



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 **Nazul plot No.591,**
admeasuring 5749.06 sq.ft. (534.3 sq.mtrs.) from Nazul Sheet
No.31 of Mouje Shegaon, 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 Shri Pravin Sahebrao Mahalle, r/o Su-sanyog Colony, Amravati, Tq. & Distt.Amravati and following documents i.e. :-

1) Description of the property:-

1) "Nazul plot No.591, admeasuring 5749.06 sq.ft. (534.3 sq.mtrs.) from Nazul Sheet No.31 of Mouje Shegaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: Service lane & plot No.593;

Towards West: Road;

Towards North: Another's plot;

Towards South: Road."

2) "T.D.R. rights, admeasuring 1215 sq.mtrs. from TDR certificate issued by the Amravati Municipal Corporation vide Folio No.AMC/ADTP/TDR/178/2023 dated 13/3/2023, certificate No.178 from field survey No.42/4-B of Mouje Akoli, Pragane Badnera, Tq. & Distt.Amravati."

2) The documents of allotment of plot.

1. Original registered sale deed dated 29/10/2021 at Sr.No.3971/2021.
2. Original registered sale deed dated 27/12/2022 at Sr.No.7851/2022.



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3. Certified copy of P.R.Card dated 27/3/2023.

4. Original Building construction plan dated 3/5/2023.

3) P.R.Card issued by Taluka Inspector Land Records, Amravati vide mutation entry No.350 dated 25/3/2023.

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 **Shri Pravin Sahebrao Mahalle** is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owner of the land:-

1) "Nazul plot No.591, admeasuring 5749.06 sq.ft. (534.3 sq.mtrs.) from Nazul Sheet No.31 of Mouje Shegaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: Service lane & plot No.593;

Towards West: Road;

Towards North: Another's plot;

Towards South: Road."

2) "T.D.R. rights, admeasuring 1215 sq.mtrs. from TDR certificate issued by the Amravati Municipal Corporation vide Folio No.AMC/ADTP/TDR/178/2023 dated 13/3/2023, certificate No.178 from field survey No.42/4-B of Mouje Akoli, Pragane Badnera, Tq. & Distt.Amravati."

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

3/- The report reflecting the flow of the title of **Shri Pravin Sahebrao Mahalle** on the said land is enclosed herewith as annexure.

Encl : Annexure

Date: 12/5/2023

(P.U.Deshmukh) Advocate

(Stamp)

Adv. P. U. DESHMUKH
AMRAVATI
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FLOW OF THE TITLE OF THE SAID LAND

Upon verification of the Index-II register and Nazul Records I find that the Nazul Sheet No.31, out of nazul plot No.591, total admeasuring 534.30 sq.mtrs. (5749.06 sq.ft.) of Mouje Shegaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati was originally owned and possessed by Shri Anil Wasudeo Pande, r/o Amravati for the period relevant to this search report

Thereafter I find that in the year 2015, the aforesaid plot was agreed to be purchased by Shri Gaurav Subhash Wankhade from Shri Anil Wasudeo Pande, r/o Hingana, Nagpur as per agreement to sell dated 19/10/2015. At the time of execution of agreement, the total consideration of the plot of Rs.52,90,000/- was paid by Shri Gaurav Subhash Wankhade to Shri Anil Wasudeorao Pande. Therefore, as per the terms of agreement, Shri Anil Wasudeorao Pande should have executed the sale deed of the said plot in favour of Shri Gaurav Subhash Wankhade. But after receipt of the sale consideration, Shri Anil Wasudeo Pande was avoiding to execute the sale deed of the plot in the name of Shri Gaurav Subhash Wankhade. Therefore, after refusal for execution of the sale deed of the above plot, Shri Gaurav Subhash Wankhade had filed a Spl.C.S.No.112/2018 against Shri Anil Wasudeo Pande for specific performance of contract. After filing of the said suit, suit summon was duly served on Shri Anil Wasudeo Pande through Court. But after service of the suit summon, Shri Anil Wasudeo Pande has not attended the Court and he remained absent and hence the Court has passed the exparte order against him.

Thereafter I find that in the aforesaid suit, the Hon'ble 7th Joint Civil Judge, Senior Division, Amravati has decided the said suit on merit and accordingly, a judgment and decree was passed in favour of Shri Gaurav Subhash Wankhade and against Shri Anil Wasudeo Pande on 17/6/2020. As per the said judgment, the Hon'ble Civil Judge, Sr.Dn., Amravati has directed to Shri Anil Wasudeo Pande to execute the sale deed of the plot within a period of one month from the date of order i.e. upto 17/7/2020. Even though the direction for execution of the sale deed was given by the Civil Court, Shri Anil Wasudeo Pande has not executed the sale deed of the plot in the name of Shri Gaurav Subhash Wankhade and hence Shri Gaurav Subhash Wankhade has filed Spl.Execution No.17/2020 in the Court of 7th Jt.C.J.S.D., Amravati, as Shri Anil Wasudeo Pande is avoiding to execute the sale deed of the plot as per judgment passed by the Hon'ble Court on 17/6/2020 and hence he prayed that the Hon'ble



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Court be directed to execute the sale deed of the plot through Court on behalf of Shri Anil Wasudeo Pande in favour of Shri Gaurav Subhash Wankhade. Accordingly, the Hon'ble Court has directed to Assistant Superintendent, Civil Court, Amravati by name Shri Dnyaneshwar Ramchandra Rangari to execute the sale deed of the plot, which was subject matter of the Spl.C.S.No.112/2008 (Gaurav ..Vrs.. Anil) decided on 17/6/2020 in the name of Shri Gaurav Subhash Wankhade. Therefore, as per direction of the Court, the Assistant Superintendent, Civil Court, Amravati has executed a registered sale deed of nazul sheet No.31, plot No.591, admeasuring 534.30 sq.mtrs. (5749.06 sq.ft.) in favour of Shri Gaurav Subhash Wankhade and registered sale deed of the plot was executed on 29/10/2021, registered at Sr.No.3971/2021.

Thus as stated above, Shri Gaurav Subhash Wankhade became full and absolute owner of the aforesaid plot and his name has been recorded in P.R.Card as per mutation entry No.39 dated 17/12/2021.

Thereafter I find that now the aforesaid plot bearing No.591 has purchased by **Shri Pravin Sahebrao Mahalle** from **Shri Gaurav Subhash Wankhade** as per registered sale deed dated 27/12/2022, which is registered at Sr.No.7851/2022 and accordingly, as per the said sale deed, the name of Shri Pravin Sahebrao Mahalle has been recorded in P.R.Card as per mutation entry No.350 dated 25/3/2023.

Thus Shri Pravin Sahebrao Mahalle became full and absolute owner of the above plot and he is in possession of the said plot as a recorded owner thereof.

I further find that Shri Pravin Sahebrao Mahalle has decided to make construction of the multistoried building upon the said nazul plot No.591. Accordingly, a building plan of apartment scheme was prepared by him and 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 granted permission as per order No.AMC/ADTP/122/2023 dated 3/5/2023.

(P.U.Deshmukh) Advocate

(Stamp)

Adv. P. U. DESHMUKH
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