



Ref. No. :

Date :

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

Sub : Title clearance certificate with respect to plot No. 170/171/1, Survey No. 26 & 27/2 situated at Nilkanth Layout, Amravati, of Mouje-Benoda, Taluka/ District Amravati (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **Shri. Anant Keshavrao Saurkar** (Name of owner/ promoter) and following documents i.e.:-

1) Description of the property :-

Layout Converted plot No. 170/171/1, admeasuring 4722.705 sq.ft. (438.75 sq.mtr.), from Survey No. 26 & 27/2 at present as per computerized 7/12 extract survey no. 26/27/2, of Mouje-Benoda, Pragane- Nandgon peth, Tq. & Dist. Amravati, situated at Locality popularly known as Nilkanth Layout, Amravati, in the Registration Sub-District of Amravati. The same is bounded as under :

Towards East : 9.00 mtr. wide layout Road
Towards West : Plot No. 156 & 157
Towards North : Plot No. 169
Towards South : Part of plot no. 171

Situated within the limits of Municipal Corporation Amravati.

2) The documents of ownership of plot :-

- Sale deed dated 10/06/2022, Registered with Sub-Registrar office, Amravati, at Sr. no. 2384 executed in favour of Shri. Anant Keshavrao Saurkar.
- Copy of Sale deed of T.D.R., dated 13/09/2022, Registered with Sub-Registrar office, Amravati, at Sr. no. 3627 executed in favour of Shri. Anant Keshavrao Saurkar.
- 7/12 extract issued by Talathi- Benoda, dated 05/07/2022, mutation entry No. 28646, dated 05/07/2022.
- 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 property I am of the opinion, that the title of owner/promoter is clear, marketable and without any encumbrances.

Owner of the land

Shri. Anant Keshavrao Saurkar

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 : 01/11/2022****Adv. Ajay S. Ingle****Adv. Ajay S. Ingle****Yashoda Nagar No.2, Amravati
Regd. No. Mah / 3137 / 2000**

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)

FLOW OF THE TITLE OF THE SAID LAND

- 1) Copy of Gaon namuna 7/12 & 6, issued by Talathi, of Mouje- Benoda, Tq. Dist. Amravati
- 2) Mutation Entry No. 28646, dated 05/07/2022
- 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

Place : Amravati

Date : 01/11/2022

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



Ref. No. :

Date :

Date :01/11/2022

ANNEXURE -A
FLOW OF TITLE

Subject : Search and title deed verification report in the matter of property belongs to Shri. Anant Keshavrao Saurkar.

Dear Sir,

Having been engaged by Shri. Anant Keshavrao Saurkar, R/o, Amravati and requested for search and title verification report in respect of property, which is owned and possessed by Shri. Anant Keshavrao Saurkar. I, Adv. Ajay S. Ingle, R/o. Amravati do hereby submit my title report as under.

DESCRIPTION OF PROPERTY

Layout Converted plot No. 170/171/1, admeasuring 4722.705 sq.ft. (438.75 sq.mtr.) from Survey No. 26 & 27/2, at present as per computerized 7/12 extract survey no. 26/27/2, of Mouje-Benoda, Pragane- Nandgon peth, Tq. & Dist. Amravati, situated at Locality popularly known as Nilkanth Layout, Amravati, in the Registration Sub-District of Amravati. the same is bounded as under :

Towards East : 9.00 mtr. wide Layout Road

Towards West : Plot No. 156 & 157

Towards North : Plot No. 169

Towards South : Part of Plot no. 171

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	03/11/1989	N.A. order	Photo copy	Verified from revenue record.
2	19/01/1990	Three Sale deeds	Photo copy	Verified from record of Sub - Registrar Office.
3	05/04/2021	Two Sale deeds	original	Yes
4	02/05/2022	Amalagmation plan	Original	Yes
5	13/05/2022	Amalagmation Order of Tahsildar	Photo copy	---
6	10/06/2022	Sale deed	Original	Yes
7	13/09/2022	TDR Sale deed	original	Yes
8	30/09/2022	Building plan	Original	Yes
9	05/07/2022	Gao Namuna 7/12	Certified Copy	Verified from online portal



Ref. No. :

Date :

2

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. 26, admeasuring 20 acre 5 Guntha, and survey No. 27/2, admeasuring 5 Hec. 69 R, of mouje- Benoda, Pragane- Nandgaon peth, Tq. Dist. Amravati was originally owned and possessed by Rajesh Trading Co. a partnership Firm, Amravati, Through its Managing Partner Shri. Narayan Shankarlal Khandelwal.

Thereafter I find that, out of the said field land admeasuring 8 Acre 20 Guntha came to be purchased by Gurukrupa Associates a Partnership Firm, Amravati Through its Partner Shri. Deepak Vasantrao Hundikar from aforesaid filed owner as per registered sale deed dated 28/11/1983, registered at Sr. No. 5313.

Thereafter I find that, out of the said field land admeasuring 9 Acre 5 Guntha came to be purchased by Gurukrupa Associates a Partnership Firm, Amravati Through its Partner Shri. Deepak Vasantrao Hundikar from aforesaid filed owner as per registered sale deed dated 30/11/1984, registered at Sr. No. 6940.

BESIDES ABOVE I find that, the field survey No. 26, out of which land admeasuring 2 Acre 20 Guntha and from field survey No. 27/2, land admeasuring 5 Hec. 69 R, came to be purchased by Radhakrishna Trading Co. Partnership Firm, Through its Managing Partner Shri. Jaykant Dhanjibhai Thakkar from Rajesh Trading Co. a partnership Firm, Amravati, Through its Managing Partner Shri. Narayan Shankarlal Khandelwal as per registered sale deed dated 28/02/1983, registered at Sr. No. 690.

Thereafter I find that, land admeasuring 2 Acre 20 Guntha from Field survey No. 26, and land admeasuring 6 Acre (2 Hec.42 R) from field survey No. 27/2, of Mouje-Benoda came to be purchased by Gurukrupa Associates a Partnership Firm, Amravati Through its Partner Shri. Deepak Vasantrao Hundikar from Radhakrishna Trading Co. Partnership Firm, Through its Managing Partner Shri. Jaykant Dhanjibhai Thakkar, as per registered sale deed dated 11/12/1986, registered at Sr. No. 5404. Thus Gurukrupa Associates a Partnership Firm, Amravati Through its Partner Shri. Deepak Vasantrao Hundikar became the owner of land admeasuring 20 Acre 5 Guntha from field survey No. 26 and land admeasuring 6 Acre from field survey No. 27/2 of mouje-Benoda.

Thereafter, I find that, Gurukrupa Associates a Partnership Firm, Amravati Through its Partner Shri. Deepak Vasantrao Hundikar has converted said filed, field admeasuring 26 acre 5 Guntha from agriculture into non-agriculture i.e. for residential purpose as per Nazul Case No. 66/ N.A.P. 34/1988-89 of Benoda. That in the said case, the Competent Revenue Authority Amravati, has granted permission for conversion of the said field as per vide Order passed on 03/11/1989.

Thereafter I find that, out of the said layout, the layout converted plot No. 170 total admeasuring 3148.47 sq.ft. (292.5 sq.mtr.), out of which Northern portion having east-west division admeasuring 1573.65 sq.ft. (146.25 sq.mtr.) came to be purchased by Shri. Shripand Balwant Pasarkar from Gurukrupa Associates through its Partner Shri. Deepak Vasantrao Hundikar, as per registered sale deed dated 19/01/1990, registered at serial No. 317 Chha.



I find that, the layout converted plot No. 170 total admeasuring 3148.47 sq.ft. (292.5 sq.mtr.), out of which southern portion having east-west division admeasuring 1573.65 sq.ft. (146.25 sq.mtr.) came to be purchased by Sau. Shalini Shripad Pasarkar from Gurukrupa Associates through its Partner Shri. Deepak Vasantrao Hundikar, as per registered sale deed dated 19/01/1990, registered at serial No. 316 Chha.

I find that, the layout converted plot No. 171 total admeasuring 3148.47 sq.ft. (292.5 sq.mtr.), out of which northern portion having east-west division admeasuring 1573.65 sq.ft. (146.25 sq.mtr.) came to be purchased by Shri. Shashimohan Shripad Pasarkar from Gurukrupa Associates through its Partner Shri. Deepak Vasantrao Hundikar, as per registered sale deed dated 19/01/1990, registered at serial No. 318 Chha.

Thereafter I find that, Shri. Shripad Balwant Pasarkar & Sau. Shalini Shripad Pasarkar died, leaving behind them, their legal heirs Shri. Shrikant Shripad Pasarkar, Shri. Shashimohan Shripad Pasarkar, Shri. Nandkishor Shripad Pasarkar and Sau. Arti Dattatraya Sadachar, thereore after the death of Shri. Shripad Balwant Pasarkar & Sau. Shalini Shripad Pasarkar, their aforesaid legal heirs became the owner of the plot no. 170, total admeasuring 3148.47 sq.ft. (292.5 sq.mtr.).

Thereafter I find that, the layout converted plot No. 170 total admeasuring 3148.47 sq.ft. (292.5 sq.mtr.), came to be purchased by Shri. Sarang Keshavrao Amdane from Shri. Shrikant Shripad Pasarkar, Shri. Shashimohan Shripad Pasarkar, Shri. Nandkishor Shripad Pasarkar and Sau. Arti Dattatraya Sadachar, as per registered sale deed dated 05/04/2021, registered at serial No. 2196.

I also find that, the layout converted plot No. 171 total admeasuring 3148.47 sq.ft. (292.5 sq.mtr.), out of which northern portion having east-west division admeasuring 1573.65 sq.ft. (146.25 sq.mtr.) came to be purchased by Shri. Sarang Keshavrao Amdane from Shri. Shashimohan Shripad Pasarkar, as per registered sale deed dated 05/04/2021, registered at serial No. 2197.

Thus Shri. Sarang Keshavrao Amdane became the owner of the plot no. 170 and 171-part.

Thereafter, I find that, Shri. Sarang Keshavrao Amdane has decided to amalgamate the aforesaid plots, Accordingly the amalgamation plan of the said plots has prepared and submitted before the Town Planning, Authority of Municipal Corporation, Amravati. That the said amalgamation plan is approved and sanctioned by the Town Planning Authority of Municipal Corporation, Amravati as per Order No. 282, dated 02/05/2022 and thereafter the said amalgamation approved and sanctioned by Tahsildar. Amravati, as per order dated 13/05/2022, passed in Rev.Case No. NAP-34/Benoda-456/ 2021-2022. As per the said amlagmation it bears the plot no. 170/171/1, total admeasuring 438.75 sq.mtr.

211/0

Monday, 31 October 2022 4:10 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7053 दिनांक: 31/10/2022

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अरन2-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड अजय एस इंगळे रा अमरावती

वर्णन अर्ज क्र 1761/2022 मौजे बेनोडा सर्वे क्र 26, 27/2 प्लॉट क्र 170/171/1 सन 1993 ते 2022 30 वर्ष

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Amaravati II

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

सह दुय्यम विवेधक वर्ग - २
अमरावती शहर - २



Ref. No. :

Date :

4

Thereafter I find that, the layout converted plot No. 170/171/1 total admeasuring 4722.705 sq.ft. (438.75 sq.mtr.), came to be purchased by Shri. Anant Keshavrao Saurkar from Shri. Sarang Keshavrao Amdane, as per registered sale deed dated 10/06/2022, registered at serial No. 2384. Since then Shri. Anant Keshavrao Saurkar became the owner of the said plots and he is in actual peaceful possession as a recorded owner thereof.

I further find that TDR right admeasuring 356.45 sq.mtr. acquired by Shri. Gopal Motilal Gupta from municipal corporation Amravati vide folio No. AMC/ADTP/TDR/161/2022, dated 09/09/2022, as per certificate No. 161 for a lieu of 356.45 Sq.mtr. of land from Nazul plot no. 24/1 of Nazul Sheet No. 68/C, of Mouje – Amravati, within the limits of Municipal Corporation Amravati which is acquired by Amravati Municipal Corporation for D.P. Road.

Thereafter I find that, Shri. Anant Keshavrao Saurkar has purchased the T.D.R. right admeasuring 5.90 sq.mtr. (63.484 sq.ft) from Shri. Gopal Motilal Gupta, as per registered sale deed dated 13/09/2022, registered at Sr. no.3627.

Thereafter, I find that, Shri. Anant Keshavrao Saurkar has decided to construct a flat scheme on the said plot. Accordingly the building plan of the Scheme by named and style as "SHRI NANDAN" 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. 1705, dated 30/09/2022.

The said " SHRI NANDAN" consist of Five floors, that as per sanctioned building plan the building consist of Five floor i.e. That on First floor there is Three Flat Units. That on Second floor there are Three flat units. That on Third floor there are Three flat units. That on Fourth floor there are Three flat units, That on Fifth floor there are Three flat units.

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 **Shri. Anant Keshavrao Saurkar** has an absolute clear and marketable title over the Schedule property.

As such the title ownership as well as possession of the said owner **Shri. Anant Keshavrao Saurkar** 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

Place : Amravati

Date : 01/11/2022

Seal & Signature of the Advocate

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