

Ajay S. Ingle

Advocate

Regd. No. Mah/3137/2000



Chamber / Residence :

"Dadaji Nivas" Yashoda Nagar No. 2

Bye-pass Road, Amravati.

Ph. 0721-2540621, Mob. 9423424435

Ref. No. :

Date :

FORMAT -A
(Circular No. 28 /2021)

To,
Maha RERA

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to Layout converted Plot No. 3 admeasuring 5025 sq. ft. from S.No. 173/1, of Mouje- Rahatgaon situated at Pranjali Vihar behind Nakshatra Township Shegaon-Rahatgaon Road , 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 **Ravindra Jagannathrao Wankhade All R/o, Amravati** (Name of Developer/ promoter) and following documents i.e.:-

1) Description of the property :-

Layout Converted Plot No. 3, admeasuring 5025 sq.ft. (466.8 sq.mtr.) from S.No. 173/1 of Mouje-Rahatgaon, Pragane- Nandgaon Peth, Tq. & Dist. Amravati, situated at Locality popularly known as Pranjali Vihar behind Nakshatra Township Shegaon-Rahatgaon Road Amravati in the Registration Sub-District of Amravati. the same is bounded as under :

Towards East	:	Plot No. 4/A,4/B
Towards West	:	Road
Towards North	:	Plot No. 2
Towards South	:	Part of S.No. 183

Situated within the limits of Municipal Corporation Amravati.

2) The documents of allotment of plot :-

- Development Agreement dated 20/05/2022, Registered with Sub-Registrar office, Amravati, at Sr. no. 2008 executed in favour of Ravindra Jagannathrao Wankhade
- Power of Attorney dated 20/05/2022, Registered with Sub-Registrar office, Amravati, at Sr. no. 2009 executed in favour of Ravindra Jagannathrao Wankhade,
- Gaon Namuna 7/12 dated 20/05/2022 issued by Talathi Rahatgaon.
- Search report for 30 years from 1993 till 2022



Ref. No. :

Date :

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

Sau. Aruna Ravindra Vyawahare

Promoter and Developer

Ravindra Jaggnathrao Wankhade

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

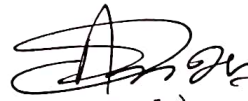
1) Development Agreement dated 20/05/2022, Registered with Sub-Registrar office, Amravati, at Sr. no. 2008 executed in favour of **Ravindra Jaggnathrao Wankhade**

2) Power of Attorney dated 20/05/2022, Registered with Sub-Registrar office, Amravati, at Sr. no. 2009 executed in favour of **Ravindra Jaggnathrao Wankhade**

3) Copy of approved building plan, as per permit No. 27, dated 11/05/2022, issued by ADTP of Municipal Corporation, Amravati.

4) Gaon Namuna 7/12 issued by Talathi Rahatgaon, Amravati, dated 20/05/2022.

5) Sale Deed dated 30/05/2001 regd. at Sr. No. 3519 in favour of landlord Sau. Aruna Ravindra Vyawahare.


(Ajay S. Ingle)

Advocate

Seal & Signature of the Advocate

Adv. Ajay S. Ingle

Yeshoda Nagar No.2, Amravati

Regd. No. Mah / 3137 / 2000

Place : Amravati

Date : 31/05/2022