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Tuesday, 14 September 2021 1:21 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: अमरावती

पावती क्र.: 5096 दिनांक: 14/09/2021

दस्तऐवजाचा अनुक्रमांक: अरन2-0-2021

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड अजय एस इंगळे

वर्णन अर्ज क्र 962/2021 मौजे राजापेठ नझुल शिट क्र 45/A नझुल प्लॉट क्र 2/36 सन 1992 ते 2021 30 वर्षे

शोध व निरीक्षण

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Amaravati II

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

सह दुय्यम निबंधक वर्ग -

अमरावती महानगर - 2



Ref. No. :

Date :

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

Sub : Title clearance certificate with respect to Nazul plot No. 2/36, Nazul Sheet No. 45/A, situated at Govind Nagar, , Amravati, of Mouje- Rajapeth, Taluka/ District Amravati (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **Sahil Associates** through partner, **Shri. Dnyaneshwar Shrikrushna Ganorkar, Sau. Rekha Kishor Sonparote & Sau. Kalpana Gopal Rithe**, All R/o, Amravati (Name of Developer/ promoter) and following documents i.e.:-

1) Description of the property :-

Nazul plot No. 2/36, admeasuring 4640 sq.ft. (431.10 sq.mtr.) from Nazul Sheet No. 45/A, of Mouje-Rajapeth, Pragane- Badnera, Tq. & Dist. Amravati, situated at Locality popularly known as Govind Nagar, Amravati, in the Registration Sub-District of Amravati. the same is bounded as under :

Towards East	:	Service lane
Towards West	:	12.00 mtr. Road
Towards North	:	12.00 mtr. Road
Towards South	:	Existing Residence

Situated within the limits of Municipal Corporation Amravati.

2) The documents of allotment of plot :-

- a) Development Agreement dated 08/09/2021, Registered with Sub-Registrar office, Amravati, at Sr. no. 4971 executed in favour of Sahil Associates through partner, Shri. Dnyaneshwar Shrikrushna Ganorkar, Sau. Rekha Kishor Sonparote & Sau. Kalpana Gopal Rithe.
- b) Power of Attorney dated 08/09/2021, Registered with Sub-Registrar office, Amravati, at Sr. no. 4972 executed in favour of Sahil Associates through partner, Shri. Dnyaneshwar Shrikrushna Ganorkar, Sau. Rekha Kishor Sonparote & Sau. Kalpana Gopal Rithe.
- 3) Property card issued by Land Record Office, Amravati, dated 09/03/2021.



Ref. No. :

Date :

..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 and developer is clear, marketable and without any encumbrances.

Owners of the land

Shri. Jayant Rajabhau Yedke, Shri. Shrikant Rajabhau Yedke, Sau. Sankalpa Shirish Dolke, Sau. Madhavi Madhusudan Dixit.

Promoter and Developer

Sahil Associates through partner, Shri. Dnyaneshwar Shrikrushna Ganorkar, Sau. Rekha Kishor Sonparote & Sau. Kalpana Gopal Rithe

4) Qualifying comments /remarks if any :- **No.**

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) Development Agreement dated 08/09/2021, Registered with Sub-Registrar office, Amravati, at Sr. no. 4971 executed in favour of Sahil Associates through partner, Shri. Dnyaneshwar Shrikrushna Ganorkar, Sau. Rekha Kishor Sonparote & Sau. Kalpana Gopal Rithe.
- 2) Power of Attorney dated 08/09/2021, Registered with Sub-Registrar office, Amravati, at Sr. no. 4972 executed in favour of Sahil Associates through partner, Shri. Dnyaneshwar Shrikrushna Ganorkar, Sau. Rekha Kishor Sonparote & Sau. Kalpana Gopal Rithe.
- 3) Copy of TDR Sale deed dated 17/04/2015, Regd. at Sr. no. 1317 executed in favour of land owner.
- 4) Copy of TDR Sale deed dated 06/09/2016, Regd. at Sr. no. 3717 executed in favour of land owner
- 5) Copy of approved building plan, as per permit No. 181, dated 13/08/2021, issued by ADTP of Municipal Corporation, Amravati.
- 6) Property card issued by Land Record Office, Amravati, dated 09/03/2021.

(Ajay S. Ingle)

Advocate

Place : Amravati

Date : 15/09/2021

Seal & Signature of the Advocate

Adv. Ajay S. IngleYashoda Nagar No.2, Amravati
Regd. No. Mah / 3137 / 2000