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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 layout converted plot No.3, admeasuring 222.97 sq.mtrs. (2400 sq.ft.) from field survey No.12/2-C & 34 of Mouje Shegaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati (hereinafter referred as the said plot")

I have investigated the title of the said plot on the request of A.B.Associates, a Partnership Firm, through its Partners Shri Abhijeet Rajabhau Abdeo & Shri Rohal Tukaramji Bantey, both r/o Amravati and following documents i.e. :-

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

"Layout converted **plot No.3**, admeasuring **222.97 sq.mtrs. (2400 sq.ft.)** from field survey No.12/2-C & 34 of Mouje Shegaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati, converted as per Rev.Case No.NAP-34/Shegaon-134/1982-83 dated 9/9/1983, situated within the limits of Amravati Municipal Corporation. The common boundaries of the plots are as under:-

Towards East: Plot No.2;
Towards West: Plot No.4;
Towards North: Service lane;
Towards South: Road."

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

1. Copy of N.A.Order alongwith layout plan dated 9/9/1983.
2. Copy of registered sale deed dated 28/6/1989 at Sr.No.Chha.2729.
3. Copy of registered sale deed dated 10/11/1982 at Sr.No.5066.
4. Copy of registered sale deed dated 8/2/1993 at Sr.No.252.
5. Copy of registered sale deed dated 13/2/2023 at Sr.No.754

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6. Copy of Gaon Namuna 7 dated 10/4/2023.

7. Copy of building plan dated 19/7/2022.

3) Gaon Namuna 7 issued by Revenue Authority, Amravati vide mutation entry No.31598.

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

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 A.B.Associates, through its Partners Shri Abhijeet Rajabhau Abdeo & Shri Rohal Tukaramji Bantey is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owner of the land:-

"Layout converted **plot No.3**, admeasuring **222.97 sq.mtrs. (2400 sq.ft.)** from field survey No.12/2-C & 34 of Mouje Shegaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati, converted as per Rev.Case No.NAP-34/Shegaon-134/1982-83 dated 9/9/1983, situated within the limits of Amravati Municipal Corporation. The common boundaries of the plots are as under:-

Towards East: Plot No.2;
Towards West: Plot No.4;
Towards North: Service lane;
Towards South: Road."

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

3/- The report reflecting the flow of the title of A.B.Associates, through its Partners Shri Abhijeet Rajabhau Abdeo & Shri Rohal Tukaramji Bantey on the said land is enclosed herewith as annexure.

Encl : Annexure

Date: 26/4/2023

(P.U.Deshmukh) Advocate

(Stamp)

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FLOW OF THE TITLE OF THE SAID LAND

Upon verification of the Index-II register and Revenue Records I find that the original field survey No.12/2-C, admeasuring 2 Acres 3½ Gunthe & field survey No.34, admeasuring 7 Acres of Mouje Shegaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati was owned and possessed by Chhaganlal & Company, Amravati through its Partner Shri Chhaganlal Chiranjilal Agrawal & Shri Kisanlal Baccharaj Vyas, both r/o Amravati for the period relevant to this search report

Thereafter I find that Chhaganlal & Company, Amravati through its Partner Shri Chhaganlal Chiranjilal Agrawal & Shri Kisanlal Baccharaj Vyas have jointly decided to convert their aforesaid respective fields from agriculture into non-agriculture i.e. for residential user. Accordingly, the joint layout conversion case has been prepared and it was submitted by the abovenamed field owners before Hon'ble S.D.O., Amravati for its conversion. That the said conversion proceeding was registered as Rev.Case No.NAP-34/Shegaon134/1982-83. That after making inquiry, the Hon'ble S.D.O., Amravati has granted permission for conversion of the said fields as per vide order dated 9/9/1983.

I further find that out of the aforesaid layout, a layout converted plot No.3, admeasuring 222.97 sq.mtrs. (2400 sq.ft.) alongwith various plots initially came to be purchased by Proposed Ashiyad Sahakari Gruh Nirman Sanstha Maryadit, Shegaon, through its Chief Promoter Shri Nandkishor Nandlal Handa from layout owner vide registered sale deed dated 27/3/1984 and it was registered with Sub-Registrar Office, Amravati.

Thereafter I find that Proposed Ashiyad Sahakari Gruh Nirman Sanstha Maryadit, Shegaon, through its Chief Promoter Shri Nandkishor Nandlal Handa has sold the said plot No.3 to Sau.Rajani Arunkumar Mahajan vide registered sale deed dated 28/6/1989, which was registered with S.R.O., Amravati at Sr.No.Chha.2729.

Then I find that the said plot further purchased by Shri Marotrao Lataruji Bantey from Sau.Rajani Arunkumar Mahajan vide registered sale deed dated 8/2/1993, which was registered with S.R.O., Amravati at Sr.No.252/1993.

Lastly I find that the plot under reference came to be purchased by **A.B.Associates, a Partnership Firm, through its Partners Shri Abhijeet**

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Rajabhau Abdeo & Shri Rohal Tukaramji Bantey from **Shri Marotrao Lataruji Bantey** vide registered sale deed dated 13/2/2023, which is registered with S.R.O., Amravati at Sr.No.754/2023.

Since then A.B.Associates, a Partnership Firm, through its Partners Shri Abhijeet Rajabhau Abdeo & Shri Rohal Tukaramji Bantey became full and absolute owner of the plot No.3 and its name has been recorded in Gaon Namuna 7 as per mutation entry No.31598.

I further find that A.B.Associates, through its Partners Shri Abhijeet Rajabhau Abdeo & Shri Rohal Tukaramji Bantey has decided to make construction of the multistoried building upon the said plot No.3. Accordingly, a building plan of apartment scheme was prepared by the said firm and then they have submitted the said building plan before A.D.T.P., Municipal Corporation, Amravati for its sanction. That the Municipal Authority has gone through the said map and approval has been granted by A.D.T.P., M.C., Amravati as per order No.DDMCA/B/2022/APL/01122 dated 19/7/2022.

(P.U.Deshmukh) Advocate

(Stamp)

Adv. P. U. DESHMUKH
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