

FORMAT – A

(Circular No.: 28/2021)

To

MAHA RERA

Mumbai

**LEGAL TITLE REPORT**

**Sub** Title clearance certificate with respect to **amalgamated plot Nos.28-A to 36-B**, total admeasuring **2748.90 sq.mtrs. (29591.72 sq.ft.)** from survey No.38/1, converted Rev.Case No.NAP-34/Jewad-132/2001-2002 dated 31/8/2002 of Mouje Jewad, Pragane Badnera, Tq. & Distt.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:-**

A) "Amalgamated plot Nos.28-A to 36-B, total admeasuring **2748.90 sq.mtrs. (29591.72 sq.ft.)** from survey No.38/1, converted Rev.Case No.NAP-34/Jewad-132/2001-2002 dated 31/8/2002 of Mouje Jewad, Pragane Badnera, Tq. & Distt.Amravati, situated within the limits of Amravati Municipal Corporation and area commonly known as 'Ganu Wadi, Amravati', which is bounded as under:-

Towards East: 9 mtr. wide road;

Towards West: 7.5 mtr. wide road;

Towards North: 7.5 mtr. wide road;

Towards South: Pushp:shri Apartment."

B) "TDR Rights, admeasuring **752.36 sq.mtrs.** from out of total rights 4100.00 sq.mtrs."

C) "TDR Rights, admeasuring **2937.67 sq.mtrs.** from out of total rights 10075.75 sq.mtrs."

**2) The documents of allotment of plot.**

1. Copy of registered sale deed dated 12/8/2022 at Sr.No.4791/2022.
2. Copy amalgamation plan alongwith order of Tahsildar, Amravati.
3. Digital copy of recent village form 7 after amalgamation.
4. Copy of building construction plan dated 27/9/2022 of Tower-I.
5. Copy registered deed of declaration dated 11/7/2023 at Sr.No.3853.
6. Copy building construction plan dated 30/10/2024 of Tower-II
7. Copy registered sale deed of TDR dated 25/7/2024 at Sr.No.3776
8. Copy registered sale deed of TDR dated 25/7/2024 at Sr.No.3775.



3) Village form 6 & 7 issued by Revenue Authority, Amravati vide mutation entry No.24986 dated 24/11/2022.

4) **Search report for 30 years from 1995 till 2024:-**

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 **JOG MAHAJAN INFRA PVT.LTD., through its Director Shri Ram Madhukar Mahajan** is clear, marketable. (If any encumbrances please mention in separate sheet)

That **JOG MAHAJAN INFRA PVT. LTD., through its Director Shri Ram Madhukar Mahajan** has obtained project loan of Rs.7,20,00,000/- from DCB Bank Ltd., Amravati by mortgaging the aforesaid project plot and for the said loan, he has executed a registered mortgage deed in favour of bank on 29/9/2024 registered with Sub-Registrar Office, Amravati at Sr.No.6802. Therefore, title acquired by **JOG MAHAJAN INFRA PVT. LTD., through its Director Shri Ram Madhukar Mahajan** is under charge of DCB Bank Ltd., Amravati, there is no other charge on the said property.

**Owner of the land:-** **JOG MAHAJAN INFRA PVT. LTD., through its Director Shri Ram Madhukar Mahajan** is the owner of - Amalgamated plot Nos.28-A to 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.

(2) **Qualifying comments/remarks if any** – The owner has clear and marketable title, except the charge of DCB Bank Ltd., Amravati.

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

Encl : Annexure

Date: 29/11/2024

  
(K.S.Lawate) Advocate

(Stamp)



**FLOW OF THE TITLE OF THE SAID LAND**

1. **7/12 extract/P.R.Card as on dated of application for registration:-** At the time of registration, the 7/12 extract is in the name of **JOG MAHAJAN INFRA PVT. LTD.,** through its Director **Shri Ram Madhukar Mahajan** i.e. Project owner.
2. **Mutation entry No.24986 dated 24/11/2022**
3. Search Report for 30 years from **1995 to 2024** taken from Sub-Registrar Office at **Amravati Camp**
4. **Any other relevant title:-**

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 Shambhuro Gangadhar Ganu & Shripad Gangadhar Ganu equally. Thereafter Shambhuro Gangadhar Ganu had executed a will in favour of his son Ajit Shambhuro Ganu and thereby bequeathed his half share in favour of his son Ajit Shambhuro Ganu vide will dated 08/02/1998 registered at Sr.No.2271 on 24/05/1999. Shri. Shambhuro Ganu expired on 17/02/1999. Thereafter, mutations have been effected after death of Shambhuro Gangadhar Ganu vide Ferfar no. 185 dated 06/09/1999 by virtue of will and thus Shri Ajit Shambhuro Ganu became the owner of half portion, which is earlier owned by his father Shambhuro, along with his uncle Shripad Gangadhar Ganu. In other words, Shri. Shripad Gangadhar Ganu and Ajit Shambhuro Ganu r/o. Amravati became the joint owners of the said field.

Then I find that Shri Shripad Gangadhar Ganu & Shri Ajit Shambhuro 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 Shambhuro 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 Shambhoorao 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 'Shiva: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.

After sanction of the building plan, JOG MAHAJAN INFRA PVT. LTD., through its Director Shri Ram Madhukar Mahajan has applied before Real Estate (Regulation & Development) Act, 2016 for registration of its project. The said project is registered with Real Estate Regulatory Authority, Mumbai on 19/1/2023 as per registration No.P50300048823.

Then I find that JOG MAHAJAN INFRA PVT. LTD., through its Director Shri Ram Madhukar Mahajan had applied for amalgamation of plots Nos.28-A to 36-B, total admeasuring 2748.90 sq.mtrs. (29591.72 sq.ft. before Hon'ble Tahsildar, Amravati and the Tahsildar, Amravati is pleased to pass an order of amalgamation vide order dated 4/11/2022 passed in Rev.Case No.NAP-34/Jewad-160/2022-2023.

After amalgamation, mutations have been effected in the name of JOG MAHAJAN INFRA PVT. LTD., through its Director Shri Ram Madhukar Mahajan in village form 7 vide ferfar No.24986 dated 24/11/2022 and thus JOG MAHAJAN INFRA PVT. LTD. became absolute owner of said amalgamated plot No.28-A to 36-B.

Then I find that after sanction of the building plan, JOG MAHAJAN INFRA PVT. LTD., through its Director Shri Ram Madhukar Mahajan has executed a registered deed of declaration of the scheme named as 'Shiva:shri' on 11/7/2023 with the Office of



Sub-Registrar, Amravati at Sr.No.3853/2023 as per the provisions of Maharashtra Apartment Ownership Act, 1970.

As per the said declaration, the scheme owner has decided to construct a residential apartment scheme by name and styled as Shiva:shri Apartment, consisting of Two Wings i.e. Tower-1 & Tower-2. The details of the units are as under:-

**Tower-1**

| Flat Number | Floor           | Carpet as per RERA area in sq.mtrs. | Apartment Built up area in sq.mtrs. | Common Built up area in sq.mtrs. | Total built up area in sq.mtrs. | Undivided share in land in percentage (%) |
|-------------|-----------------|-------------------------------------|-------------------------------------|----------------------------------|---------------------------------|-------------------------------------------|
| 101         | First           | 88.69                               | 94.88                               | 16.72                            | 111.60                          | 1.45                                      |
| 102         |                 | 67.40                               | 72.37                               | 13.93                            | 86.30                           | 1.11                                      |
| 103         |                 | 88.69                               | 94.88                               | 16.72                            | 111.60                          | 1.45                                      |
| 104         |                 | 88.69                               | 94.88                               | 16.72                            | 111.60                          | 1.45                                      |
| 105         |                 | 67.40                               | 72.37                               | 13.93                            | 86.30                           | 1.11                                      |
| 106         |                 | 88.69                               | 94.88                               | 16.72                            | 111.60                          | 1.45                                      |
| 201         | Second          | 88.69                               | 94.88                               | 16.72                            | 111.60                          | 1.45                                      |
| 202         |                 | 67.40                               | 72.37                               | 13.93                            | 86.30                           | 1.11                                      |
| 203         |                 | 88.69                               | 94.88                               | 16.72                            | 111.60                          | 1.45                                      |
| 204         |                 | 88.69                               | 94.88                               | 16.72                            | 111.60                          | 1.45                                      |
| 205         |                 | 67.40                               | 72.37                               | 13.93                            | 86.30                           | 1.11                                      |
| 206         |                 | 88.69                               | 94.88                               | 16.72                            | 111.60                          | 1.45                                      |
| 301         | Third           | 88.69                               | 94.88                               | 16.72                            | 111.60                          | 1.45                                      |
| 302         |                 | 67.40                               | 72.37                               | 13.93                            | 86.30                           | 1.11                                      |
| 303         |                 | 88.69                               | 94.88                               | 16.72                            | 111.60                          | 1.45                                      |
| 304         |                 | 88.69                               | 94.88                               | 16.72                            | 111.60                          | 1.45                                      |
| 305         |                 | 67.40                               | 72.37                               | 13.93                            | 86.30                           | 1.11                                      |
| 306         |                 | 88.69                               | 94.88                               | 16.72                            | 111.60                          | 1.45                                      |
| 401         | Fourth          | 88.69                               | 94.88                               | 16.72                            | 111.60                          | 1.45                                      |
| 402         |                 | 67.40                               | 72.37                               | 13.93                            | 86.30                           | 1.11                                      |
| 403         |                 | 88.69                               | 94.88                               | 16.72                            | 111.60                          | 1.45                                      |
| 404         |                 | 88.69                               | 94.88                               | 16.72                            | 111.60                          | 1.45                                      |
| 405         |                 | 67.40                               | 72.37                               | 13.93                            | 86.30                           | 1.11                                      |
| 406         |                 | 88.69                               | 94.88                               | 16.72                            | 111.60                          | 1.45                                      |
| 501         | Fifth           | 88.69                               | 94.88                               | 16.72                            | 111.60                          | 1.45                                      |
| 502         |                 | 67.40                               | 72.37                               | 13.93                            | 86.30                           | 1.11                                      |
| 503         |                 | 88.69                               | 94.88                               | 16.72                            | 111.60                          | 1.45                                      |
| 504         |                 | 88.69                               | 94.88                               | 16.72                            | 111.60                          | 1.45                                      |
| 505         |                 | 67.40                               | 72.37                               | 13.93                            | 86.30                           | 1.11                                      |
| 506         |                 | 88.69                               | 94.88                               | 16.72                            | 111.60                          | 1.45                                      |
| 601         | Sixth & Seventh | 146.70                              | 157.83                              | 16.72                            | 174.55                          | 2.39                                      |
| 602         | Sixth           | 67.40                               | 72.37                               | 13.93                            | 86.30                           | 1.11                                      |
| 603         |                 | 88.69                               | 94.88                               | 16.72                            | 111.60                          | 1.45                                      |
| 604         |                 | 88.69                               | 94.88                               | 16.72                            | 111.60                          | 1.45                                      |
| 605         |                 | 67.40                               | 72.37                               | 13.93                            | 86.30                           | 1.11                                      |
| 606         | Sixth & Seventh | 146.70                              | 157.83                              | 16.72                            | 174.55                          | 2.39                                      |

**Tower-2**

| Flat Number | Floor | Carpet as per RERA area in sq.mtrs. | Apartment Built up area in sq.mtrs. | Common Built up area in sq.mtrs. | Total built up area in sq.mtrs. | Undivided share in land in percentage (%) |
|-------------|-------|-------------------------------------|-------------------------------------|----------------------------------|---------------------------------|-------------------------------------------|
| 101         | First | 88.69                               | 94.88                               | 16.72                            | 111.60                          | 1.45                                      |
| 102         |       | 67.40                               | 72.37                               | 13.93                            | 86.30                           | 1.11                                      |
| 103         |       | 88.69                               | 94.88                               | 16.72                            | 111.60                          | 1.45                                      |
| 104         |       | 88.69                               | 94.88                               | 16.72                            | 111.60                          | 1.45                                      |
| 105         |       | 67.40                               | 72.37                               | 13.93                            | 86.30                           | 1.11                                      |
| 106         |       | 88.69                               | 94.88                               | 16.72                            | 111.60                          | 1.45                                      |



The plan for apartments in Tower-1 and first floor of Tower-2 is sanctioned by the Municipal Corporation and now the A.D.T.P., Municipal Corporation, Amravati has sanctioned the building plan of rest of the apartment of Tower-II vide building permit No.DDMCA/RB/2024/APL/00339 dated 30/10/2024. and the details of the said apartment are mentioned below.

Prior to sanction of the said building plan, JOG MAHAJAN INFRA PVT. LTD., through its Director Shri Ram Madhukar Mahajan has purchased TDR Rights, admeasuring 752.36 sq.mtrs. from Shri Anil Jugalkishor Agrawal, through his POA Shri Rishi Rajesh Agrawal (who got rights as per special POA dated 9/5/2022 registered at Sr.No.1834 for the purpose of presentation of documents) & Shri Rishi Rajesh Agrawal as per registered sale deed of TDR dated 25/7/2024 registered with S.R.O., Amravati at Sr.No.3776.

Then I find that the another TDR rights, admeasuring 2937.67 sq.mtrs. also purchased by JOG MAHAJAN INFRA PVT. LTD., through its Director Shri Ram Madhukar Mahajan from Shri Anil Kisanchand Dembla & Shri Chandrabhan Kisanchand Dembla, through his POA Shri Anil Kisanchand Dembla (who got rights as per special POA dated 20/4/2023 registered at Sr.No.2199 for the purpose of presentation & execution of documents) as per registered sale deed of TDR dated 25/7/2024 registered with S.R.O., Amravati at Sr.No.3775.

|     |                 |        |        |       |        |      |
|-----|-----------------|--------|--------|-------|--------|------|
| 201 | Second          | 88.69  | 94.88  | 16.72 | 111.60 | 1.45 |
| 202 |                 | 67.40  | 72.37  | 13.93 | 86.30  | 1.11 |
| 203 |                 | 88.69  | 94.88  | 16.72 | 111.60 | 1.45 |
| 204 |                 | 88.69  | 94.88  | 16.72 | 111.60 | 1.45 |
| 205 |                 | 67.40  | 72.37  | 13.93 | 86.30  | 1.11 |
| 206 |                 | 88.69  | 94.88  | 16.72 | 111.60 | 1.45 |
| 301 | Third           | 88.69  | 94.88  | 16.72 | 111.60 | 1.45 |
| 302 |                 | 67.40  | 72.37  | 13.93 | 86.30  | 1.11 |
| 303 |                 | 88.69  | 94.88  | 16.72 | 111.60 | 1.45 |
| 304 |                 | 88.69  | 94.88  | 16.72 | 111.60 | 1.45 |
| 305 |                 | 67.40  | 72.37  | 13.93 | 86.30  | 1.11 |
| 306 |                 | 88.69  | 94.88  | 16.72 | 111.60 | 1.45 |
| 401 | Fourth          | 88.69  | 94.88  | 16.72 | 111.60 | 1.45 |
| 402 |                 | 67.40  | 72.37  | 13.93 | 86.30  | 1.11 |
| 403 |                 | 88.69  | 94.88  | 16.72 | 111.60 | 1.45 |
| 404 |                 | 88.69  | 94.88  | 16.72 | 111.60 | 1.45 |
| 405 |                 | 67.40  | 72.37  | 13.93 | 86.30  | 1.11 |
| 406 |                 | 88.69  | 94.88  | 16.72 | 111.60 | 1.45 |
| 501 | Fifth           | 88.69  | 94.88  | 16.72 | 111.60 | 1.45 |
| 502 |                 | 67.40  | 72.37  | 13.93 | 86.30  | 1.11 |
| 503 |                 | 88.69  | 94.88  | 16.72 | 111.60 | 1.45 |
| 504 |                 | 88.69  | 94.88  | 16.72 | 111.60 | 1.45 |
| 505 |                 | 67.40  | 72.37  | 13.93 | 86.30  | 1.11 |
| 506 |                 | 88.69  | 94.88  | 16.72 | 111.60 | 1.45 |
| 601 | Sixth & Seventh | 146.70 | 157.83 | 16.72 | 174.55 | 2.39 |
| 602 | Sixth           | 67.40  | 72.37  | 13.93 | 86.30  | 1.11 |
| 603 |                 | 88.69  | 94.88  | 16.72 | 111.60 | 1.45 |
| 604 |                 | 88.69  | 94.88  | 16.72 | 111.60 | 1.45 |
| 605 |                 | 67.40  | 72.37  | 13.93 | 86.30  | 1.11 |
| 606 | Sixth & Seventh | 146.70 | 157.83 | 16.72 | 174.55 | 2.39 |

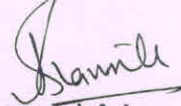


Thus I find that JOG MAHAJAN INFRA PVT. LTD., through its Director Shri Ram Madhukar Mahajan is intending to construct above mentioned scheme as described above and the said family units shall be available for purchase after the completion of the scheme.

Then I find that JOG MAHAJAN INFRA PVT. LTD., through its Director Shri Ram Madhukar Mahajan has obtained project loan of Rs.7,20,00,000/- from DCB Bank Ltd., Amravati by mortgaging the aforesaid project plot and for the said loan, he has executed a registered mortgage deed in favour of bank on 29/9/2024 registered with Sub-Registrar Office, Amravati at Sr.No.6802. Therefore, title acquired by JOG MAHAJAN INFRA PVT. LTD., through its Director Shri Ram Madhukar Mahajan is under charge of DCB Bank Ltd., Amravati, there is no other charge on the said property.

5. Litigation if any:- No litigation is pending in Court against the project property.

Date: 29/11/2024

  
(K.S.Lawate) Advocate

(Stamp)





Department ID : 606934999  
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 कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

|                                                                                                                                                                                                                                |                                                            |                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|---------------------------------------------------------|
| MH011654599202425E                                                                                                                                                                                                             | Government<br>of<br>Maharashtra                            | Regn. 39 M                                              |
| Department of Registration and Stamps                                                                                                                                                                                          |                                                            |                                                         |
| 27 Nov 2024                                                                                                                                                                                                                    | Receipt                                                    | Receipt no.: 1113765851                                 |
|                                                                                                                                                                                                                                | Name of the Applicant :                                    | Kaustubh Sudhakar Lawate                                |
|                                                                                                                                                                                                                                | Details of property of which document has to be searched : | Dist :Amravati Village :Jevad<br>S.No/CTS No/G.No. : 38 |
|                                                                                                                                                                                                                                | Period of search :                                         | From :2002 To :2024                                     |
|                                                                                                                                                                                                                                | Received Fee :                                             | 575                                                     |
| The above mentioned Search fee has been credited to government vide GRN no :MH011654599202425E                                                                                                                                 |                                                            |                                                         |
| 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<br>' <a href="http://gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php">gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php</a> '. |                                                            |                                                         |



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[ महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवद्दा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- जेवड (९४३७०९)

तालुका :- अमरावती

जिल्हा :- अमरावती



PU-ID : 10693474039

भूमापन क्रमांक व उपविभाग

३८/१/२८/ए/ते/३६/बी

10693474039

| क्षेत्र, एकक व आकारणी   | खाते क्र. | भोगवटादाराचे नाव                                       | क्षेत्र  | आकार    | पो.ख. | फेरफार क्र | कुळ, खंड व इतर अधिकार                               |
|-------------------------|-----------|--------------------------------------------------------|----------|---------|-------|------------|-----------------------------------------------------|
| क्षेत्राचे एकक आर.चौ.मी | २०८५६९०   | जोग महाजन इन्फ्रा प्रा लि तर्फे संचालक राम मधुकर महाजन | २७.४८.९० | ७७५२.०० |       | (२४९८६)    | कुळाचे नाव व खंड                                    |
| अकृषिक क्षेत्र          |           |                                                        |          |         |       |            | इतर अधिकार                                          |
| बिन शेती                | २७.४८.९०  |                                                        |          |         |       |            | अकृषिक वापर - रहिवास (गावठाणाबाहेरील)               |
| बिन शेती                | ७७५२.००   |                                                        |          |         |       |            | मा क्र एन ए पी-३४/जेवड-१३२/२००१-२००२ मा             |
| आकारणी                  |           |                                                        |          |         |       |            | तहसीलदार साहेब अमरावती यांचा                        |
|                         |           |                                                        |          |         |       |            | एकत्रीकारणाचा आदेश क्र रा मा क्र एन ए               |
|                         |           |                                                        |          |         |       |            | पी-३४/जेवड-१६०/२०२२-२३ दि ४/११/२०२२ (               |
|                         |           |                                                        |          |         |       |            | २४९८६)                                              |
|                         |           |                                                        |          |         |       |            | प्रलंबित फेरफार : नाही.                             |
|                         |           |                                                        |          |         |       |            | शेवटचा फेरफार क्रमांक : २४९८६ व दिनांक : २४/११/२०२२ |
|                         |           |                                                        |          |         |       |            | सीमा आणि भूमापन चिन्हे :                            |

फेरफार क्र : (२४८४३)



हा गाव नमुना क्रमांक ७ दिनांक २१/१०/२०२३:०६:१९:५६ AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : २९-११-२०२४ : ०८:५९:३५ AM. वैधता पडताळणीसाठी <https://digitalsatbara.mahabhumi.gov.in/dsar/> या संकेत स्थळावर जाऊन 0709100001445650 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२

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## गावाचे नाव : जेवड

|                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) विलेखाचा प्रकार                                                                                                                    | गहाणखत                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| (2) मोबदला                                                                                                                             | 72000000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)                                                    | 72000000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)                                                                                           | 1) पालिकेचे नाव: अमरावती म.न.पा.इतर वर्णन : सदनिका नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: 0, इतर माहिती: मौजे - जेवड, ता. जि. अमरावती सर्वे नं.38/1, प्लॉट नं. 28-ए, 28-बी, 29-ए, 29-बी, 30-ए, 30-बी, 31-ए, 31-बी, 32-ए, 32-बी, 33-ए, 33-बी, 34-ए, 34-बी, 35-ए, 35-बी, 36-ए. 36-बी याचे एकूण क्षेत्रफळ - 29591.72 चौ. फूट या वर बांधलेल्या शिवा श्री अपार्टमेंट मधील टावर 1 मधील 36 फ्ल्याट व शिवा श्री अपार्टमेंट मधील टावर 2 मधील 36 फ्ल्याट (( Survey Number : 38/1 ; Plot Number : 28-ए, 28-बी, 29-ए, 29-बी, 30-ए, 30-बी, 31-ए, 31-बी, 32-ए, 32-बी, 33-ए, 33-बी, 34-ए, 34-बी, 35-ए, 35-बी, 36-ए. 36-बी ; ))                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| (5) क्षेत्रफळ                                                                                                                          | 29591.72 चौ.फूट                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मे जोग महाजन इन्फ्रा प्रा लि तर्फे राम मधुकर महाजन वय:-54 पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: कृष्णार्पण कॉलनी अमरावती, महाराष्ट्र, अमरावती. पिन कोड:-444607 पॅन नं:-AAFCJ1966J<br>2): नाव:-मे जोग महाजन इन्फ्रा प्रा लि तर्फे अमिता राम महाजन वय:-50 पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: कृष्णार्पण कॉलनी अमरावती, महाराष्ट्र, अमरावती. पिन कोड:-444607 पॅन नं:-AAFCJ1966J<br>3): नाव:-मे जोग महाजन इन्फ्रा प्रा लि तर्फे गोविंद जनार्दन जोग वय:-53 पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: कृष्णार्पण कॉलनी अमरावती, महाराष्ट्र, अमरावती. पिन कोड:-444607 पॅन नं:-AAFCJ1966J<br>4): नाव:-मे जोग महाजन इन्फ्रा प्रा लि तर्फे रुपाली गोविंदराव जोग वय:-46 पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: कृष्णार्पण कॉलनी अमरावती, महाराष्ट्र, अमरावती. पिन कोड:-444607 पॅन नं:-AAFCJ1966J<br>5): नाव:-मे जोग महाजन इन्फ्रा प्रा लि तर्फे रुपाली गोविंदराव जोग वय:-46 पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: कृष्णार्पण कॉलनी अमरावती, महाराष्ट्र, अमरावती. पिन कोड:-444607 पॅन नं:-AAFCJ1966J<br>6): नाव:-मे जोग महाजन इन्फ्रा प्रा लि तर्फे कविता अजित गानू वय:-50 पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: गानुवाडी अमरावती, महाराष्ट्र, अमरावती. पिन कोड:-444607 पॅन नं:-AAFCJ1966J |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता                   | 1): नाव:-डीसीबी बँक लिमिटेड अमरावती तर्फे राजेश शिवाजी काकडे वय:-; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: ता जी अमरावती, महाराष्ट्र, अमरावती. पिन कोड:-444601 पॅन नं:-AAACD1461F                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| (9) दस्तऐवज करून दिल्याचा दिनांक                                                                                                       | 28/09/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| (10) दस्त नोंदणी केल्याचा दिनांक                                                                                                       | 29/09/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |