P. S. Deshmukh
Advocate
Regd. No. MH-185 / 1980
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 layout converted plot No.5, admeasuring 5950 sq.ft. (552.56 sq.mtrs.) from field survey No.16 (survey No.16/4 as per new computerized Gaon Namuna 7) of Mouje Mhasla, Pragane Nanadgaon 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 Aditya Engineers & Developers, through its Partners Shri Gopal Bondraji Ingle & Shri Akshay Babarao Ingle, both r/o Amravati and following documents i.e. :-

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

"Layout converted plot No.5, admeasuring 5950 sq.ft. (552.56 sq.mtrs.) from field survey No.16 (survey No.16/4 as per new computerized Gaon Namuna 7), converted as per Rev.Case No.NAP-34/Mhasla-66/1985-86 dated 30/9/1986 of Mouje Mhasla, Pragane Nanadgaon Peth, Tq. & Distt. Amravati, situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: Another's survey No.16-Part;
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 30/9/1986.
2. Copy of sale deed dated 22/2/1988 at Sr.No.894.
3. Copy of special power of attorney dated 15/5/1999 at Sr.No.2108.
4. Copy of sale deed dated 4/6/1999 at Sr.No.Chha.169.
5. Copy of sale deed dated 15/12/1999 at Sr.No.Chha.459.
6. Copy of sale deed dated 15/12/1999 at Sr.No.Chha.460.
7. Copy of sale deed dated 13/7/2000 at Sr.No.1

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8. Copy of Gaon Namuna 7.

9. Copy of building construction plan dated 7/6/2021.

3) Gaon Namuna 7 & 6 issued by Revenue Authority, Amravati vide mutation entry No.10235 dated 7/7/2020.

4) **Search report for 30 years from 1992 till 2021:-**

Upon verification of the Index-II register and Revenue Records I find that the original survey No.16 (survey No.16/4 as per new computerized Gaon Namuna 7), admeasuring 3 Hec. 70 R of Mouje Mhasla was owned and possessed by Shri Ganesh Estate Traders, Amravati, through its Partners Ramesh Lahudas Teli and others, all r/o Amravati for the period relevant to this search report.

Thereafter I find that Shri Ganesh Estate Traders, Amravati, through its Partners Ramesh Lahudas Teli and others have decided to convert the said field from agriculture into non-agriculture i.e. for residential purpose and thereafter, they have applied before Hon'ble S.D.O., Amravati for conversion of said field. That the said application was registered as Rev.Case No.NAP-34/Mhasla-66/1985-86. In the said case, the Competent Revenue Authority has granted permission for conversion of the said field as per vide order dated 30/9/1986.

Thereafter I find that out of the aforesaid layout, a layout converted plot No.5, admeasuring 5950 sq.ft. (552.56 sq.mtrs.) initially purchased by Sau.Sumantai Jagannathrao Chincholkar from Shri Ganesh Estate Traders, Amravati vide registered sale deed dated 22/2/1988, which was registered with S.R.O., Amravati at Sr.No.894 and thus she became absolute owner of the said plot.

I further find that Sau.Sumantai Jagannathrao Chincholkar expired long back, leaving behind her husband and two sons, namely, Shri Jagannath @ Jagdish Chinkaji Chincholkar, Shri Prashant Jagannath @ Jagdish Chincholkar & Shri Jayant Jagannath @ Jagdish Chincholkar. Therefore, after the death of Sau.Sumantai Jagannathrao Chincholkar, the property under reference devolved in the names of Shri Jagannath @ Jagdish Chinkaji Chincholkar, Shri Prashant Jagannath @ Jagdish Chincholkar & Shri Jayant Jagannath @ Jagdish Chincholkar as her legal heirs and thus they became joint owners of the said plot.

Thereafter I find that Shri Prashant Jagannath @ Jagdish Chincholkar & Shri Jayant Jagannath @ Jagdish Chincholkar have jointly executed a special power of attorney for sale of the aforesaid plot on their behalf in the name of Shri Jagannath @ Jagdish Chinkaji Chincholkar on 15/5/1999, which was registered at Sr.No.2108.

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I further find that Shri Jagannath @ Jagdish Chinkaji Chincholkar, Shri Prashant Jagannath @ Jagdish Chincholkar & Shri Jayant Jagannath @ Jagdish Chincholkar, through POA Shri Jagannath @ Jagdish Chinkaji Chincholkar have sold their aforesaid plot No.5 to Shri Vijay Rambhau Bhetalu vide registered sale deed dated 4/6/1999, which was registered with S.R.O., Amravati at Sr.No.Chha.169.

Thereafter I find that Shri Vijay Rambhau Bhetalu has sold western portion of plot No.5, admeasuring 2975 sq.ft. to Shri Vijaykumar Ruprajji Khajanchi vide registered sale deed dated 15/12/1999, which was registered with S.R.O., Amravati at Sr.No.Chha.460. As well as, Shri Vijay Rambhau Bhetalu also sold eastern portion of plot No.5, admeasuring 2975 sq.ft. to Shri Bharatprakash Ruprajji Khajanchi vide registered sale deed dated 15/12/1999, which was registered with S.R.O., Amravati at Sr.No.Chha.459.

Now I find that Shri Bharatprakash Ruprajji Khajanchi (HUF) & Shri Vijaykumar Ruprajji Khajanchi (HUF) have jointly sold their respective portions to Shri Aditya Engineers & Developers, through its Partners Shri Gopal Bondraji Ingle & Shri Akshay Babarao Ingle vide registered sale deed dated 3/7/2020, which is registered with S.R.O., Amravati at Sr.No.2256/2020

Since then Shri Aditya Engineers & Developers, through its Partners Shri Gopal Bondraji Ingle & Shri Akshay Babarao Ingle became full and absolute owner of the plot No.5 and its name has been recorded in revenue record as per mutation entry No.10235.

Thereafter I find that Shri Aditya Engineers & Developers, through its Partners Shri Gopal Bondraji Ingle & Shri Akshay Babarao Ingle has started development of the above plot and it has decided to construct a commercial-cum-residential building upon the aforesaid plot. Accordingly, the building construction plan of the scheme has been submitted by the scheme owner before the Assistant Director of Town Planning of Municipal Corporation, Amravati. The said building plan approved and sanctioned by the Municipal Authority as per building permit No.84 dated 7/6/2021.

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 Aditya Engineers & Developers, through its Partners Shri Gopal Bondraji Ingle & Shri Akshay Babarao Ingle is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

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Owners of the land:-

(1) Layout converted plot No.5, admeasuring 5950 sq.ft. (552.56 sq.mtrs.) from field survey No.16 (survey No.16/4 as per new computerized Gaon Namuna 7), converted as per Rev.Case No.NAP-34/Mhasla-66/1985-86 dated 30/9/1986 of Mouje Mhasla, Pragane Nanadgaon Peth, Tq. & Distt. Amravati, situated within the limits of Amravati Municipal Corporation.

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

3/- The report reflecting the flow of the title of the Shri Aditya Engineers & Developers, through its Partners Shri Gopal Bondraji Ingle & Shri Akshay Babarao Ingle on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 15/6/2021

(P.U.Deshmukh) Advocate

(Stamp)

CHALLAN
MTR Form Number-6

GRN	MH002231495202122E	BARCODE		Date	15/06/2021-11:41:15	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	AMT1_HQR SUB REGISTRAR AMRAVATI 1	Full Name	ADV P U DESHMUKH
Location	AMRAVATI		
Year	2021-2022 One Time	Flat/Block No.	
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	
0030072201 SEARCH FEE	750.00	Area/Locality	AMRAVATI
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021061527466	IK0BDEGHS4
Cheque/DD No.		Bank Date	RBI Date	15/06/2021-11:24:42	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 0000000000

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तासाठी लागु नाही .

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