Rushikesh V. Bhujade,

Advocate

R. B. LAW ASSOCIATES

Office :Radhakrishna Complex,Mamaji Restaurant Lane, Near Bus Stand, Amravati, Tq.& Dist. Amravati
Maharashtra 444 603.

Mob. No. 9823373311

Ref. No. RERA/101/2022

Date : 17.11.2022

Format A

(Circular No. 28/2021)

LEGAL TITLE REPORT

To, Maha RERA,

Mumbai

SUBJECT: - Title clearance certificate in respect of the plot situated within the limits of Amravati Municipal Corporation, Amravati, Mauje Rajapeth, Pragane Badnera, Tq, & Dist. Amravati, S. N. 42/3, (Ganesh Colony) Plot No. 8, total admeasuring 5200 Sq. Ft. on which the House constructed before near about 40 years containing 4 Rooms with Latrine and Bathroom which is now owned and possessed by Adwik Nutan Associates through its partners Mr. Amit Ghanshyam Rajkotiya and Ishant Suresh Kochar.

I have investigated the title and following documents of the said plot on the request of **Adwik Nutan Associates through its partners Mr. Amit Ghanshyam Rajkotiya and Ishant Suresh Kochar.**

DESCRIPTION OF PROPERTY :

situated within the limits of Amravati Municipal Corporation, Amravati, Mauje Rajapeth, Pragane Badnera, Tq, & Dist. Amravati, S. N. 42/3, (Ganesh Colony) Plot No. 8, total admeasuring 5200 Sq. Ft. which is bounded as under :

PHONE : +91- 9823373311, 9767553328. E Mail : rbassociates4@gmail.com

Towards East	:	Service Line,
Towards West	:	Road,
Towards North	:	Road,
Towards South	:	Plot No. 7,

(Herein referred as ***"SAID PROPERTY"***)

DOCUMENTS OF THE SAID PROPERTY

1. Copy of Sale deed dt. 03.04.1965
2. Order of Hon'ble Civil Court dt. 15.02.2021
3. Copy of Relinquishment Deed dated 07.10.2021
4. Copies of Ferfar Entries
5. Copy of Sale Deed dated **06.05.2022** regi. at **Sr. No. 1812/2022.**
6. Copy of 7/12 Extracts

SEARCH RFEPORT FOR 30 YEARS i.e. FROM 1993 TO 2022

Upon verification of Index II register and the revenue record I have found that the said property was originally owned and possessed by **Vidarbha Maharogi Seva Mandal**. On dated 3/04/1965, **Ganpatrao Shivramji Sawant,** R/o SheluGund, Tq. NandgaonKhandeshwar, Dist. Amravati, had purchased the said property by way of sale deed registered at Sr. No. 9814 and became the absolute owner of the said property. Since then the said property was in absolute ownership and possession of Ganpatrao Sawant. On the said plot he had constructed four rooms with latrine bathroom.

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Ganpatrao Shivramji Sawant was having 2 sons namely Vitthalrao, Vasantrao and 2 daughters namely Manorama and chandrakala. His elder son namely Vitthalrao died on 02.01.1994. After his death Ganpatrao Sawant also died on 14.11.2001.

On 22.12.2020, the legal heirs of deceased Ganpatrao Sawant and Vitthalrao Sawant had applied for legal heir certificate before the Hon'ble Civil Judge Junior Division at Nandgaon Khandeshwar, Dist. Amravati vide RMJC Case NO. 148/2020. In the said matter the Hon'ble Civil Judge Junior Division at Nandgaon Khandeshwar pleased to pass the order on 15.02.2021 and thereby declared Vasantrao Ganpatrao Sawant, Smt. Lalita Vitthalrao Sawant, Manorama Uttamrao Kapade and Chandrakala Sahebrao Kolhe as legal heirs of Ganpatrao Shivramji Sawant and Vitthalrao Ganpatrao Sawant.

Vasantrao Ganpatrao Sawant, Smt. Lalita Vitthalrao Sawant, Manorama Uttamrao Kapade and Chandrakala Sahebrao Kolhe being legal heirs of Ganpatrao Shivramji Sawant and Vitthalrao Ganpatrao Sawant, became the owners and possessors of the said property.

On 07.10.2021, **Manorama Uttamrao Kapade** and **Chandrakala Sahebrao Kolhe** has relinquished their rights over the said property in the name of **Vasantrao Sawant** and **Smt. Lalita Vitthalrao Sawant** by executing the **Relinquishment Deed** before the Sub Registrar, Amravati, which is came to be registered vide document no. 3748.

Since then **Vasantrao Ganpatrao Sawant** and **Smt. Lalita Vitthalrao Sawant** became the absolute owners of the said property and their names have

been mutated in the record of rights by Ferfar Entry No. 26065, dated 31.10.2021.

Adwik Nutan Associates through its Partners Mr. Amit Ghanshyam Rajkotiya, R/o Flat No. 101, Vishalgadh Apartment, Old Cotton Market, Amravati and **Mr. Ishant Suresh Kochar**, R/o Flat No. 201, Matoshri Apartment, Pannalal Nagar, Amravati has purchased the said property from the legal heirs Ganpatrao Sawant and Vitthalrao Sawant on dated **06.05.2022** by way sale deed which is registered at **Sr. No. 1812/2022.** By virtue of sale deed dated 06.05.2022, **Adwik Nutan Associates** became the owners of the said property and their names have been mutated in the record of rights vide Ferfar Entry No. 26814, dated 06.06.2022.

On perusal of all above mentioned documents and records regarding the title of the said property I am of the opinion that the title of **Adwik Nutan Associates through its Partners Mr. Amit Ghanshyam Rajkotiya** and **Mr. Ishant Suresh Kochar** is clear, marketable and without any encumbrances.

OWNERS OF THE SAID PROPERTY

Adwik Nutan Associates through its Partners Mr. Amit Ghanshyam Rajkotiya and **Mr. Ishant Suresh Kochar** is the owners and possessors of the property situated within the limits of Amravati Municipal Corporation, Amravati, Mauje Rajapeth, Pragane Badnera, Tq, & Dist. Amravati, S. N. 42/3, (Ganesh Colony) Plot No. 8, total admeasuring 5200 Sq. Ft.which is bounded as under :

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Towards East	:	Service Line,
Towards West	:	Road,
Towards North	:	Road,
Towards South	:	Plot No. 7

QUALIFYING COMMENTS / REMARKS IF ANY

That the owner / Developer is having clear and marketable title of the said property.

The report reflecting the flow of title of **Adwik Nutan Associates through its Partners Mr. Amit Ghanshyam Rajkotiya**, and **Mr. Ishant Suresh Kochar.**

That, I have taken search of **Index II** register wide **Receipt no. 7492, dated 17.11.2022**& other records at Sub- Registrar's office, Amravati, for last 30yrs i.e. since 1993 to 2022in respect of Mauje Rajapeth, Pragane Badnera, S. No. 42/3, Plot No. 8, total admeasuring 5200 Sq. Ft. and the receipt of the same is annexed herewith.

(Adv. R. V. Bhujade)

Rushikesh V. Bhujade
Advocate
Enr.No.MAH/4032/2006

211/0 इतर पावती Original/Duplicate

Thursday,17 November 2022 2:41 PM

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 7492 दिनांक: 17/11/2022

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अरन2-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ॲड त्रिषिकेश दि भुजाडे रा अमरावती

वर्णन अर्ज क्र 1867/2022 मौजे राजापेठ सर्वे क्र 42/3 प्लॉट क्र 8 सन 1993 ते 2022 20 वर्ष

शोध व निरीक्षणे	रु. 750.00
एकूण:	रु. 750.00

Joint Sub Registrar Amaravati II

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

सह दुय्यम निबंधक वर्ग - २
अमरावती शहर - २