



Ref. No. :

Date :

FORMAT -A
(Circular No. 28 /2021)

To,
Maha RERA

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to plot No. 6 & 7/A, Survey No. 187/2/A situated at Gayatri Nagar, Behind Telai Mangal Karyalaya, Amravati, of Mouje- Rahatgaon, Taluka/ District Amravati (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **Raiji Reality through partner, Shri. Sanchit Pradiprao Patil & Shri. Chetan Chandrakant Wardhekar** (Name of owner/ promoter) and following documents i.e.:-

1) Description of the property :-

Layout Converted plot No. 6, admeasuring 3218.97 sq.ft. (299.05 sq.mtr.) and plot No. 7/A admeasuring 1743.77 sq.ft. (162.00 sq.mtr.) both amalgamated plots total admeasuring 4962.74 sq.ft. (461.05 sq.mtr.) from Survey No. 187/2, at present as per computerized 7/12 extract survey no. 187/2/A, of Mouje-Rahatgaon, Pragane-Nandgon peth, Tq. & Dist. Amravati, situated at Locality popularly known as Gayatri Nagar, Behind Telai Mangal karayalaya, Amravati, in the Registration Sub-District of Amravati. the same is bounded as under :

Towards East	: Plot No. 1 & 8 from survey no. 187/2
Towards West	: 9.00 mtr. wide Layout Road
Towards North	: Plot No. 7/B
Towards South	: 12.00 mtr. wide Layout Road

Situated within the limits of Municipal Corporation Amravati.

2) The documents of ownership of plot :-

- a) Sale deed dated 05/09/2022, Registered with Sub-Registrar office, Amravati, at Sr. no. 5275 executed in favour of Raiji Reality through partner, Shri. Sanchit Pradiprao Patil & Shri. Chetan Chandrakant Wardhekar.
- b) Copy of Sale deed of T.D.R., dated 03/10/2022, Registered with Sub-Registrar office, Amravati, at Sr. no. 5851 executed in favour of Raiji Reality through partner, Shri. Sanchit Pradiprao Patil & Shri. Chetan Chandrakant Wardhekar.



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2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said properly I am of the opinion, that the title of owner/promoter is clear, marketable and without any encumbrances.

Owners of the land

Raiji Reality through partner, Shri. Sanchit Pradiprao Patil & Shri. Chetan Chandrakant Wardhekar

- 4) Qualifying comments /remarks if any :- No.
- 3) The report reflecting the flow of the title of the owner /promoter on the said land is enclosed herewith as annexure .

Encl. Annexure

- 1) Copy of N.A order dated 02/12/2014
- 2) Copy of Sale deed dated 27/02/2015, Regd. at Sr. no. 680 executed in favour of Shri. Atul Ramdas Kadhane & Sau. Geetanjali Atul Kadhane.
- 3) Copy of Sale deed dated 05/09/2022, Regd. at Sr. no. 5275. executed in favour of Raiji Reality through partner, Shri. Sanchit Pradiprao Patil & Shri. Chetan Chandrakant Wardhekar.
- 4) Copy of Sale deed of T.D.R., dated 03/10/2022, Regd. at Sr. no. 5851 executed in favour of Raiji Reality through partner, Shri. Sanchit Pradiprao Patil & Shri. Chetan Chandrakant Wardhekar.
- 5) Copy of amalgamation plan and order approved and passed by A.D.T.P. Municipal Corporation, Amravati., as per permit No. 667, dated 09/09/2022.
- 6) Copy of amalgamation order approved and passed by S.D.O. Amravati, dated 13/10/2022, in Rev. Case No. NAP-34/ Rahatgaon-197/2022-2023.
- 7) Copy of approved building plan, as per permit No. 1892, dated 18/10/2022, issued by ADTP of Municipal Corporation, Amravati.
- 8) Copy of Gaon namuna 7/12 & 6, issued by Talathi, of Mouje- Rahatgaon.

(Ajay S. Ingle)

Advocate

Seal & Signature of the Advocate

Place : Amravati

Date : 21/10/2022

Adv. Ajay S. Ingle

Yashoda Nagar No. 2, Amravati

Regd. No. Mah / 3137 / 2000