravati.
 - b) That Sau. Vimalbai Prempal Khurana, r/o. Amravati, sold the Nazul Plot No. 2/87, vide Sale Deed dated 06.08.1980, registered at Sr. No. 3016, with the office of the Sub Registrar, Amravati City, to (a) Shri Anandmohan Harikisanlal Chhabda, (b) Shri Harbhajanlal Harikisanlal Chhabda, (c) Shri Jagdishraj Harikisanlal Chhabda, (d) Shri Balraj Harikisanlal Chhabda, all R/o. Amravati.
 - c) That, (a) Shri Anandmohan Harikisanlal Chhabda, (b) Shri Harbhajanlal Harikisanlal Chhabda, (c) Shri Jagdishraj Harikisanlal Chhabda, (d) Shri Balraj Harikisanlal Chhabda, all R/o. Amravati, inturn sold the Nazul Plot No. 2/87, vide Sale Deed dated 08.09.2011, registered at Sr. No. 3412, with the office of the Sub Registrar, Amravati City-2, to Sau. Pratibha Kamalkumar Malviya, R/o. Sham Nagar, Amravati.
 - d) In view of the above said sequence of documents, Sau. Pratibha Kamalkumar Malviya, R/o. Sham Nagar, Amravati, became



(2)

the sole & absolute owner of Nazul Plot No. 2/87, out of Nazul Sheet No. 40-C.

e) That said owner namely Sau. Pratibha Kamalkumar Malviya, R/o. Sham Nagar, Amravati, intended to construct the building over the said plot.

5) Litigations if any : It is observed that there is no litigation pending in respect of said land / plot.

Date : 27.05.2021




V. G. Lakhota,
Advocate