

CHALLAN
MTR Form Number-6



GRN MH008314019202223E		BARCODE		Date 26/09/2022-18:44:38		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name AMT1_HQR SUB REGISTRAR AMRAVATI 1				Full Name		ADV RAMESH BHOYAR	
Location AMRAVATI				Flat/Block No.		RATHI NAGAR AMRAVATI	
Year 2022-2023 One Time				Premises/Building			
Account Head Details			Amount In Rs.	Road/Street			
0030072201 SEARCH FEE			750.00	Area/Locality			
				Town/City/District			
				PIN		4 4 4 6 0 3	
				Remarks (If Any)			
				MOUJE SHEGAON SHEET NO 35 PLOT NO 809 1992-2022			
Total			750.00	Amount In Words	Seven Hundred Fifty Rupees Only		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572022092662049	IK0BXCNGI9
Cheque/DD No.				Bank Date	RBI Date	26/09/2022-18:24:45	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 यदर चाल "टाह ऑफ पेमेंट" गळो नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Office & Resi. Address :- 44, Mahatma Fule Nagar, Near Rathi Nagar, Amravati.

Mob. 9822236844. e-mail-bhoyarramesh@gmail.com

FORMAT - A

To,
Maha RERA

LEGAL TITLE REPORT

SUBJECT :- Title clearance certificate with respect of **Mouje- Shegaon**, Pragane-Nandgaon Peth, Tq. and Dist. Amravati, within the limits of Municipal Corporation of Amravati and jurisdiction of Joint Sub Registrar of Amravati City, out of which **Nazul Sheet No. 35, Nazul Plot No. 809**, having total admeasuring 455 sq.mts. said plot sub-divided vide sub-division order No. 8697 dated 15/11/2008 and per order Plot No. 809-A & Plot No. 809-B having admeasuring 227.5 sq.mts came into existence & said plot amalgamated vide Approval No. DDMCA/SA/2022/APL00140 dated 28/03/2022 and per order Plot No. 809 **having total admeasuring 455 sq.mts. (Hereinafter referred as "said plot")**

Respected Sir,

That I have investigated the title of the said plot on the request of developer **M/s. ADA Associates through it's partners, 1) Mr. Ajay Bapurao Dhere, 2) Mr. Devendra Bapurao Dhere**, both R/o. Plot No. 92, Lane No. 2, Kalyan Nagar Road, Near Sanjeevani Hospital, Amravati, Tq. & Dist. Amravati and **3) Mr. Aditya Anand Wagh**, R/o. Main Road, Cinema Chowk, Chandur Railway, Dist. Amravati, and following documents i.e. :-

1) Description of the property

Mouje- Shegaon, Pragane-Nandgaon Peth, Tq. and Dist. Amravati, within the limits of Municipal Corporation of Amravati and jurisdiction of Joint Sub Registrar of Amravati City, out of which **Nazul Sheet No. 35, Nazul Plot No. 809**, having total admeasuring 455 sq.mts. said plot sub-divided vide sub-division order No. 8697 dated 15/11/2008 and per order Plot No. 809-A & Plot No. 809-B having admeasuring 227.5 sq.mts came into existence & said plot amalgamated vide Approval No. DDMCA/SA/2022/APL00140 dated 28/03/2022 and per order Plot No. 809 **having total admeasuring 455 sq.mts.**, and said plot is bounded as under



:-

- Towards East - Plot No. 4,
Towards West - Plot No. 2,
Towards North - 9.00 mts. wide road, and,
Towards South - Service lane.

2) The documents of allotment of plot :-

- i) Registered sale deed dated 14/07/1966 at Srl. No. 1936.
- ii) Sub-Division plan sanctioned by ADTP, Municipal Corporation Amravati vide Order No. 8697 dated 15/11/2008.
- iii) Registered sale deed dated 17/11/2008 at Srl. No. 4110/2008.
- iv) Registered sale deed dated 17/11/2008 at Srl. No. 4111/2008
- vi) Registered General Power of Attorney dated 08/11/2021 at Srl.No. 2013.
- vii) Amalgamation order No. 00140 dated 28/03/2022 and sanctioned map.
- viii) **Downloaded copy of property card from website mahabhumi. gov.in dated 17/02/2022 mutation entry No. 2873 & 2874 dated 20/02/2009.**
- ix) Original building permission and commencement certificate vide Building Permit No. 114266 dated 26/05/2022 and sanction map of proposed construction.
- x) Deed of partnership dated 11/04/2022
- xi) Registered Agreement of development and construction and special power of attorney dated 13/09/2022 at Srl. No. 5493/2022.

3) Downloaded copy of property card from website mahabhumi. gov.in dated 17/02/2022 mutation entry No. 2873 & 2874 dated 20/02/2009.

4) I have conducted a detailed search and investigation from 1993 to 2022 (i.e 30 years) by paying necessary charges in the office of Sub-Registrar, Amravati City vide its e-challan/receipt No. MH008314019202223E dated 26/09/2022 are enclosed with this report.

2) On perusal of 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 **Mr. Devendra Bapurao Dhore and Mr. Anand Narayanrao Wagh** and developer/promoter **M/s. ADA Associates** through it's partners, 1) **Mr. Ajay Bapurao Dhore,** 2) **Mr. Devendra Bapurao Dhore** and 3) **Mr. Aditya Anand Wagh** is clear, marketable and without any encumbrances.



Owner of the land :-

- 1) **Mr. Devendra Bapurao Dhere** owns sub-divided Nazul plot No. 809-B, having admeasuring 227.5 sq.mts., out of CTS/C.S./Nazul Sheet No. 35.
 - 2) **Mr. Anand Narayanrao Wagh** owns sub-divided Nazul plot No. 809-A, having admeasuring 227.5 sq.mts., out of CTS/C.S./Nazul Sheet No. 35.
 - 3) Nazul Sheet No. 35, sub-divided plot No. 809-A and 809-B amalgamated vide order No. 00140 dated 28/03/2022 and after amalgamation said plot No. 809 having total admeasuring 455 sq.mts. came into existence.
 - 4) No other comments/remarks is there on the said plot.
- 3) The report reflecting the flow of the title of Owner **Mr. Devendra Bapurao Dhere**, R/o. Plot No. 92, Lane No. 2, Kalyan Nagar Road, Near Sanjeevani Hospital, Amravati, Tq. & Dist. Amravati and **Mr. Anand Narayanrao Wagh**, R/o. Main Road, Cinema Chowk, Chandur Railway, Dist. Amravati and developer/promoter **M/s. ADA Associates through it's partners, 1) Mr. Ajay Bapurao Dhere, 2) Mr. Devendra Bapurao Dhere, both** R/o. Plot No. 92, Lane No. 2, Kalyan Nagar Road, Near Sanjeevani Hospital, Amravati, Tq. & Dist. Amravati and **3) Mr. Aditya Anand Wagh**, R/o. Main Road, Cinema Chowk, Chandur Railway, Dist. Amravati, on the said land is enclose here with as annexure.

Encl. : Annexure

Date : 26/09/2022




Ramesh S. Bhoyar,
Advocate

Office & Resi. Address :- 44, Mahatma Fule Nagar, Near Rathi Nagar, Amravati.

Mob. 9822236844. e-mail-bhoyarramesh@gmail.com

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) Property Card as on date of application for registration.
- 2) Mutation Entry No. 2873 & 2874 dated 20/02/2009.
- 3) Search report for 30 years from 1993 to 2022 taken from Sub-Registrar office at Amravati.
- 4) Any other relevant title :-
 - a) That Field Survey No. 15, out of which layout converted plot No. 3, Nazul sheet No. 35, plot No. 809 having total admeasuring 455 sq.mts. was initially owned and possessed by one Mr. Ramcharan Pyarelal Yadav.
 - b) That Nazul sheet No. 35, plot No. 809 having total admeasuring 455 sq.mts. was purchased by Mr. Dnyaneshwar Vitthalrao Waykole from Mr. Ramcharan Pyarelal Yadav, vide Reg. sale deed dated 14/07/1966 at Srl. No. 1937.
 - c) That Mr. Dnyaneshwar Vitthalrao Waykole sub-divided said plot No. 809 having total admeasuring 455 sq.mts. by order of ADTP, Municipal Corporation, Amravati vide order No. 8697 dated 15/11/2008 .
 - d) That Mr. Devendra Bapurao Dhere purchased Nazul sheet No. 35, sub divided plot No. 809-B admeasuring 227.5 sq.mts.from Mr. Dnyaneshwar Vitthalrao Waykole vide Reg. sale deed dated 17/11/2008 at Srl. No. 4110.
 - e) That Mr. Anand Narayanrao Wagh purchased Nazul sheet No. 35, sub divided plot No. 809-A admeasuring 227.5 sq.mts.from Mr. Dnyaneshwar Vitthalrao Waykolevide Reg. sale deed dated 17/11/2008 at Srl. No. 4111.
 - f) That, Mr. Anand Narayanrao Wagh appointed his power of attorney to his son namely Mr. Aditya Anand Wagh vide Reg. General Power of Attorney dated 08/11/2021 at Srl. No. 2013/2021.
 - g) That Mr. Devendra Bapurao Dhere and Mr. Anand Narayanrao Wagh has amalgamated the said plot No. 809-A and 809-B as per order passed by Town Planning Authority of Municipal Corporation of Amravati vide order No. 00140 dated 28/03/2022 and after amalgamation said plot No. 809 total area admeasuring 455 sq.mts. came into existance.



h) That Mr. Devendra Bapurao Dhore and Mr. Anand Narayanrao Wagh got sanctioned the building permission and commencement certificate and building permit No. 114266 dated 22/05/20221 issue by Amravati Municipal Corporation Amravati and sanction map of proposed construction over said plot.

i) That, owner Mr. Devendra Bapurao Dhore and Mr. Anand Narayanrao Wagh enter into agreement of development and construction with special power of attorney with promoter/ developer M/s. ADA Associates through it's partners, 1) Mr. Ajay Bapurao Dhore, 2) Mr. Devendra Bapurao Dhore and 3) Mr. Aditya Anand Wagh by way of Reg. dated 13/09/2022 at Srl. No. 5493/2022.

j) In view of the above said sequence of documents, Mr. Devendra Bapurao Dhore and Mr. Anand Narayanrao Wagh became the joint and absolute owner and M/s. ADA Associates through it's partners, 1) Mr. Ajay Bapurao Dhore, 2) Mr. Devendra Bapurao Dhore and 3) Mr. Aditya Anand Wagh is the possessor /developer/promoter of Field Survey No. 15, out of which layout converted plot No. 3, Nazul sheet No. 35, plot No. 809 having total admeasuring 455 sq.mts.

5) Litigation if any - It is observed that there is no litigation pending in respect of said land/plot.

Date : 26/09/2022



A handwritten signature in black ink, appearing to read "Ramesh S. Bhoyar".

Ramesh S. Bhoyar,
Advocate