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Dated - 29th May, 2023

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. 3/3, out of Nazul Sheet No. 49-D, situated at Mouje - Tarkheda, Taluka and District Amravati (hereinafter collectively referred as the "said plot").

(1) I have investigated the title of the said plots on the request of owner **Shri Govinda Developers, through partners (i) Aman Subhash Talda,** R/o. Kanwar Nagar, Amravati - 444606 & **(ii) Deepak Rameshlal Godwani**, R/o. Suraj Nagar, Amravati - 444606, & following documents :-

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

"All that piece and parcel of land situated at **Mouja - Tarkheda**, Pragane - Badnera, Tq. & Dist.- Amravati, within the limits of Municipal Corporation of City of Amravati, and within the jurisdiction of Sub Registrar, Amravati, bearing **Nazul Sheet No. 49-D, Nazul Plot No. 3/3, admeasuring 931.23 sq. mtrs. (10,020 sq. ft.)** [as per P.R. Card admeasuring 1078 sq. mtrs.], which is bounded as under :-

East - Morshi Road & Western side of Krushna Complex,

West - Residence of Shri G. M. Agrawal & Service Line,

North - Govt. Road towards Morshi Road to Shrikrushna Peth & thereafter Compound Wall of I.T.I.,

South - Krushna Complex & Open Space of Shri G. M. Agrawal..."

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

i) Sale Deed dated 12.03.1975, regd. at sr. no. 695, with the office of Sub-Registrar, Amravati Camp, executed by Shri Krushnakumar Narayanrao Deshmukh, r/o. Amravati, in favour of Smt. Suvarnmala Rajendra Salvi, r/o. Dadar, Mumbai, in respect of Nazul Sheet No. 49-D, Nazul Plot No. 3/3 (part).

ii) Sale Deed dated 03.07.1979, regd. at sr. no. 2717, with the office of Sub-Registrar, Amravati Camp, executed by Shri Krushnakumar Narayanrao Deshmukh, r/o. Amravati, in favour of Smt. Suvarnmala Rajendra Salvi, r/o. Dadar, Mumbai, in respect of Nazul Sheet No. 49-D, Nazul Plot No. 3/3 (part).

iii) Sale Deed dated 11.06.1984, regd. at sr. no. 4122, with the office of Sub-Registrar, Amravati Camp, executed by Shri Krushnakumar Narayanrao Deshmukh, r/o. Amravati, in favour of Smt. Suvarnmala Rajendra Salvi, r/o. Dadar, Mumbai, in respect of Nazul Sheet No. 49-D, Nazul Plot No. 3/3 (part).

iv) Sale Deed dated 07.10.2008, regd. at sr. no. 1417, with the office of Sub-Registrar, Amravati City-3, executed by Smt. Suvarnmala Rajendra Salvi, r/o. Dadar, Mumbai, in favour of M/s. Kamat Hotels (India) Ltd., through Director Shri Vishal Vitthal Kamat, r/o. Mumbai, in respect of Nazul Sheet No. 49-D, Nazul Plot No. 3/3 (entire plot).

v) Agreement for Sale, dated 05.10.2011, regd. at sr. no. 5078, with the office of Sub-Registrar, Amravati City-1, executed by M/s. Kamat Hotels (India) Ltd., through Authorised Officer Shri Ramesh Narayan Shanbhag, r/o. Mumbai, in favour of Sainath Vidarbha Enterprises Pvt. Ltd., through Director Shri Satish Khatumal Talreja, r/o. Amravati, in respect of Nazul Sheet No. 49-D, Nazul Plot No. 3/3 (entire plot).



vi) Sale Deed dated 16.01.2012, regd. at sr. no. 0231, with the office of Sub-Registrar, Amravati City-1, executed by M/s. Kamat Hotels (India) Ltd., through Authorised Officer Shri Prabhakar Vitthal Shetti, r/o. Mumbai, in favour of Sainath Vidarbha Enterprises Pvt. Ltd., through Director Shri Satish Khatumal Talreja, r/o. Amravati, in respect of Nazul Sheet No. 49-D, Nazul Plot No. 3/3 (entire plot).

vii) Sale Deed dated 03.04.2023, regd. at sr. no. 1834, with the office of Sub-Registrar, Amravati City-2, executed by Sainath Vidarbha Enterprises Pvt. Ltd., through Director Shri Satish Khatumal Talreja, r/o. Amravati, in favour of Shri Govinda Developers through partners (a) Aman Subhash Talda, r/o. Kanwar Nagar, Amravati, (b) Deepak Rameshlal Godwani, r/o. Suraj Nagar, Amravati, in respect of Nazul Sheet No. 49-D, Nazul Plot No. 3/3 (entire plot).

3) Property Record Card, dated 25.05.2023, showing ownership of Shri Govinda Developers through partners (a) Aman Subhash Talda, r/o. Kanwar Nagar, Amravati, (b) Deepak Rameshlal Godwani, r/o. Suraj Nagar, Amravati, issued by Dy. Superintendent of Land Records, Amravati, in respect of Nazul Plot No. 3/3.

4) N.A. Tax Receipt of Rs.22,055/-, dated 2.05.2023, bearing receipt no. 0664575, issued by Nazul Officer, Amravati.

5) Search report for 30 years from 1994 till 2023.

(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 **Shri Govinda Developers, through partners (i) Aman Subhash Talda,** R/o. Kanwar Nagar, Amravati - 444606 & **(ii) Deepak Rameshlal Godwani**, R/o. Suraj Nagar, Amravati - 444606, have clear, marketable and without any encumbrances.

Owner of the land :

1) **Shri Govinda Developers, through partners (i) Aman Subhash Talda,** R/o. Kanwar Nagar, Amravati - 444606 & **(ii) Deepak Rameshlal Godwani**, R/o. Suraj Nagar, Amravati - 444606, owns Nazul Plot No. 3/3, out of CTS/C.S./Nazul Sheet No. 49-D.

2) No other comments/remarks is there on the said plot.

(3) The report reflecting the flow of the title of **Shri Govinda Developers, through partners (i) Aman Subhash Talda,** R/o. Kanwar Nagar, Amravati - 444606 & **(ii) Deepak Rameshlal Godwani**, R/o. Suraj Nagar, Amravati - 444606 (owner / promoter) on the said land is enclosed herewith as annexure.

Encl. : Annexure

Date : 29.05.2023

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Dated - 29th May, 2023

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) 7 /12 extract as on date of application for registration.

2) Mutation Entry No. 11, dated 25.05.2023.

3) Search report for 30 years from 1994 to 2023, Taken from Sub-Registrar office at Amravati, by paying requisite Fees of Rs. 750/-, vide GRN No. MH002606234202324P, dated 26.05.2023.

4) Other relevant title :

a) From perusal of all the title documents, it is observed that Nazul Sheet No. 49-D, Nazul Plot No. 3/3, admeasuring 10,020 sq.ft. (931.23 sq.mtrs.) was previously owned and possessed by Shri Krushnakumar Narayanrao Deshmukh, r/o. Amravati.

b) That Shri Krushnakumar Narayanrao Deshmukh, r/o. Amravati, sold the entire Nazul Plot No. 3/3, admeasuring 10,020 sq.ft. (931.23 sq.mtrs.), out of Nazul Sheet No. 49-D, vide three different sale deeds i.e. (i) Sale Deed dated 12.03.1975, regd. at sr. no. 695, (ii) Sale Deed dated 03.07.1979, regd. at sr. no. 2717, & (iii) Sale Deed dated 11.06.1984, regd. at sr. no. 4122, to Smt. Suvarnmala Rajendra Salvi, r/o. Dadar, Mumbai.

c) That Smt. Suvarnmala Rajendra Salvi, r/o. Dadar, Mumbai, again sold the Nazul Sheet No. 49-D, Nazul Plot No. 3/3, admeasuring 931.23 sq. mtrs. (10,020 sq. ft.) [as per P.R. Card admeasuring 1078 sq. mtrs. (11,605.74 sq. ft.)], vide Sale Deed dated 07.10.2008, regd. at sr. no. 1417, with the office of Sub-Registrar, Amravati City-3, to M/s. Kamat Hotels (India) Ltd., through Director Shri Vishal Vitthal Kamat, r/o. Mumbai.

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d) That M/s. Kamat Hotels (India) Ltd., through Authorised Officer Shri Ramesh Narayan Shanbhag, r/o. Mumbai, initially agreed to sale the said property, vide Agreement for Sale, dated 05.10.2011, regd. at sr. no. 5078, to Sainath Vidarbha Enterprises

Pvt. Ltd., through Director Shri Satish Khatumal Talreja, r/o. Amravati

That M/s. Kamat Hotels (India) Ltd., through Authorised Officer Shri Prabhakar Vitthal Shetti, r/o. Mumbai, sold the same vide Sale Deed dated 16.01.2012, regd. at sr. no. 0231, with the office of Sub-Registrar, Amravati City-1, to Sainath Vidarbha Enterprises Pvt. Ltd., through Director Shri Satish Khatumal Talreja, r/o. Amravati.

e) That Sainath Vidarbha Enterprises Pvt. Ltd., through Director Shri Satish Khatumal Talreja, r/o. Amravati, inturn sold the said property vide Sale Deed dated 03.04.2023, regd. at sr. no. 1834, with the office of Sub-Registrar, Amravati City-2, to Shri Govinda Developers through partners (a) Aman Subhash Talda, r/o. Kanwar Nagar, Amravati, (b) Deepak Rameshlal Godwani, r/o. Suraj Nagar, Amravati.

f) That the owner Shri Govinda Developers through partners (a) Aman Subhash Talda, r/o. Kanwar Nagar, Amravati, (b) Deepak Rameshlal Godwani, r/o. Suraj Nagar, Amravati, intended to construct the building over the said plot.

g) In view of the above said sequence of documents, Shri Govinda Developers, through partners (i) Aman Subhash Talda, (ii) Deepak Rameshlal Godwani, all R/o. Amravati, became the sole & absolute owner of Nazul Sheet No. 49-D, Nazul Plot No. 3/3.

h) That Shri Govinda Developers, through partners (i) Aman Subhash Talda, (ii) Deepak Rameshlal Godwani, all R/o. Amravati, intended to sanction the building map from Amravati Municipal Corporation, for construction of multistoried building over the said plot.

i) That owner has cleared the N.A. Tax of Rs.22,055/-, which can be perused from the N.A. Tax receipt dated 02.05.2023, bearing receipt no. 0664575, issued by Nazul Officer, Amravati.

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

Date : 29.05.2023

V. G. LAKHOTIA ADVOCATE AMRAVATI

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Advocate