



Date: 18/10/2022

FORMAT - A

(Circular No.: 28/2021)

To

Maha RERA

Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to layout converted plot Nos.28-A, 28-B, 29-A, 29-B, 30-A, 30-B, 31-A, 31-B, 32-A, 32-B, 33-A, 33-B, 34-A, 34-B, 35-A, 35-B, 36-A & 36-B, total admeasuring 2748.90 sq.mtrs. (29591.72 sq.ft.) from survey No.38/1 of Mouje Jewad, Pragane Badnera, Tq. & Distt.Amravati, situated within the limits of Amravati Municipal Corporation and area commonly known as 'Ganu Wadi, Amravati' (hereinafter referred as the said plot ")

I have investigated the title of the said plot on the request of JOG MAHAJAN INFRA PVT.LTD., through its Director Shri Ram Madhukar Mahajan, r/o Amravati and following documents i.e. :-

1) Description of the property:-

"Layout converted plot Nos.28-A, 28-B, 29-A, 29-B, 30-A, 30-B, 31-A, 31-B, 32-A, 32-B, 33-A, 33-B, 34-A, 34-B, 35-A, 35-B, 36-A & 36-B, total admeasuring 2748.90 sq.mtrs. (29591.72 sq.ft.) from survey No.38/1 of Mouje Jewad, Pragane Badnera, Tq. & Distt.Amravati, situated within the limits of Amravati Municipal Corporation and area commonly known as 'Ganu Wadi, Amravati'.

- 1) Plot No.28-A to 31-B & 33-A to 36-B, each admeasuring 153 sq.mtrs. (1647 sq.ft.), total 16 plots, total admeasuring 2448 sq.mtrs. (26352.72 sq.ft.).
- 2) Plot No.32-A, admeasuring 126.65 sq.mtrs. (1363 sq.ft.).
- 3) Plot No.32-B, admeasuring 174.25 sq.mtrs. (1876 sq.ft.).

Common boundaries above 18 plots are as under:-

Towards East: 9 mtrs. wide road;

Towards West: 7.5 mtrs. wide road;

Towards North: 7.5 mtrs. wide road;



Towards South: Pushpa:shri Apartment."

2) The documents of allotment of plots.

- i) Copy of N.A.Order alongwith layout plan dated 31/8/2002
- ii) Copy of sale deed dated 12/8/2022 at Sr.No.4791/2022.
- iii) Copy of village form 7 of 18 plots dated 20/9/2022.
- iv) Copy of building plan dated 27/9/2022.

3) 7/12 extracts issued by Revenue Authority, Amravati vide mutation entry No.24843.

4) Search report for 30 years from 1993 till 2022:-

Upon verification of the Index-II register and Revenue Records I find that the field survey No.38/1, admeasuring 1 Hec. 34 R was originally belonged to Shri Gangadhar Balkrishha Ganu. He had purchased the same vide sale deed dated 09/07/1946. Shri Gangadhar Balkrishha Ganu expired on 10/3/1958. After death of Gangadhar Balkrishha Ganu, the said property came to be devolved upon the sons of Gangadhar Balkrishha Ganu, namely Shambhurao Gangadhar Ganu & Shripad Gangadhar Ganu equally. Thereafter Shambhurao Gangadhar Ganu had executed a will in favour of his son Ajit Shambhurao Ganu and thereby bequeathed his half share in favour of his son Ajit Shambhurao Ganu vide will dated 08/02/1998 registered at sr. no. 2271 on 24/05/1999. Shri. Shambhurao Ganu expired on 17/02/1999. Thereafter, mutations have been effected after death of Shambhurao Gangadhar Ganu vide Ferfar no. 185 dated 06/09/1999 by virtue of will and thus Shri Ajit Shambhurao Ganu became the owner of half portion, which is earlier owned by his father Shambhurao, along with his uncle Shripad Gangadhar Ganu. In other words, Shri. Shripad Gangadhar Ganu and Ajit Shambhurao Ganu r/o. Amravati became the joint owners of the said field.

Then I find that Shri Shripad Gangadhar Ganu & Shri Ajit Shambhurao Ganu have jointly decided to convert the said field survey No.38/1 of Mouje Jewad and they have obtained permission for conversion of the said field from agriculture into non-agriculture as per Rev.Case No.NAP-34/Jewad-132/2001-2002. That in the said case, the Competent



Revenue Authority, Amravati has granted permission for conversion as per vide order passed on 31/8/2002.

Then I find that after conversion of the said field the layout owners sold the layout converted plots to various purchasers from time to time.

Then I find that Shri Shripad Gangadhar Ganu has executed a registered general power of attorney in favour of Shri Ajit Shambhuroo Ganu on 4/3/2020, which was registered with Sub-Registrar Office, Amravati at Sr.No.1139/2020.

Then I find that out of the said layout, total 18 layout converted plots bearing Nos.28-A, 28-B, 29-A, 29-B, 30-A, 30-B, 31-A, 31-B, 32-A, 32-B, 33-A, 33-B, 34-A, 34-B, 35-A, 35-B, 36-A & 36-B, total admeasuring 2748.90 sq.mtrs. (29591.72 sq.ft.) came to be purchased by JOG MAHAJAN INFRA PVT. LTD., through its Director Shri Ram Madhukar Mahajan from Shri Ajit Shambhuroo Ganu for himself and for POA of Shri Shripad Gangadharrao Ganu as per registered sale deed dated 12/8/2022, which is registered with S.R.O., Amravati at Sr.No.4791/2022.

Since then JOG MAHAJAN INFRA PVT. LTD., through its Director Shri Ram Madhukar Mahajan has become full and absolute owner of the said plots and its name has been mutated in village form 7 vide ferfar No.24843.

Then I find that JOG MAHAJAN INFRA PVT. LTD., through its Director Shri Ram Madhukar Mahajan has applied for amalgamation of the abovementioned plots bearing Nos.28-A, 28-B, 29-A, 29-B, 30-A, 30-B, 31-A, 31-B, 32-A, 32-B, 33-A, 33-B, 34-A, 34-B, 35-A, 35-B, 36-A & 36-B, total admeasuring 2748.90 sq.mtrs. (29591.72 sq.ft.) before A.D.T.P., Municipal Corporation, Amravati. The said amalgamation has been approved and sanctioned by the Municipal Authority as per order No.0670 dated 9/9/2022. That as per the sanctioned amalgamation plan, the above 18 plots are amalgamated by the Municipal Authority, which now bears amalgamated plot Nos.28-A,28-B,29-A,29-B,30-A,30-B,31-A,31-B,32-A,32-B,33-A,33-B,34-A,34-B,35-A,35-B,36-A,36-B, total admeasuring 2748.90 sq.mtrs. (29591.72 sq.ft.).



Then I find that JOG MAHAJAN INFRA PVT. LTD., through its Director Shri Ram Madhukar Mahajan has decided to construct a multistoried apartment scheme known as 'Shiv:shri Apartment' Phase-I & Phase-II on the above mentioned amalgamated plot and therefore, they have applied before A.D.T.P., Municipal Corporation, Amravati for sanction of building plan. The said building plan approved and sanctioned by Municipal Corporation, Amravati as per building permit No.1667 dated 27/9/2022.

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 JOG MAHAJAN INFRA PVT. LTD., through its Director Shri Ram Madhukar Mahajan is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land:-

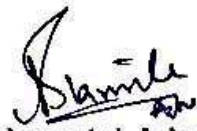
(1) Amalgamated plot Nos.28-A,28-B,29-A,29-B,30-A,30-B,31-A,31-B,32-A,32-B,33-A,33-B,34-A,34-B,35-A,35-B,36-A,36-B, total admeasuring 2748.90 sq.mtrs. (29591.72 sq.ft.) from survey No.38/1 of Mouje Jewad, Pragane Badnera, Tq. & Distt.Amravati.

(2) Qualifying comments/remarks if any – The owner has clear and marketable title.

3/- The report reflecting the flow of the title of the JOG MAHAJAN INFRA PVT. LTD., through its Director Shri Ram Madhukar Mahajan on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 18/10/2022


(K.S.Lawate) Advocate





CHALLAN
MTR Form Number-6



GRN	MH009321922202223E	BARCODE	14 10 2022 18 41 08		Date	14/10/2022-18:41:08	Form ID
Department			Inspector General Of Registration				
Type of Payment			Search Fee Other Items				
Office Name			PND1_JY DISTT REGISTRAR PUNE URBAN				
Location			PUNE				
Year			2022-2023 One Time				
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			750.00		Road/Street		
					Area/Locality		
					Town/City/District		
					PIN		
			Remarks (If Any)				
Total			750.00		Amount In Seven Hundred Fifty Rupees Only		
					Words		
Payment Details			STATE BANK OF INDIA				
Cheque/DD Details			FOR USE IN RECEIVING BANK				
			Bank CIN	Ref. No.	00040572022101432334	IK0BXSPXB0	
Cheque/DD No.			Bank Date	RBI Date	14/10/2022-18:24:42	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 : 723066100

Mobile No. : 9422857292

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 करण्याच्या दस्तांसाठी लागू नाही.

MH009321922202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
17 Oct 2022	Receipt	Receipt no.: 1112597908
	Name of the Applicant :	Kaustubh Sudhakar Lawate
	Details of property of which document has to be searched :	Dist :Amravati Village :Jevad S.No/CTS No/G.No. : 38
	Period of search :	From :2002 To :2022
	Received Fee :	525
The above mentioned Search fee has been credited to government vide GRN no :MH009321922202223E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frnSearchChallanWithoutReg.php '.		



Date:

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Letter Head

FORMAT - A

(Circular No.: 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- i) Copy of sale deed dated 12/8/2022 at Sr.No.4791/2022.
- ii) Copy of village form 7 of 18 plots dated 20/9/2022
- iii) Search report for 30 years from 1993 till 2022 taken from Sub-Registrar' office at Amravati
- iv) Any other relevant title. N.A.
- v) Litigations if any. No


(K.S.Lawate) Advocate

Date: 18/10/2022

(Stamp)

