



Ref. No. :

Date :

FORMAT -A
(Circular No. 28 /2021)**To,**
Maha RERA**LEGAL TITLE REPORT**

Sub : Title clearance certificate with respect of Layout plot No. 40 total admeasuring 3506 sq.ft. (325.86 sq.mtr.) from Survey no. 46/2, situated at Hariom Colony, Near Hollywood Colony, Kathora Road, Amravati, of Mouje- Shegaon, Taluka/ District Amravati (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **Agarkar Builders & Developers through Partner Shri. Pralhad Yashwantrao Agarkar and others, R/o, Amravati** (Name of owner / promoter) and following documents i.e.:-

1) Description of the property :-

Layout plot No. 40, total admeasuring 3506 sq.ft. (325.86 sq.mtr.) from Survey no. 46/2 of Mouje-Shegaon, Pragane- Nandgaon peth, Tq. & Dist. Amravati, situated at Locality popularly known as Hariom Colony, Near Hollywood Colony, Kathora Road, Amravati, in the Registration Sub-District of Amravati. the same is bounded as under :

Towards East	:	Service lane
Towards West	:	Layout Road
Towards North	:	Others place
Towards South	:	Plot No. 41

Situated within the limits of Municipal Corporation Amravati.

2) The documents of plot :-

- 1) Sale deed dated 04/06/2021, Registered with Sub-Registrar office, Amravati city-2, at Sr. no. 2437 executed in favour of **Agarkar Builders & Developers through Partner Shri. Pralhad Yashwantrao Agarkar, Sau. Savita Pralhad Agarkar, Shri. Pawan Pralhad Agarkar & Shri. Shubham Pralhad Agarkar..**
- 2) Gaon namuna 7/12 issued by Revenue authority i.e. Talathi of Mouje- Shegaon, Amravati, dated 15/03/2022.
- 4) Search report for 30 years from 1993 till 2022



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..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 following owner/promoter is clear, marketable and without any encumbrances.

Owners of the land

Agarkar Builders & Developers through Partner Shri. Pralhad Yashwantrao Agarkar, Sau. Savita Pralhad Agarkar, Shri. Pawan Pralhad Agarkar & Shri. Shubham Pralhad Agarkar

1) Layout plot No. 40, total admeasuring 3506 sq.ft. (325.86 sq.mtr.) from Survey no. 46/2.

2) Qualifying comments /remarks if any :- Title is clear

3) The report reflecting the flow of the title of the owner /promoter and developer on the said land is enclosed herewith as annexure .

Encl. Annexure

- 1) Sale deed dated 04/06/2021, Registered with Sub-Registrar office, Amravati city-2, at Sr. no. 2437 executed in favour of Agarkar Builders & Developers through Partner Shri. Pralhad Yashwantrao Agarkar, Sau. Savita Pralhad Agarkar, Shri. Pawan Pralhad Agarkar & Shri. Shubham Pralhad Agarkar.
- 2) Gaon namuna 7/12 issued by Revenue authority i.e. Talathi of Mouje- Shegaon, Amravati, dated 15/03/2022.
- 3) Copy of approved building plan, as per permit No. 720, dated 16/02/2022, issued by ADTP of Municipal Corporation, Amravati.

(Ajay S. Ingle)

Advocate

Place : Amravati

Date : 17/03/2022

Seal & Signature of the Advocate

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अरन2-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड अजय एस. इंगळे

वर्णन अर्ज क्र. 612/2022, मौजे शेगांव, सर्व्हे नं 46/2, प्लॉट नं 40, सन 1993 ते 2022, 30 वर्षे

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Amaravati II

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

सह दुय्यम निबंधक
अमरावती