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 plot No. 4, Survey No. 189/1 situated at Ram Nagar, Shegaon-Rahatgaon Road 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 **Sagar Land Developers & Builders through Prop. Shri. Sagar Pandharinath Bankar,** (Name of owner/ promoter) and following documents i.e.:-

1) Description of the property :-

Layout Converted plot No. 4, admeasuring 3850 sq.ft. (357.80 sq.mtr.), from Survey No. 189/1 of Mouje-Rahatgaon, Pragane- Nandgon peth, Tq. & Dist. Amravati, situated at Locality popularly known as Ram Nagar, Shegaon-Rahatgaon Road, Amravati, in the Registration Sub-District of Amravati. The same is bounded as under :

Towards East	: Service lane
Towards West	: Road
Towards North	: Plot No. 5
Towards South	: Plot no. 3

Situated within the limits of Municipal Corporation Amravati.

2) The documents of ownership of plot :-

a) Sale deed dated 25/10/2021, Registered with Sub-Registrar office, Amravati, at Sr. no. 4493 executed in favour of Sagar Land Developers & Builders through Prop. Shri. Sagar Pandharinath Bankar.
b) Sale deed dated 06/10/2022, Registered with Sub-Registrar office, Amravati, at Sr. no. 4289 executed in favour of Sagar Land Developers & Builders through Prop. Shri. Sagar Pandharinath Bankar.
c) 7/12 extract issued by Talathi- Rahatgaon, dated 31/10/2022, mutation entry No. 50971, dated 31/10/2022.
d) Search report for 30 years from 1993 till 2022

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.

Owner of the land

Sagar Land Developers & Builders through Prop. Shri. Sagar Pandharinath Bankar

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

Date : 03/11/2022

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FLOW OF THE TITLE OF THE SAID LAND

1) Copy of Gaon namuna 7/12 & 6, issued by Talathi, of Mouje- Rahatgaon, Tq. Dist. Amravati
2) Mutation Entry No. 50971, dated 31/10/2022
3) Search Report for 30 years from 1993 to 2022 taken from Sub-Registrar office, Amravati City.
4) Any other relevant title :- No
5) Litigation if any :- No

(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 : 03/11/2022

Ajay S. Ingle
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ANNEXURE –A
FLOW OF TITLE

Subject : **Search and title deed verification report in the matter of property belongs to Sagar Land Developers & Builders through Prop. Shri. Sagar Pandharinath Bankar.**

Dear Sir,

Having been engaged by Sagar Land Developers & Builders through Prop. Shri. Sagar Pandharinath Bankar, R/o, Amravati and requested for search and title verification report in respect of property, which is owned and possessed by Sagar Land Developers & Builders through Prop. Shri. Sagar Pandharinath Bankar. I, Adv. Ajay S. Ingle, R/o. Amravati do hereby submit my title report as under.

DESCRIPTION OF PROPERTY

Layout Converted plot No. 4 admeasuring 3850 sq.ft. (357.80 sq.mtr.) from Survey No. 189/1, of Mouje-Rahatgaon, Pragane- Nandgon peth, Tq. & Dist. Amravati, situated at Locality popularly known as Shriram Vihar, Amravati, in the Registration Sub-District of Amravati. the same is bounded as under :

Towards East : Service lane
Towards West : Road
Towards North : Plot No. 5
Towards South : Plot No. 3

Situated within the limits of Municipal Corporation Amravati.

a) Particulars of the documents scrutinized-serially and chronologically,

Sr. No.	Date	Name/ Nature of the Document	Original/ -certified copy/certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate.
1	10/05/1985	N.A. Order	Photo copy	Verified from revenue record
2	21/06/1985	Sale deed	Photo copy	Verified from record of sub registrar office
3	02/08/2011	Gift deed	-do-	-do-
4	16/04/2014	Sale deed	Photo copy	-do-
5	25/10/2021	Sale deed	original	Yes
6	30/06/2022	Building plan	Original	Yes
7	06/10/2022	Sale deed	Original	Yes
8	31/10/2022	DOD	Original	Yes
9	31/10/2022	Gaon Namuna 7/12	Original	Verified from online portal

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TITLE REPORT DETAILS OF THE TITLE REPORT

Upon verification of the Index-II register and Revenue Records for the period relevant to this search report. I find that the Field Survey No. 189/1, admeasuring 06Acre.00R. of mouje Rahatgaon, Pragane Nandgaon Peth, Tq. & Dist. Amravati, was originally owned and possessed by Shri. Dnyaneshwar S/o. Sampatrao Fuse R/o. Amravati.

Then I find that said Shri. Dnyaneshwar S/o. Sampatrao Fuse by Special Muktyar Shri. Udaykumar Ramnivasji Vyas has obtained permission for conversion of the said field from agriculture into non-agriculture i.e. for residential purpose as per Rev.C.No. NAP-34/Rahatgaon-201/1983-84. That in the said case, the competent Revenue Authority, S.D.O. Amravati has granted permission for conversion of the said field as per vide Order passed on 10/05/1985.

That during the pendancy of conversion case, Shri. Dnyaneshwar S/o. Sampatrao Fuse executed Sale-deed of the property under reference, i.e. aforesaid land infavour of Shri. Ramprakash S/o. Hanumanprasad Vaidya, as per three different registered Sale-deed dated/- 11/04/1985, 24/08/1984, and 04/01/1984 registered at Serial No. 2679, 5289 and 141 respectively. Therefore after the converstion order passed by S.D.O. Amravati, on 10/05/1985 Shri. Ramprakash S/o. Hanumanprasad Vaidya became the owner of the aforesaid layout converted land.

Thereafter, I find that out of the said layout , the Layout converted Plot No. 4, admeasuring 3850sq.ft. (357.80 sq.mtr.) came to be purchased by Shri. Thawardas Mohandas Walecha from Shri. Ramprakash Hanumanprasad Vaidya, as per registered Sale-deed dated/- 21/06/1985, registered at Serial No. 182.

Thereafter, I find that, the Layout converted Plot No. 4, admeasuring 3850sq.ft. (357.80 sq.mtr.) has been gifted by Shri. Thawardas Mohandas Walecha to his son Shri. Lalchand Thawardas Walecha, as per registered Gift-deed dated/- 02/08/2011, registered at Serial No. 4168.

Thereafter, I find that, the Layout converted Plot No. 4, admeasuring 3850sq.ft. (357.80 sq.mtr.) came to be purchased by Shri. Ajay Madanlal Khandelwal, Shri. Ravi Rameshlal Panjapi, Shri.Shyam Tekchand Pinjani from Shri. Lalchand Thawardas Walecha, as per registered Sale-deed dated/- 16/06/2014, registered at Serial No. 1368.

Thereafter, I find that, the Layout converted Plot No. 4, admeasuring 3850sq.ft. (357.80 sq.mtr.) came to be purchased by Sagar Land Developers & Builders through Prop. Shri. Sagar Pandharinath Bankar & Shri. Ravin Laxminarayan Rathi from Shri. Ajay Madanlal Khandelwal, Shri. Ravi Rameshlal Panjapi, Shri.Shyam Tekchand Pinjani, as per registered Sale-deed dated/- 25/10/2021, registered at Serial No. 4493. Since then Sagar Land Developers & Builders through Prop. Shri. Sagar Pandharinath Bankar & Shri. Ravin Laxminarayan Rathi became the owner of the said plot and they are in actual peaceful possession as a recorded owner thereof.

Ajay S. Ingle
Advocate
Regd. No. Mah/3137/2000

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Thereafter, I find that, aforesaid plot owners have decided to construct a flat scheme on the said plot. Accordingly the building plan of the Scheme by named and style as "SAI SAGAR ENCLAVE-XIV" was prepared and submitted before the Competent Town Planning, Authority of Municipal Corporation, Amravati. That the said building plan is approved and sanctioned by the Town Planning Authority of Municipal Corporation, Amravati as per Order No. 1018 dated 30/06/2022.

Thereafter I find that, & Shri. Ravin Laxminarayan Rathi has sold his 1/2 undivided share in the aforesaid plot along with approved building plan with a right of construction to Sagar Land Developers & Builders through Prop. Shri. Sagar Pandharinath Bankar, as per registered sale deed dated 06/10/2022, registered at Sr. no. 4289. Thus Sagar Land Developers & Builders through Prop. Shri. Sagar Pandharinath Bankar became the full and absolute owner of plot no. 4, total admeasuring 3850 sq.ft. (357.80 sq.mtr.) .

Thereafter I find that deed of declaration of the aforesaid scheme prepared by Scheme owner Sagar Land Developers & Builders through Prop. Shri. Sagar Pandharinath Bankar, as per provision Maharashtra Apartment Ownership Act., 1970 and the said deed was registered with sub registered office Amravati on 31/10/2022 registered at serial no. 4713.

The said " SAI SAGAR ENCLAVE XIV" building consist of Six floor i.e. That on First floor there are four Flat Units. That on Second floor there are four flat units. That on Third floor there are four flat units. That on Fourth floor there are four flat units, That on Fifth floor there are four flat units & That on Sixth floor there is One flat unit.

There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the encumbrance Certificate for the period 1993 to 2022 pertaining to the Immovable Property / project land covered by above said Title Deeds. The property is free from all encumbrances. I certify that Sagar Land Developers & Builders through Prop. Shri. Sagar Pandharinath Bankar has an absolute clear and marketable title over the Schedule property.

As such the title ownership as well as possession of the said owner Sagar Land Developers & Builders through Prop. Shri. Sagar Pandharinath Bankar over the said project land and apartment propose to be constructed over the said project land is clear and marketable, therefore there is no any other restrictions to enter in to agreement, transfer of apartment in the said building in favour of proposed purchaser.

(Ajay S. Ingle)
Advocate
Seal & Signature of the Advocate

Adv. Ajay S. Ingle
Yashoda ... Amravati
Regd. No. Mah/3137/2000

Place : Amravati
Date : 03/11/2022