P. U. Deshmukh
Advocate
Regd. No. MH-185 / 1980

Ph. 0721-2663232
M.: 99756 09717

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 layout converted amalgamated plot No.3/4, admeasuring 584.00 sq.mtrs. (6300 sq.ft.) from field survey No.47/2 of Mouje Shegaon, 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 Sau.Pratiksha Pravin Mahalle, r/o Su-sanyog Colony, Kathora Road, Amravati and following documents i.e. :-

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

1) "Layout converted amalgamated **plot No.3/4**, admeasuring **584.00 sq.mtrs. (6300 sq.ft.)**, amalgamated by Hon'ble S.D.O., Amravati as per Rev.Case No.NAP-34/Shegaon-106/2023-2024 dated 18/9/2023 from field survey No.47/2 of Mouje Shegaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati, converted as per Rev.Case No.NAP-34/Shegaon-144/1982-83 dated 9/8/1983, situated within the limits of Amravati Municipal Corporation, which is bounded as below:-

Towards East: Service lane;

Towards West: 15 mtrs. wide road;

Towards North: Plot No.2;

Towards South: Plot No.5."

2) "T.D.R. rights, admeasuring 4247 sq.mtrs. from TDR certificate issued by the Amravati Municipal Corporation vide Folio No.AMC/ADTP/TDR/167/2022 dated 29/9/2022, certificate

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No.167 from field survey No.215/1-Part of Mouje Badnera, Pragane Badnera, Tq. & Distt.Amravati."

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

1. Copy of N.A.Order alongwith layout plan dated 9/8/1983.
2. Copy of registered sale deed dated 24/12/1984 at Sr.No.7367 of plot No.3.
3. Copy of registered sale deed dated 5/12/1984 at Sr.No.5915 of plot No.4.
4. Copy of registered sale deed dated 18/5/2023 at Sr.No.3295 of plot No.3.
5. Copy of registered sale deed dated 18/5/2023 at Sr.No.3297 of plot No.4.
6. Copy of registered sale deed of TDR dated 30/9/2023 at Sr.No.6414.
7. Copy of registered sale deed of TDR dated 17/1/2022 at Sr.No.187 of previous owner.
8. Copy of approved amalgamation plan dated 30/8/2023.
9. Copy of amalgamation order of S.D.O., Amravati dated 18/9/2023.
10. Copy of Gaon Namuna 7 dated 3/10/2023 after amalgamation.
11. Copy of building plan dated 11/10/2023.

3) Gaon Namuna 7 issued by Revenue Authority, Amravati vide mutation entry No.31946 dated 25/9/2023.

4) **Search report for 30 years from 1994 till 2022:-**

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 Sau.Pratiksha Pravin Mahalle, r/o Susanyog Colony, Kathora Road, Amravati is clear, marketable and

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without any encumbrances. (If any encumbrances please mention in separate sheet)

Owner of the land:- **Sau.Pratiksha Pravin Mahalle, r/o Susanyog Colony, Kathora Road, Amravati**

1) "Layout converted amalgamated **plot No.3/4**, admeasuring **584.00 sq.mtrs. (6300 sq.ft.)**, amalgamated by Hon'ble S.D.O., Amravati as per Rev.Case No.NAP-34/Shegaon-106/2023-2024 dated 18/9/2023 from field survey No.47/2 of Mouje Shegaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati, converted as per Rev.Case No.NAP-34/Shegaon-144/1982-83 dated 9/8/1983, situated within the limits of Amravati Municipal Corporation, which is bounded as below:-

Towards East: Service lane;
Towards West: 15 mtrs. wide road;
Towards North: Plot No.2;
Towards South: Plot No.5."

2) "T.D.R. rights, admeasuring 4247 sq.mtrs. from TDR certificate issued by the Amravati Municipal Corporation vide Folio No.AMC/ADTP/TDR/167/2022 dated 29/9/2022, certificate No.167 from field survey No.215/1-Part of Mouje Badnera, 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 Sau.Pratiksha Pravin Mahalle on the said land is enclosed herewith as annexure.

Encl : Annexure

Date: 20/10/2023

(P.U.Deshmukh)
Advocate
(Stamp)

P. U. Deshmukh
Advocate
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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 **Sau.Pratiksha Pravin Mahalle** i.e. Project owner.

2. **Mutation entry No.31946 dated 25/9/2023**

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.47/2, admeasuring 5 Acres 15 Gunthe of Mouje Shegaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati was owned and possessed by Shri Hari Mulchand Shahu, r/o Amravati for the period relevant to this search report.

Thereafter I find that in the year 1982, the said field was taken for development by Balaji Trading Company, Amravati, through its Partner Shri Chudaman Ganpatrao Tale and accordingly, the aforesaid field was converted in the name of Shri Hari Mulchand Shahu by the said company as per Rev.Case No.NAP-34/Shegaon-144/1982-83.

I further find that the conversion order of the aforesaid field had been passed by Hon'ble S.D.O., Amravati in the said conversion case on 9/8/1983. Accordingly, as per development agreement executed by the field owner in favour of Balaji Trading Company, Amravati, through its Partner Shri Chudaman Ganpatrao Tale in the year 1982, the said company became the owner of layout converted plot Nos.3 & 4 from the said layout and the name of said company was mutated in revenue record as a owner thereof.

Thereafter I find that out of these two plots, the plot bearing No.3, admeasuring 3150 sq.ft. (292 sq.mtrs.) was initially

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purchased by Sau.Ashadevi Shrikant Sharma from Balaji Trading Company, Amravati, through its Partner Shri Chudaman Ganpatrao Tale as per registered sale deed dated 24/12/1984, registered at Sr.No.7367 and the another plot bearing No.4, admeasuring 3150 sq.ft. (292 sq.mtrs.) again purchased by Sau.Ashadevi Shrikant Sharma from Balaji Trading Company, Amravati, through its Partner Shri Chudaman Ganpatrao Tale as per registered sale deed dated 5/10/1984, registered at Sr.No.5915.

Thus as stated above, Sau.Ashadevi Shrikant Sharma became the full and absolute owner of plot Nos.3 & 4 and her name has been recorded in Gaon Namuna 7 as per mutation entry No.1466 & 8674 respectively.

I further find that Sau.Ashadevi Shrikant Sharma has sold the aforesaid two plots bearing Nos.3 & 4, each admeasuring 3150 sq.ft. (292 sq.mtrs.), total admeasuring 6300 sq.ft. (584 sq.mtrs.) to Sau.Pratiksha Pravin Mahalle by virtue of two different registered sale deeds dated 18/5/2023 registered at Sr.Nos.3295 & 3297 respectively and thus Sau.Pratiksha Pravin Mahalle became full absolute owner of the said plots.

Thereafter I find that Sau.Pratiksha Pravin Mahalle has applied before A.D.T.P., Municipal Corporation, Amravati for amalgamation of plot Nos.3 & 4. The said amalgamation has been approved and sanctioned by the Municipal Authority, Amravati as per order No.DDMCA/SA/2023/APL/01509 dated 30/8/2023. That as per the sanctioned amalgamation plan, the plot Nos.3 & 4 were amalgamated in one block, bearing amalgamated plot Nos.3/4, admeasuring 584 sq.mtrs. (6300 sq.ft.). 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 on 18/9/2023 in Rev.Case No.NAP-34/Shegaon-106/2023-2024.

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I further find that after passing order for amalgamation, Sau.Pratiksha Pravin Mahalle has applied before Talathi of Mouje Shegaon for mutation of said plot in revenue record in her name. Accordingly, the said mutation of amalgamated plot No.3/4 has been recorded by Revenue Authority in revenue record in her name vide mutation entry No.31946 dated 25/9/2023 and thus Sau.Pratiksha Pravin Mahalle became full and absolute owner of amalgamated plot No.3/4.

Besides the aforesaid transaction, Sau.Pratiksha Pravin Mahalle has purchased TDR Rights, admeasuring 4247 sq.mtrs. from TDR certificate issued by the Amravati Municipal Corporation vide Folio No.AMC/ADTP/TDR/167/2022 dated 29/9/2022, certificate No.167 from field survey No.215/1-Part of Mouje Badnera, Pragane Badnera, Tq. & Distt.Amravati from Shri Sanjay Vaikunthrao Varhade & Shri Mukund Sharad Daterao as per registered sale deed dated 30/9/2023, registered at Sr.No.6414

Lastly I find that Sau.Pratiksha Pravin Mahalle has decided to make construction of the multistoried building upon the said plot No.3/4. Accordingly, a building plan of apartment scheme has been prepared by Sau.Pratiksha Pravin Mahalle and then she 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.DDMCA/B/2023/APL/03907 dated 11/10/2023.

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

Date: 20/10/2023

(P.U.Deshmukh)
Advocate

(Stamp)

CHALLAN

MTR Form Number-6

GRN	MH010521375202324E	BARCODE		Date	03/11/2023-10:54:16	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	AMT1_HQR SUB REGISTRAR AMRAVATI 1	**Full Name**	ADV P U DESHMUKH
Location	AMRAVATI		
Year	2023-2024 One Time	**Flat/Block No.**	
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Road/Street	
Area/Locality	
Town/City/District	
PIN	
Remarks (If Any)	MOUJE SHEGAON SNO 47/2 PLOT NO 3/4 1993 TO 2023
Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023110336618	IK0CNADOY8
Cheque/DD No.		Bank Date	RBI Date	03/11/2023-10:24:55	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 :

Mobile No. : 0000000000

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 नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 03-11-2023 10:55:11