P. U. Deshmukh
Advocate
Regd. No. MH-185 / 1980

Ph. 0721-2663232
M.: 99756 09717

OFFICE : Near Dr. Belsare's Hospital, Khaparde Garden, Camp, AMRAVATI

Ref. No. .....

Date : .....

FORMAT – A

(Circular No.:- 28/2021)

To

Maha RERA

Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to amalgamated plot No.12,13, total admeasuring 522.87 sq.mtrs. (5312.35 sq.ft.) from field survey No.161/2 of Mouje Rahatgaon, Pragane Nandgaon Peth, 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 Manisha Builders & Developers, through its Prop.Sau.Manisha Anantkumar Lingot, r/o Flat No.201, Govind Tower, Vidtyut Nagar, V.M.V., Amravati and following documents i.e. :-

1) **Description of the property**:-

A) "Amalgamated **plot No.12,13**, total admeasuring **522.87 sq.mtrs. (5312.35 sq.ft.)** from field survey No.161/2 of Mouje Rahatgaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati, converted as per Rev.Case No.NAP-34/Rahatgaon-200/2014-2015 dated 11/9/2015, situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: 12 mtr. wide road;

Towards West: Plot Nos.11-A & 11-B in this layout;

Towards North: House in Medical Colony;

Towards South: 9 mtr. wide road."

B) "T.D.R. rights, admeasuring 2500 sq.mtrs. from TDR certificate issued by the Amravati Municipal Corporation vide Folio No.AMC/ADTP/TDR/155/2021 dated 30/11/2021, certificate No.155 from field survey No.295/1-Part of Mouje Badnera, Pragane Badnera, Tq. & Distt.Amravati."

2) **The documents of allotment of plot**.

1. Copy of N.A.Order alongwith layout plan dated 11/9/2015
2. Copy of amalgamation plan dated 17/9/2016.
3. Copy of revenue order after amalgamation dated 10/11/2016.
4. Copy of registered sale deed dated 6/12/2016.
5. Copy of registered sale deed dated 8/12/2021.

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6. Copy of registered sale deed of TDR dated 27/12/2021.

7. Copy of Gaon Namuna 7.

8. Copy of building plan dated 25/2/2022.

3) Gaon Namuna 7 issued by Revenue Authority, Amravati vide mutation entry No.46297.

4) **Search report for 30 years from 1993 till 2022:-**

Upon verification of the Index-II register and Revenue Records I find that the field survey No.161/2, out of which 1 Hec. 07.50 R of Mouje Rahatgaon was jointly owned and possessed by Shri Pradeep Balwant Shingore, Smt.Anjali Dilip Shingore, Shri Parikshit Dilip Shingore & Smt.Meenal Pradeep Shingore, all r/o Camp, Amravati for the period relevant to this search report.

Thereafter I find that Shri Pradeep Balwant Shingore, Smt.Anjali Dilip Shingore, Shri Parikshit Dilip Shingore & Smt.Meenal Pradeep Shingore have jointly applied before Hon'ble Collector, Amravati for conversion of said field from agriculture into non-agriculture i.e. for residential user. Accordingly, the Competent Revenue Authority has granted permission for conversion of the said field as per Rev.Case No.NAP-34/Rahatgaon-200/2014-2015 vide order dated 11/9/2015.

I further find that after conversion of the said field, Sau.Meenal Pradeep Shingore has executed a registered general power of attorney in favour of her husband Shri Pradeep Balwant Shingore on 5/10/2015 registered at Sr.No.2192 & Smt.Anjali Dilip Shingore has also executed a general power of attorney in favour of her son Shri Parikshit Dilip Shingore on 5/10/2015 registered at Sr.No.2195.

I further find that after conversion of the said fields, Shri Pradeep Balwant Shingore, Smt.Anjali Dilip Shingore, Shri Parikshit Dilip Shingore & Smt.Meenal Pradeep Shingore have jointly applied before A.D.I.P., Municipal Corporaiton, Amravati for amalgamation of the plot nos.12-A, 12-B, 13-A & 13-B, total admeasuring 522.87 sq.mtrs. (5312.35 sq.ft.). The said amalgamation approved and sanctioned by the A.D.I.P., M.C., Amravati as per order No.1072 dated 17/9/2016. That as per the sanctioned amalgamation plan by A.D.I.P., Amravati, the aforesaid plots amalgamated as plot nos.12, 13, total admeasuring 522.87 sq.mtrs. (5312.35 sq.ft.). After sanction of the aforesaid amalgamation, the conversion of the said plots also approved & sanctioned by the Revenue Authority i.e. Hon'ble Collector, Amravati on 10/11/2016 in Rev.Case No.NAP-34/Rahatgaon-46/2016-2017.

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Thereafter I find that the amalgamated plot nos.12, 13, total admeasuring 522.87 sq.mtrs. (5312.35 sq.ft.) came to be purchased by Shree Gajanan Associates, through its Partners Shri Pravin Sahebrao Mahalle, Shri Subhash Gulabchand Agrawal, Sau.Pratiksha Pravin Mahalle & Sau.Minakshi Subhash Agrawal from Shri Pradeep Balwant Shingore for himself and for POA of Smt.Meenal Pradeep Shingore & Shri Parikshit Dilip Shingore for himself and for POA of Smt.Anjali Dilip Shingore by way of registered sale deed dated 6/12/2016 registered with Sub-Registrar Office, Amravati at Sr.No.3727/2016 and its name has been recorded in Gaon Namuna 6/2 vide mutation entry No.32075 dated 23/1/2017.

Then I find that Shree Gajanan Associates, through its Partners Shri Pravin Sahebrao Mahalle, Shri Subhash Gulabchand Agrawal, Sau.Pratiksha Pravin Mahalle & Sau.Minakshi Subhash Agrawal had obtained loan from State Bank of India, SME Branch, Amravati by depositing its original title deeds. That the said loan has been repaid by them and the charge of the said loan has been deleted from Gaon Namuna 7 of the property under reference.

Now I find that Shree Gajanan Associates, through its Partners Shri Pravin Sahebrao Mahalle, Shri Subhash Gulabchand Agrawal, Sau.Pratiksha Pravin Mahalle & Sau.Minakshi Subhash Agrawal has sold the aforesaid plot No.12,13, admeasuring 522.87 sq.mtrs. (5312.35 sq.ft.) to Manisha Builders & Developers, through its Prop.Sau.Manisha Anantkumar Lingot vide registered sale deed dated 8/12/2021, which is registered at Sr.No.6430/2021.

Since then Manisha Builders & Developers, through its Prop.Sau.Manisha Anantkumar Lingot became full and absolute owner of the said plot and its name has been recorded in Gaon Namuna 7 vide ferfar No.46297.

Besides the aforesaid plot I find that Manisha Builders & Developers, through its Prop.Sau.Manisha Anantkumar Lingot has purchased T.D.R. rights, admeasuring 2500 sq.mtrs. from TDR certificate issued by the Amravati Municipal Corporation from field survey No.295/1-Part from Priya Pravin Maloo, through POA Varun Pranam Maloo, through POA Shri Manoj Radhavallabhji Bhattad & Shri Suraj Ashokkumar Talda (HUF) as per registered sale deed dated 27/12/2021, which is registered at Sr.No.4598/2021.

I further find that Manisha Builders & Developers, through its Prop.Sau.Manisha Anantkumar Lingot has started development of the above plot no.12,13 and she has decided to construct a residential building upon it. Accordingly, the building plan of the scheme has been submitted by her before the Assistant Director of Town Planning of Municipal Corporation, Amravati. The said building plan approved and sanctioned by the

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Municipal Authority as per building permit No.733 dated 25/2/2022 and she has declared the scheme by name & styled as "Jaee Residency-2"

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 Manisha Builders & Developers, through its Prop.Sau.Manisha Anantkumar Lingot is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land:-

(1) Manisha Builders & Developers, through its Prop.Sau.Manisha Anantkumar Lingot is the owner of amalgamated **plot No.12,13**, total admeasuring **522.87 sq.mtrs. (5312.35 sq.ft.)** from field survey No.161/2 of Mouje Rahatgaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati, converted as per Rev.Case No.NAP-34/Rahatgaon-200/2014-2015 dated 11/9/2015, situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: 12 mtr. wide road;
Towards West: Plot Nos.11-A & 11-B in this layout;
Towards North: House in Medical Colony;
Towards South: 9 mtr. wide road.

(2) Qualifying comments/remarks if any – The owner has clear and marketable title.

3/- The report reflecting the flow of the title of Manisha Builders & Developers, through its Prop.Sau.Manisha Anantkumar Lingot on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 8/3/2022

(P.U.Deshmukh) Advocate

(Stamp)