



Adv. Jayant Gunwantrao Sable

Notary (Central Govt. of India)

97666 97651

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

Dt.- 28/01/2023

FORMAT - A

(Circular No. 28 /2021)

To,
Maha RERA
Mumbai

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to Mauje – Benoda, Pragane- Nandgaon Peth, Amravati, Land Survey No.- 2, Plot No.- 18 Area 78.53 sq.mt. And Plot No.- 19 Area 102.69 sq.mt. And Plot No.- 19/B Area 187.26 sq.mt. Non Agricultural vide Order Dt.- 05/09/1980, 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.- 2

This is to certify that, I have visited the Registrar /sub registrar office urban Amravati, at Amravati verified the details of the property standing in the name of **VIJAYSHALI ENTERPRISE PVT. LTD., R/o Amravati, Tq. Dist. Amravati**

I find that an agricultural field situated at **Mouje- Benoda, Pragane- Nandgaon Peth, Tq.- & Dist.- Amravati** out of Field Survey no. 2 and out of which **Plot No.- 18 Area 78.53 sq.mt. And Plot No.- 19 Area 102.69 sq.mt. And Plot No.- 19/B Area 187.26 sq.mt. total admeasuring 368.48 Sq.mtr**

East - Plot No. -18

West - Plot No. -19

North - Road

South - Plot No. -20

2. The documents of allotment of land

- I) Copy of registered Sale Deeds dt.- 06/08/2021 having Registered No.- 3008 / 2021.
- II) Copy of registered Sale Deeds dt.- 06/08/2021 having Registered No.- 3009 / 2021.
- III) Copy of registered Sale Deeds dt.- 06/08/2021 having Registered No.- 3010 / 2021.
- IV) Copy of registered Gift Deeds dt.- 19/04/2021 having Registered No.- 1967 / 2021.

- V) Copy of registered Sale Deeds dt.- 20/01/2016 having Registered No.- 146 / 2016.
- VI) Copy of registered Sale Deeds dt.- 26/02/2014 having Registered No.- 647 / 2014.
- VII) Copy of registered Sale Deeds dt.- 26/03/2002 having Registered No.- 973 / 2002.
- VIII) Copy of registered Sale Deeds dt.- 05/01/1990 having Registered No.- 14 / 1990.
- IX) Mutation entry in the name of the owners
- X) Copies of the N. A. order

3. SEARCH REPORT FOR 30 YEARS FROM 1994 TO 2024

HISTORY

I further find that the said field was previously stood in the name of **Narayan Balaji Karpe**. I further find that the **Narayan Balaji Karpe** had applied to Hon`ble S.D.O Amravati for conversion of filed property SURVEY NO. 2 in N.A. vide Revenue case no. **NPA.34/Benoda-13/1978-79 dt. 05/09/1980**.

I further find that after the said N.A.order plot no. **19 B** had been sold by **Shri Prabhu Sahakari Gruhnirman Sanstha**, Benoda Reg. No. 375 through it's treasurer to **Surendra Govindrao Barai** by way of registered sale deed no.14 dt.05/01/1990. That after the said sale deed mutation of the said plot took place in the name of **Surendra Govindrao Barai** vide mutation entry no. **274 dt. 3/12/1993**. That the boundaries of the said plot is as under;

Towards East:- Plot no.19

Towards West:- Road

Towards North:- Road

Towards South:- Plot no.22-A

I further find that there is an order of Amalgamation of plot no.18 and 19 (19-B as per sale deed no.14) of साहाय्यक संचालक नगर रचना अमरावती महानगरपालीका and as per the said order both plot no.18 and 19 (19-B as per sale deed no.14) were amalgamated.

I further find that plot no.18 out of which towards the West side having admeasuring 845 Sq.ft.,out of filed survey no.2 of mouje Benoda,Tq and Dist.Amravati and plot no. 19 of mouje Benoda admeasuring towards East side admeasuring 1105 Sq.ft. and the total admeasuring of both plots are 1950 Sq.ft. were previously stood in the name of Shri Dhyneshwar Wishwasrao Dharmale.That Shri Dhyneshwar Wishwasrao Dharmale sold the said plots to Vijay Babarao Shende by way of registered sale deed no. 973 dt.26/03/2003.

I further find that plot no.19 in Prabhu Colony towards the North South division of West side admeasuring 2015 Sq.ft. (187.26 Sq.mtr.) which was previously purchased by Surendra Govindrao Barai by way of registered sale deed no.14 dt.05/01/1990 was sold to Shri Vishal Valbhadasji Rathi and Shri Vikram Valbhadasji Rathi by way of registered sale deed no. 647 dt.26/02/2014. It is specifically clarified here that as per registered sale deed no.14 dt.05/01/1990 there is description of plot no. 19-B but in the sale deed no.647 dt.26/02/2014 plot no.19-B is typed as plot no.19 only but the measurement and boundaries mention in the sale deed of said plot no.19-B(As per sale deed no.14) and plot no.19 (As per sale deed no. 647 dt.05/01/1990 are same these are herein reproduce as under;

Towards East:-Portion of plot no.19

Towards West:- Road

Towards North:- Road

Towards South:- Plot no.22 -A

That as per the sale deed mutation of the said plot no 19 (plot no.19-B as per sale deed no.14) took place in the name of **Shri Vishal Valbhadasji Rathi and Shri Vikram Valbhadasji Rathi** vide mutation entry no. 19605 dt.27/02/2014. That since then said plot is in the name of **Shri Vishal Valbhadasji Rathi and Shri Vikram Valbhadasji Rathi**.

I further find that **Shri Vishal Valbhadasji Rathi and Shri Vikram Valbhadasji Rathi** sold the plot no 19 (plot no.19-B as per sale deed no.14) to **Sau Shalini Vijay Shende** by way of registered sale deed no. 146 dt.20/01/2016. That after the said sale deed mutation of the said plot took place in the name **Sau Shalini Vijay Shende** and the 7/12 extract is made in the name of **Sau Shalini Vijay Shende**. It is further clarified that even though there is 7/12 extract is in the name of **Sau Shalini Vijay Shende** but i have not found mutation of the concerned Talathi therefore same shall be made available by the present applicant when ever required.

I further find that **Sau Shalini Vijay Shende** out of love and affection executed registered Gift Deed in the name of her son and daughter namely **Shri Anuprit Vijay Shende and Ku. Shirya Vijay Shende** vide registered Gift Deed no. 1967 dt.19/04/2021 of plot no. 18 towards West side total admeasuring 845.29 Sq.ft.(78.53 Sq.mtr) and plot no. 19 (plot no.19-B as per sale deed no.14) towards East side admeasuring 1105.35 Sq.ft.(102.69 Sq.mtr.) both plots total admeasuring 1950.64 Sq.ft.(181.22 Sq.mtr). That after the said Gift Deed mutation of the said plot no.18 and 19 took place in the name of **Shri Anuprit Vijay Shende and Ku. Shirya Vijay Shende**. It is further clarified that even though there is 7/12 extract is in the name **Shri Anuprit Vijay Shende and Ku. Shirya Vijay Shende** but i have not found mutation of the concerned Talathi therefore same shall be made available by the present applicant when ever required.

I further find that **Shri Anuprit Vijay Shende and Ku. Shirya Vijay Shende** sold plot no. 18 and 19 to **Vijayshali Enterprise Pvt.Ltd.** by way of registered sale deed no. 3008 dt.06/08/2021. That the said sale deed of plot no. 19 towards the East side total

admeasuring **1105.35 Sq.ft. (102.69 Sq.mtr)** of new division plot no. 19-A as per the new map after the Division of plot no.19. That the boundaries of the said plot is as under;

Towards East:- Portion of plot no.18
(As per Amalgamation and division portion of plot no.19-A)

Towards West:- Plot no.19
(As per Amalgamation and division portion of plot no.19-A)

Towards North:- 7.50 Mtr. Road

Towards South:- Plot no.20

I further find that **Shri Anuprit Vijay Shende and Ku. Shirya Vijay Shende** sold plot no. 18 and 19 to **Vijayshali Enterprise Pvt.Ltd.** by way of registered sale deed no. 3009 dt.06/08/2021. That the said sale deed of plot no. 18 towards the West side total admeasuring **845.29 Sq.ft. (78.53 Sq.mtr)** of new division plot no. 19-A and portion of plot no. 19-A as per the new map after the Division of plot no.19. That the boundaries of the said plot is as under;

Towards East:- Remaining Portion of plot no.18

Towards West:- Portion of plot no.19
(As per Amalgamation and division portion of plot no.19-A)

Towards North:- 7.50 Mtr. Road

Towards South:- Plot no.20

I further find that **Sau Shalini Vijay Shende** sold plot no. 19-B (i.e plot no.19 as per sale deed no.973) to **Vijayshali Enterprise Pvt.Ltd.** by way of registered sale deed no. 3010 dt.06/08/2021. That the said sale deed of plot no. 19-B towards the West side total admeasuring **2015 Sq.ft. (187.26 Sq.mtr)** 19. That the boundaries of the said plot is as under;

Towards East:- Portion of plot no.19
(As per Amalgamation and division portion of plot no.19-A)

Towards West:- 7.50 Mtr. Road

Towards North:- 7.50 Mtr. Road

Towards South:- Plot no.20

Trace of Title/ History of Passing of title. Details of antecedent title deeds (Give the details of Title/ History of Passing of title)

(Tracing the party's title for 30 years previous Regd. Title deed and intervening documents if any (e.g. transacting on power of attorney) to present document must be verified.)

That i have not found the sale deed of **Plot No.- 18 and Plot No.- 19** since the sanction of layout. It is not disputed that there is certificate of amalgamation **Plot No.- 18 and Plot No.- 19** but there is no sale deed of **Plot No.-18 and Plot No.-19**. Further more how **Plot No.-18** mutated in the name of **Vijay Babrao Shende** because after the sanction of layout there must the sale deed of plot no.18 since the sanction of lay out i.e from 1990. But i have only find sale deed no. 973 dt.26/03/2002 of plot no. 18 and 19. That there is no complete chain of the title of the plot no.18 and 19 therefore in the absence of incomplete chain of the title of the plot no.18 and 19 there is no need to explain the rest of transaction.

On the perusal of the alcove mentioned documents and all the other relevant documents related to the title of the said property I am of the opinion that the title of **VIJAYSHALI ENTERPRIJES PVT. LTD.,** is clear, marketable and without any encumbrances. (If any encumbrances please mentioned in the separate sheet)

4. Owners of the land

i) This is to certify that, I have visited the Registrar /sub registrar office urban Amravati, at Amravati verified the details of the property standing in the name of **VIJAYSHALI ENTERPRISE PVT. LTD.,** R/o Amravati, Tq. Dist. Amravati

I find that an agricultural field situated at Mouje- Benoda, Pragane- Nandgaon Peth, Tq.- & Dist.- Amravati out of Field Survey no. 2 and out of which Plot No.- 18 Area 78.53 sq.mt. And Plot No.- 19 Area 102.69 sq.mt. And Plot No.- 19/B Area 187.26 sq.mt. total admeasuring 368.48 Sq.mtr, 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 Shareing Spoon Entertainment and Hospitality through its partners VIJAYSHALI ENTERPRISE PVT. LTD., on the said land is enclosed herewith as annexure.

Encl : Annexure

Date – 28/01/2023

Advocate
Jayant Sable
JAYANT G. SABLE
ADV. & NOTARY
GOVT. OF INDIA
Nagari, Amravati (MS)
M-9768607651



CHALLAN
MTR Form Number-6



GRN	MH013903603202223E	BARCODE	18/01/2023-10:44:46		Form ID
Department		Inspector General Of Registration			
Search Fee		Payer Details			
Type of Payment		Other Items			
Office Name		AMT1_HQR SUB REGISTRAR AMRAVATI 1			
Location		AMRAVATI			
Year		2022-2023 One Time			
Flat/Block No.		Dr Bhausaheb Deshmukh Colony Near Navoday			
Premises/Building		Vidyalay			
Account Head Details		Amount In Rs.			
0030072201 SEARCH FEE		750.00			
Road/Street		Navsari Square VMV Road			
Area/Locality		Amravati			
Town/City/District					
PIN		4 4 4 6 0 4			
Remarks (If Any)		Mouje Benoda Pragane Nandgaon Peth Amravali Serve No 2 Plot No 18			
Amount In		Seven Hundred Fifty Rupees Only			
Total		750.00			
Payment Details		STATE BANK OF INDIA			
Cheque-DD Details		FOR USE IN RECEIVING BANK			
Cheque/DD No.		Bank CIN Ref. No. 00040572023011869406 IK0CBJHSZ4			
Name of Bank		Bank Date RBI Date 18/01/2023-10:24:45 Not Verified with RBI			
Name of Branch		Bank-Branch STATE BANK OF INDIA			
		Scroll No. , Date Not Verified with Scroll			

Department ID :

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

Mobile No. : 9766697651

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