



Adv. Jayant Gunwantrao Sable
Notary (Central Govt. of India)

97666 97651

Office Add. :- Dr. Bhausahab Deshmukh Colony, Near Navoday Vidyalay, Navsari
 Square, V.M.V. Road Amravati 444 604.

Dt.- 23/12/2022

FORMAT - A

(Circular No. 28 /2021)

To,
 Maha RERA
 Mumbai

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to Land Admeasuring
445.9 sq.mt. (4800 sq.ft.) bearing the Nazul Plot No.- 1/28
out of Sheet NO.- 66/C of Mouje- Rajapeth, Pragane
Badnera Tq.- & Dist.- Amravati, within the Jurisdiction of
Amravati sub Register, within the local jurisdiction of
Amravati Municipal Corporation ("Hereinafter referred as
 the said plot")

I have investigated the title of the said plot on the request of (name
 of owners / promoters / developers /company) and following documents :-

1. Description of property

Survey No.- 66/C

All that piece and parcel of the land admeasuring 445.9 square meter (4800 sq.feet) bearing the Nazul Plot NO.- 1/28 out of Sheet No.- 66/C of Mouje- Rajapeth, Pragane- Badnera, Tq. & Dist.- Amravati, situated in the "Balaji Plot" locality of Amravati, within the limits of Amravati Municipal Corporation and within the Jurisdiction of Sub-Registrar, Amravati City and having the Boundaries as under –

East	-	Layout Road
West	-	Service Line
North	-	Dr. Kulkarni Hospital
South	-	Road leading towards Ram Mandir

2. The documents of allotment of land

- I) Copies of registered Partition deeds dt.- 31/03/1975 having registered No.- 1007 / 1975.
- II) Copies of registered Gist deeds dt.- 24/02/2012 having registered No.- 948 / 2012.
- III) Copies of registered Agreement of Development & Building Construction deeds dt.- 16/12/2022 having registered No.- 5622 / 2022.

- IV) Mutation entry in the name of the owners **Shri. Shashikant Vidhwanathrao Bherde And Shri. Saurabh Shrikant Bherde.**

3. SEARCH REPORT FOR 30 YEARS FROM 1993 TO 2022
HISTORY

1. Land owners are the owners and in vacant possession of the land admeasuring 445.9 sq.mt. (4800.00 sq.ft.) bearing Nazul Plot No.- 1/28, Sheet No.- 66/C of Mouje- Rajapeth, Pragane- Badnera, Tq.- & Dist.- Amravati, situated in the "Balaji Plot" locality of Amravati and fully described in Schedule-A hereto, having become the owners thereof by virtue of the registered Fift Deed dt.- 24/02/2012 executed in faor of the land lwners by its previous owner Smt. Gumfabai Vishwanathrao Bherede, R/o.- Balaji Plot Amravati, and registered in the office of Sub-Registrar Amravati City No.-3 on 24/02/2012 at Document NO.- 948/2012.

2. Smt. Gumfabai Vishwanathrao Bherede, who had gifted the said plot to the land owners, herself had become the exclusive owner thereof, together with the then old house thereon by virtue of the registered partition deed dt.- 31/03/1975 registered in the office of the Sub-registrar Amravati Camp Document No 1007/1975.

3. After becoming the owners of the said land described in the Schedule-A hereto together with then old house thereon, the land owners had demolished the erstwhile house thereon and at present the said land described in Schedule-A, is a vacant land open to sky and without any construction. as per the said Gift Deed dt.- 24/12/2012, each of the land owners have undivided half share in the said land described in the Schedule-A

4. Thereafter Shri. Shashikant Vishwanathrao Bherde And Shri. Saurabh Shrikant Bherde And M/s. Daterao Builders & Associates, through partner Rajendra Gangadharrao Daterao is mutually agreed by and between the parties and this agreement of development and building construction witness as under Reg. Sr. NO.- 5622 On 16/12/2022 Sub Registrar Amravati.

4. Owners of the land

i) Shri. Shashikant Vidhwanathrao Bherde And Shri. Saurabh Shrikant Bherde. is the land owners of the land All that piece and parcel of the land admeasuring 445.9 square meter (4800 sq.feet) bearing the Nazul Plot NO.- 1/28 out of Sheet No.- 66/C of Mouje- Rajapeth, Pragane- Badnera, Tq. & Dist.- Amravati, situated in the "Balaji Plot" locality of Amravati,, within the local jurisdiction of

Amravati Municipal Corporation is clear and marketable title as per my search.

ii) Qualifying documents / remarks if any

The owners / developers has clear and marketable title.

The report reflecting the flaw of the title of the **Shri. Shashikant Vidhwanathrao Bherde And Shri. Saurabh Shrikant Bherde** on the said land is enclosed herewith as annexure.

Encl : Annexure

Date – 23/12/2022

Advocate

JAYANT G. SABLE
ADV. & NOTARY
GOVT. OF INDIA
Navsari, Amravati (M.S.)
M-9766697651



CHALLAN
MTR Form Number-6



GRN	MH012636383202223E	BARCODE	31 1100 0 10 1000 00000000 1 1 1 10 000 0000000000 0 1 10 000 000		Date	23/12/2022-13:30:13		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 Jayant Gunwantrao Sable			
Location AMRAVATI					Flat/Block No.		Dr Bhausaheb Deshmukh Colony Near Navoday			
Year 2022-2023 One Time					Premises/Building		Vidyalay			
Account Head Details				Amount In Rs.						
0030072201 SEARCH FEE				750.00		Road/Street		Navsari Square VMV Rod		
						Area/Locality		Amravati		
						Town/City/District				
						PIN		4 4 4 6 0 4		
						Remarks (If Any)				
						Mouja Rajapeth Pragane Badnera Amravati Sheet No 66/C Plot No 1/28				
						Area 445 9 sq mt				
Total				750.00		Amount In		Seven Hundred Fifty Rupees Only		
						Words				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		00040572022122395524 IK0CAKAEF7	
Cheque/DD No.					Bank Date		RBI Date		23/12/2022-13:24:30 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. : 9766697651

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.