



OFFICE : Near Dr. Belsare's Hospital, Khaparde Garden, Camp, AMRAVATI

Ref. No.

Date :

FORMAT – A

(Circular No.:- 28/2021)

To

Maha RERA

Mumbai

LEGAL TITLE REPORT

Sub Title clearance certificate with respect to amalgamated plot No.25/26, total admeasuring 601.20 sq.mtrs. (6468.91 sq.ft.) from field survey No.167/2 of Mouje Rahatgaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati (hereinafter referred as the said plot“)

I have investigated the title of the said plot on the request of Shri Govind Shridhar Tatte, r/o Ganesh Gruh Nirman Sanstha, Mangilal Plot, Camp, Amravati, Tq. & Distt.Amravati and following documents i.e. :-

1) **Description of the property:-**

A) “Layout converted plot No.25, admeasuring 296.40 sq.mtrs. (3189.26 sq.ft.) & plot No.26, admeasuring 304.80 sq.mtrs. (3271.65 sq.ft.) from field survey No.167/2 of Mouje Rahatgaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati, converted as per Rev.case No.NAP-34/Rahatgaon-71/1998-99 dated 16/6/1999, situated within the limits of Amravati Municipal Corporation.

Both plots amalgamated as per order passed by Hon’ble S.D.O., Amravati dated 6/4/2023 passed in Rev.Case No.NAP-34/Rahatgaon-630/2022-2023 and as per the said order, the both plots renumbered as **amalgamated plot No.25/26, total admeasuring 601.20 sq.mtrs. (6468.91 sq.ft.)**.

The common boundaries of the plots are as under:-

Towards East: Plot No.15-A,B & plot No.16-A;

Towards West: 9 mtrs. wide road;

Towards North: Plot No.27;

Towards South: Plot No.24.”

B) “T.D.R. rights, admeasuring 710 sq.mtrs. from TDR certificate issued by the Amravati Municipal Corporation vide Folio No.AMC/ADTP/TDR/178/2023 dated 13/3/2023, certificate No.178 from field survey No.42/4-B of Mouje Akoli, Pragane Badnera, Tq. & Distt.Amravati.”



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

1. Copy of 7/12 extract of field survey No.167/2.
2. Copy of Mutation certificate in respect of sale deed dated 3/8/1984 at Sr.No.4941.
3. Copy of Mutation certificate in respect of sale deed dated 4/8/1995, registered at Sr.No.1676.
4. Copy of N.A.Order alongwith layout plan dated 16/6/1999.
5. Copy of legal heir certificate issued by Hon'ble Joint Civil Judge, Jr.Dn., Amravati dated 11/4/2017.
6. Copy of registered relinquishment deed dated 31/12/2018 registered at Sr.No.3418/2018.
7. Copy of registered sale deed dated 20/5/2022, registered at Sr.No.2986/2022.
8. Copy of approved amalgamation plan dated 23/1/2023
9. Copy of order of amalgamation passed by Hon'ble S.D.O., Amravati dated 6/4/2023.
10. Copy of registered sale deed of TDR dated 27/4/2023, registered at Sr.No.2890/2023.
11. Copy of Gaon Namuna 7 dated 20/4/2023.
12. Copy of building plan dated 16/5/2023.

3) Gaon Namuna 7 issued by Revenue Authority, Amravati vide mutation entry No.52936 dated 19/4/2023.

4) **Search report for 30 years from 1994 till 2023:-**

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 Shri Govind Shridhar Tatte is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owner of the land:-

A) "Layout converted plot No.25, admeasuring 296.40 sq.mtrs. (3189.26 sq.ft.) & plot No.26, admeasuring 304.80 sq.mtrs. (3271.65 sq.ft.) from field survey No.167/2 of Mouje Rahatgaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati, converted as per Rev.case No.NAP-34/Rahatgaon-71/1998-99 dated 16/6/1999, situated within the limits of Amravati Municipal Corporation.



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Both plots amalgamated as per order passed by Hon'ble S.D.O., Amravati dated 6/4/2023 passed in Rev.Case No.NAP-34/Rahatgaon-630/2022-2023 and as per the said order, the both plots renumbered as **amalgamated plot No.25/26, total admeasuring 601.20 sq.mtrs. (6468.91 sq.ft.)**.

The common boundaries of the plots are as under:-

Towards East: Plot No.15-A,B & plot No.16-A;

Towards West: 9 mtrs. wide road;

Towards North: Plot No.27;

Towards South: Plot No.24."

B) "T.D.R. rights, admeasuring 710 sq.mtrs. from TDR certificate issued by the Amravati Municipal Corporation vide Folio No.AMC/ADTP/TDR/178/2023 dated 13/3/2023, certificate No.178 from field survey No.42/4-B of Mouje Akoli, Pragane Badnera, Tq. & Distt.Amravati."

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

3/- The report reflecting the flow of the title of Shri Govind Shridhar Tatte on the said land is enclosed herewith as annexure.

Encl : Annexure

Date: **05/10/2023**

(P.U.Deshmukh) Advocate

(Stamp)

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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 **Shri Govind Shridhar Tatte** i.e. Project owner.
2. **Mutation entry No.52936 dated 19/4/2023**
3. Search Report for 30 years from **1994 to 2023** 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 original field survey No.162/2 of Mouje Rahatgaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati, out of which land admeasuring 1 Hec. 35 R was originally owned and possessed by Shri Baburao Ramchandra Dhote, r/o Amravati for the period relevant to this search report.

Thereafter I find that the said field sold by Shri Baburao Ramchandra Dhote to Shri Hargun Gopaldas Lalwani, r/o Krishna Nagar, Amravati vide registered sale deed dated 3/8/1984, registered at Sr.No.4941.

I further find that the aforesaid field again purchased by Shri Nandlal Gangaram Sharma, Chief Promoter of Proposed Vidyaniketan Co-operative Housing Society, Amravati from Shri Hargun Gopaldas Lalwani, r/o Krishna Nagar, Amravati vide registered sale deed dated 4/8/1995, registered at Sr.No.1676 and thus his name has been recorded in 7/12 extract. Therefore, he became full and absolute owner of the said field.

I further find that in the year 1999, he has applied before Hon'ble Collector, Amravati for conversion of the said field from agriculture into non-agriculture i.e. for residential purpose. Accordingly, the said N.A. proposal was registered as Rev.case No.NAP-34/Rahatgaon-71/1998-99. In the said proceeding, the Hon'ble Collector, Amravati has made inquiry and lastly the conversion order was passed as per vide order dated 16/6/1999.

Thereafter I find that during the lifetime of Shri Nandlal Gangaram Sharma, he has not applied before the Registrar of Society for registration of the said proposed society and hence all these layout converted plots have been recorded in his name in revenue record. Therefore, the ownership and possession of these layout plots were remains in the name of Shri Nandlal Gangaram Sharma.

Accidently, he died on 26/2/2014, leaving behind him his widow Smt.Rukhmadevi Nandlal Sharma, two sons by name Shri Rajesh Nandlal Sharma & Shri

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Santosh Nandlal Sharma and two daughters, namely, Sau.Yashoda Mohan Sharma & Sau.Chhaya Sanjay Sharma.

I further find that after the death of Nandlal Gangaram Sharma, a proceeding for legal heir certificate was filed by the legal heirs before Joint Civil Judge, Jr.Dn., Amravati. The said case was registered as RMJC No.88/2017. In the said proceeding, the Hon'ble Joint Civil Judge, Jr.Dn., Amravati has passed order on 11/4/2017 and issued a legal heir certificate in the names of the legal heirs of late Nandlal Sharma.

Thereafter I find that subsequently, Smt.Rukhmadevi Nandlal Sharma also died on 7/8/2017. Therefore, Shri Rajesh Nandlal Sharma, Shri Santosh Nandlal Sharma, Sau.Yashoda Mohan Sharma & Sau.Chhaya Sanjay Sharma became the joint owners of layout converted plot Nos.1, 13, 19, 25, 26 & 28 from field survey No.167/2, which is converted as per Rev.case No.NAP-34/Rahatgaon-71/1998-99 dated 16/6/1999.

I further find that in the year 2018, Sau.Yashoda Mohan Sharma & Sau.Chhaya Sanjay Sharma have relinquished their rights from the aforesaid plots in favour of their brothers by names Shri Rajesh Nandlal Sharma & Shri Santosh Nandlal Sharma as per registered relinquishment deed dated 31/12/2018 registered with S.R.O., Amravati at Sr.No.3418/2018.

Thus as stated above, Shri Rajesh Nandlal Sharma & Shri Santosh Nandlal Sharma became joint owners of plot Nos.1, 13, 19, 25, 26 & 28 and their names have been recorded in revenue record as per mutation entry No.34732 dated 1/3/2019 and hence the Gaon Namuna 7 of the aforesaid plots is recorded in their names and they became recorded owners thereof.

Thereafter I find that for clarification about proposed housing society, the owners of the plots by names Shri Rajesh Nandlal Sharma & Shri Santosh Nandlal Sharma have applied before Registrar, Co-operative Societies, Amravati on 24/3/2022 and hence the Registrar has issued a letter in their names, that the Vidyaniketan Housing Society is not in existence. Therefore, it is crystal clear that the ownership of the plot under reference is exclusive in the names of Shri Rajesh Nandlal Sharma & Shri Santosh Nandlal Sharma.

Thereafter I find that Shri Rajesh Nandlal Sharma & Shri Santosh Nandlal Sharma for Proposed Vidyaniketan Housing Society, Amravati have sold layout converted plot No.25, admeasuring 296.40 sq.mtrs. (3189.26 sq.ft.) & plot No.26, admeasuring 304.80 sq.mtrs. (3271.65 sq.ft.) to Shri Govind Shridhar Tatte by virtue of registered sale deed dated 20/5/2022, which is registered with Sub-Registrar Office, Amravati at Sr.No.2986/2022 and thus Shri Govind Shridhar Tatte became full and absolute owner of plot Nos.25 & 26.

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That after purchase of the plot Nos.25 & 26, Shri Govind Shridhar Tatte has applied before A.D.T.P., Municipal Corporation, Amravati for its amalgamation. The said amalgamation has been approved and sanctioned by the Municipal Authority, Amravati as per order No.211 dated 23/1/2023. That as per the sanctioned amalgamation plan, the plot Nos.25 & 26 were amalgamated in one plot i.e. plot No.25/26, total admeasuring 601.20 sq.mtrs. After sanction of the aforesaid amalgamation, the conversion of the said plot also approved & sanctioned by the Revenue Authority Amravati i.e. Hon'ble S.D.O., Amravati vide order dated 6/4/2023 passed in Rev.Case No.NAP-34/Rahatgaon-630/2022-2023 and the said amalgamation plot bearing No.25/26 has been mutated in revenue record in the name of Shri Govind Shridhar Tatte as per mutation entry No.52936.

Besides the aforesaid plot I find that Shri Govind Shridhar Tatte has purchased T.D.R. rights, admeasuring 710 sq.mtrs. from TDR certificate issued by the Amravati Municipal Corporation from field survey No.42/4-B from Shri Sanjay Shankarrao Jadhav, through POA Shri Yogiraj Govind Nandurkar, Shri Varun Pranamji Maloo and Shri Suraj Ashokkumar Talda, through POA Shri Manoj Radhavallabhji Bhattad as per registered sale deed dated 27/4/2023, which is registered at Sr.No.2890/2023.

I further find that Shri Govind Shridhar Tatte has decided to make construction of the multistoried building upon the said plot No.25/26. Accordingly, a building plan of apartment scheme was prepared by him and then he has submitted the said building plan before A.D.T.P., Municipal Corporation, Amravati for its sanction. That the Municipal Authority has gone through the said map and approval has been granted by A.D.T.P., M.C., Amravati as per order No.AMC/ADTP/145/2023 dated 16/5/2023.

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

Date: **05/10/2023**


(P.U.Deshmukh) Advocate

(Stamp)