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

Chamber / Residence :
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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. 1, admeasuring 1881.20 sq.mtr. (20241.71 sq.ft.) from Survey No. 49/1, 49/2/B, situated at of Mouje- Shegaon, Taluka/ District Amravati, situated within the limits of Municipal Corporation, Amravati, (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **M/s. Horizon Creaters through partner Shri. Chetan Surajlalji Desai, Shri. Yogendra Surajlal Desai, Shri. Aniket Ramesh Matkar** (Name of owner/ promoter) and following documents i.e.:-

1) Description of the property :-

Layout Converted **plot No. 1, admeasuring 1881.20 sq.mtr. (20241.71 sq.ft.) from Survey No. 49/1, 49/2/B, situated at of Mouje- Shegaon**. Pragane- Nandgaon peth, Tq. Dist. Amravati, in the Registration Sub-District of Amravati. The same is bounded as under :

Towards East	: Survey No. 51
Towards West	: 30 mtr. wide Kathora Road
Towards North	: Plot No. 2
Towards South	: 60 mtr. wide Ring Road

Situated within the limits of Municipal Corporation Amravati.

2) The documents of ownership of plot :-

a) Sale deeds dated 12/02/2020, Registered with Sub-Registrar office, Amravati, at Sr. no. 409 executed in favour of land owner Shri. Pravin Balkrushna Maloo.

b) Sale deeds dated 23/04/2020, Registered with Sub-Registrar office, Amravati, at Sr. no. 803 executed in favour of land owner Priya Pravin Maloo and Purva Pravin Maloo.

c) Two Sale deeds dated 20/11/2020, Registered with Sub-Registrar office, Amravati, at Sr. no. 2591 & 2592 executed in favour of land owner Shri. Pravin Balkrushna Maloo.

d) Sale deeds dated 28/03/2021, Registered with Sub-Registrar office, Amravati, at Sr. no. 1299 executed in favour of land owner Shri. Anup Akash Maloo and Amruta Akash Maloo.

e) Gift deeds dated 22/07/2021, Registered with Sub-Registrar office, Amravati, at Sr. no. 2821 executed in favour of land owner Priya Pravin Maloo and Purva Pravin Maloo.

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f) Will deed dated 19/04/2018 Registered with Sub-Registrar office, Amravati, at Sr. no. 1431 executed in favour of land owner Priya Pravin Maloo and Purva Pravin Maloo.

g) Sale deeds dated 20/04/2022, Registered with Sub-Registrar office, Amravati, at Sr. no. 1548 executed in favour of land owner **M/s. Horizon Creaters through partner Shri. Chetan Surajlalji Desai, Shri. Yogendra Surajlal Desai, Shri. Aniket Ramesh Matkar**

3) Gaon namuna 6 & 7/12 extract issued by Talathi- Shegaon, dated 27/10/2022, mutation entry No. 30796, dated 23/06/2022.

4) Search report for 30 years from 1993 till 2022

A) Upon verification of the Index-II register and Revenue Records for the period before relevant to this search report. I find that the Field Survey No. 49/1, total admeasuring 0 Hec. 34 R of Mouje–Shegaon Pragane– Nandgaon peth, Tq. & Dist. Amravati was owned and possessed by Shri. Prakash Thakurdas Zanwar.

Thereafter I find that, Survey No. 49/1, total admeasuring 0 Hec. 34 R came to be purchased by Shri. Pravin Balkrushna Maloo from Shri. Prakash Thakurdas Zanwar, as per registered sale deed dated 12/02/2020, registered at Sr. no. 409.

I find that, Shri. Pravin Balkrushna Maloo has prepared Will deed of his all properties on 19/04/2018 which is registered with Sub registrar office Amravati City -1, at Sr. No. 1431. as per he said will he has bequeathed his all properties to his daughter Priya Pravin Maloo and Purva Pravin Maloo.

I find that, Shri. Pravin Balkrushna Maloo died on 07/09/2021, therefore after his death, as per the Will dated 19/04/2018 his legal heir daughter Priya Pravin Maloo and Purva Pravin Maloo became the owner of the aforesaid field survey no. 49/1, admeasuring 0 H. 34 R. .

B) Besides above I find that, Field Survey No. 49/2/B, total admeasuring 0 Hec. 83 R out of which land admeasuring 0 H. 28 Rof Mouje–Shegaon Pragane– Nandgaon peth, Tq. & Dist. Amravati was owned and possessed by Shri., Sudhir Govindra Pimpalgaonkar and land admeasuring 0 H. 55 R owned and possessed by Shri. Ajay Govindrao Pimpalgaonkar.

Thereafter I find that, Shir. Sudhir Govindra Pimpalgaonkar has gifted his 0 H. 28 R land to Shri. Ajay Govindrao Pimpalgaonkar, as per gift deed dated 28/01/2020, registered at Sr. no. 242. Thus Shri. Ajay Govindrao Pimpalgaonkar became the owner of the land admeasuring 0 H. 83 R from survey no. 49/2/B.

Thereafter I find that, Shir. Sudhir Govindra Pimpalgaonkar has executed deed of Correction in favour of Shri.,Ajay Govindrao Pimpalgaonkar on 01/02/2020 registered at Sr. no. 301, as per the said correction deed they have rectified by mistake about the signature, Thumb impression and photo which is was pasted in wrong place at the time of execution of gift deed dated 28/01/2020, registered at Sr. no. 242.

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Thereafter I find that, the survey no. 49/2/B out of which land admeasuring 0 H. 19 R came to be purchased by Priya Pravin Maloo & Purva Pravin Maloo from Shri.,Ajay Govindrao Pimpalgaonkar, as per registered sale deed dated 23/04/2020, registered at Sr. no. 803.

Thereafter I find that, the survey no. 49/2/B out of which land admeasuring 0 H. 09 R + 0 H. 09 R came to be purchased by Shri. Pravin Balkrushna Maloo from Shri.,Ajay Govindrao Pimpalgaonkar, as per two separate sale deed dated 20/11/2020, registered at Sr. no. 2591 & 2592 respectively. The said sale deed is sign by the purchaser and get it registered by their power of attorney holder.

Thereafter I find that, the survey no. 49/2/B out of which land admeasuring 0 H. 09 R + 0 H. 09 R = 0 H. 18 R has been gifted by Shri. Pravin Balkrushna Maloo to his daughters Priya Pravin Maloo @ Sau. Priya Gagan Grovar & Purva Pravin Maloo, as per Registered Gift deed dated 22/07/2021, registered at Sr. no. 2821. The said Gift deed is executed & sign by donor and get it registered by their power of attorney holder.

I, find that Priya Pravin Maloo has executed Power of Attorney in favour of Shri. Varun Pranam Maloo, on 28/09/2021 Regd. at Sr. No. 3648 for sale the property of her and purchase the property for her and execute sale deed in favor of her and execute sale deed in favor of propose purchaser.

I, find that Purva Pravin Maloo has executed Power of Attorney in favour of Shri. Varun Pranam Maloo, on 23/09/2021 Regd. at Sr. No. 3604 for sale the property of her and purchase the property for her and execute sale deed in favor of her and execute sale deed in favor of propose purchaser.

Thereafter I find that, Survey No. 49/2/B, out of which land admeasuring 0 H. 37 R came to be purchased by M/s. Horizon Creators through partner Shri. Chetan Surajlalji Desai, Shri. Yogendra Surajlal Desai, Shri. Aniket Ramesh Matkar from Priya Pravin Maloo & Purva Pravin Maloo through their power of attorney holder Shri. Varun Pranam Maloo, as per registered sale deed dated 20/04/2022, registered at Sr. no. 1548. **Thus M/s. Horizon Creators through partner Shri. Chetan Surajlalji Desai, Shri. Yogendra Surajlal Desai, Shri. Aniket Ramesh Matkar became the owner of land admeasuring 0 H. 37 R from survey no. 49/2/B. the said sale deed is sign and executed by** Priya Pravin Maloo & Purva Pravin Maloo through their power of attorney holder Shri. Varun Pranam Maloo and acknowledge, admit and get it registered by their power of attorney holder Shri. Manoj Radhawallabhji Bhattad.

C) I also fined that, Survey no. 49/2/B out of which land admeasuring 0 H. 10 R came to be purchased by Shri. Anup Akash Maloo and Ku. Amruta Akash Maloo through their power of attorney holder Shri. Akash Balkrushna Maloo from Shri. Ajay Govindrao Pimpalgaonkar, as per registered sale deed dated 28/03/2021, registered at Sr. no. 1299. **Thus Shri. Anup Akash Maloo and Ku. Amruta Akash Maloo became the owner of land admeasuring 0 H. 10 R from survey no. 49/2/B.**

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D) I also fined that, Survey no. 49/2/B out of which land admeasuring 0 H. 11 R came to be purchased by Shri. Varun Pranam Maloo from Shri. Ajay Govindrao Pimpalgaonkar, as per registered sale deed dated 23/03/2022 registered at Sr. no. 1094. **Thus Shri. Varun Pranam Maloo became the owner of land admeasuring 0 H. 11 R from survey no. 49/2/B. the said sale deed is sign by the purchaser and get it registered by his power of attorney holder Shri. Manoj Radhawallabhji Bhattad on the basis of power of attorney dated 18/09/2020, Regd. at Sr. no. 1793.**

As stated above clause No. A, B, C, D, Priya Pravin Maloo and Purva Pravin Maloo became the owner of land admeasuring 0 H. 34 R from survey no. 49/1 and Anup Akash Maloo & Amruta Akash Maloo became the owner of land admeasuring 0 H. 10 R from survey no. 49/2/B, and Shri. Varun Pranam Maloo became the owner of land admeasuring 0 H 11 R from survey no. 49/2/B and M/s. Horizon Creators through partner Shri. Chetan Surajlalji Desai, Shri. Yogendra Surajlal Desai, Shri. Aniket Ramesh Matkar became the owner of land admeasuring 0 H. 37 R from survey no. 49/2/B.

Thereafter I find that, **Priya Pravin Maloo and Purva Pravin Maloo , Anup Akash Maloo & Amruta Akash Maloo, Shri. Varun Pranam Maloo and M/s. Horizon Creators through partner Shri. Chetan Surajlalji Desai, Shri. Yogendra Surajlal Desai, Shri. Aniket Ramesh Matkar have jointly decided to develop the said field i.e. land admeasuring 0 H. 23 R from survey No. 49/2/B and land admeasuring 0.10 R + 0.11 R + 0.37 R, accordingly they have prepared layout plan and submitted before Assistant Director of Town Planning Authority of Municipal Corporation, Amravati, the said layout plan is approved and sanctioned by the said authority, as per vide order No. 41, dated 16/03/2022. As per the said layout plan, the land admeasuring 0 H. 58 R is divided into six plots i.e. plot no. 1, admeasuring 1881.20 sq.mtr., plot no. 2, admeasuring 848.50 sq.mtr., plot no. 3, admeasuring 1054.11 sq.mtr., plot no. 4, admeasuring 894.31 sq.mtr., plot no. 5, admeasuring 947.10 sq.mtr., and plot no. 6, admeasuring 886.25 sq.mtr. and amenity plot no. 7 admeasuring 810.98 sq.mtr.**

After sanction of layout plan the aforesaid layout owner has distributed the aforesaid plots in between them, as per partition deed dated 20/06/2022. As per the said partition the plot no. 1, admeasuring 1881.20 sq.mtr., plot no. 2, admeasuring 848.50 sq.mtr. came to the share of M/s. Horizon Creators through partner Shri. Chetan Surajlalji Desai, Shri. Yogendra Surajlal Desai, Shri. Aniket Ramesh Matkar.

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Thereafter, I find that, aforesaid owner wants to convert the said agricultural land into non-agriculture purpose, therefore they have made application to the Tahsildar, Amravati along with the partition deed dated 20/06/2022, for conversion of the aforesaid land admeasuring 0 H. 58 R, as per section 42(B) of M.L.R. Code and the said proceeding for conversion which was filed by the field owner has been registered as per Rev. Case No. NAP-34/Shegaon-531/2021-2022. That in the said case the Competent Rev. Authority i.e. Tahsildar, Amravati has granted permission for conversion of the aforesaid field , as per vide order dated 23/06/2022. In the said order ,as per the partition deed dated 20/06/2022 the plot no. 1 & 2 is shown in the name M/s. Horizon Creators through partner Shri. Chetan Surajlalji Desai, Shri. Yogendra Surajlal Desai, Shri. Aniket Ramesh Matkar

I further find that, after the conversion, the Talathi has recorded the mutation of layout converted plot no. 1 admeasuring 1881.20 sq.mtr. & Plot no. 2 admeasuring 848.50 sq.mtr. in the name of M/s. Horizon Creators through partner Shri. Chetan Surajlalji Desai, Shri. Yogendra Surajlal Desai, Shri. Aniket Ramesh Matkar, as per mutation entry No. 30796, dated 23/06/2022. And accordingly, he has prepared the gaon namuna 7/12 extract in the name of M/s. Horizon Creators through partner Shri. Chetan Surajlalji Desai, Shri. Yogendra Surajlal Desai, Shri. Aniket Ramesh Matkar.

I find that, **M/s. Horizon Creators through partner Shri. Chetan Surajlalji Desai, Shri. Yogendra Surajlal Desai, Shri. Aniket Ramesh Matkar** has decided to construct a Commercial Building on the plot no. 1, by name and style as **"HORZONS H-SQUARE"** Accordingly a building plan of the said Scheme has prepared and submitted before the Town Planning, Authority of Municipal Corporation, Amravati. That the said building plan approved and sanctioned by the Town Planning Authority of Municipal Corporation, Amravati as per Order No. 2096, dated 15/11/2022.

The said **"HORZONS H-SQUARE"** consist of Seven floor building, that as per sanctioned building plan the building consist of Seven floor i.e. on Lower Ground Floor there are 25 Shop units, that on Upper Ground Floor there after 24 Shop units, on first floor there are 24 shop units, on second floor there are 24 Shop units, on third floor there are 12 Office units, on fourth floor there are 12 Office units & On fifth floor there are Restaurant 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 **M/s. Horizon Creators through partner Shri. Chetan Surajlalji Desai, Shri. Yogendra Surajlal Desai, Shri. Aniket Ramesh Matkar** has an absolute clear and marketable title over the Schedule property..

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As such the title of ownership as well as possession of the said Promoter **M/s. Horizon Creators through partner Shri. Chetan Surajlalji Desai, Shri. Yogendra Surajlal Desai, Shri. Aniket Ramesh Matkar** over the said project land and building 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.

5) 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

1) M/s. Horizon Creators through partner Shri. Chetan Surajlalji Desai, Shri. Yogendra Surajlal Desai, Shri. Aniket Ramesh Matkar is the owner of plot no. 1 admeasuring 1881.20 sq.mtr. (20241.71 sq.ft. .) from survey no. 49/1, 49/2/B, of Mouje- Shegaon, Pragane- Nandgaon peth, Tq. Dist. Amravati, situated within limits of Municipal Corporation, Amravati. which is bounded as under :

Towards East	: Survey No. 51
Towards West	: 30 mtr. wide Kathora Road
Towards North	: Plot No. 2
Towards South	: 60 mtr. wide Ring Road

2) Promoter /Developer

M/s. Horizon Creators through partner Shri. Chetan Surajlalji Desai, Shri. Yogendra Surajlal Desai, Shri. Aniket Ramesh Matkar.

3) Qualifying comments /remarks if any :- **the promoter / developer has clear and marketable title.**

6) The report reflecting the flow of the title of the land owner **M/s. Horizon Creators through partner Shri. Chetan Surajlalji Desai, Shri. Yogendra Surajlal Desai, Shri. Aniket Ramesh Matkar** on the said land is enclosed herewith as annexure .

Encl. Annexure
Date : 22/12/2022

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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- Shegaon, Tq. Dist. Amravati
2) Mutation Entry No. 30796, dated 23/06/2022
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 : 22/12/2022