

Satish B. Jaju,

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FORMAT - A
(Circular No.28/2021)

To,
Maharashtra Real Estate Regulatory Authority,
(MahaRERA)
Mumbai.

LEGAL TITLE REPORT

Subject:- Title clearance certificate with respect to **Property Bhumapan No. 42/1/A,**
Plot No. 3 and 4 admeasures 780.66 Sq. Mt. out of Village Benoda,
Taluka and District Amravati (hereinafter referred as the said properties
and more particularly described below as "Description of the Property")

I. I have investigated the title of the said plot on the request of owner **Sadani and Paturde Builders LLP, ID No. ABC9173; PAN - AEVFS7240D,** through its authorized Partner **Sureshkumar Gopikisan Sadani, R/o Deorankar Nagar, Amravati, Tq. Dist. Amravati - 444605,** on the following listed documents.

1. Description of the Property / said plot :-

All that, piece and parcel of the land Situated at **Mouja Benoda, Taluka & District Amravati,** in the ambit of Sub-Registrar Amravati City and in the limit of Amravati Municipal Corporation, Amravati, bearing **Field Bhumapan / Survey No. 42/1/A admeasures 6 Acre and 20 Guntas of Class-I land converted for non-agricultural use as per the order passed on 18.09.1999 by the Hon'ble District Collector, Amravati in Revenue Case No. N.A.A. - 48 / Benoda - 48 / 1998-99 out of plot No. 3 and 4 admeasuring 780.66 Sq. Mts;**
Now recognized as **Nagar Bhumapan Krmank (CTS) 6753 out of Sheet No. 49 admeasuring 756 Sq. Mt. and having boundaries are as Towards East - Layout Plot No.5; Towards West -Road; Towards North - Road; Towards South - Service Lane.**



2. The documents of Allotments of Properties

- A. Record of Right (7/12 Extract) of Plot No.3 and 4 out of Field Survey No. 42/1/A admeasures 780.66 Sq. Mt. dated 01.12.2022.
- B. Copy of Mutation register (Ferfar Gaon Namuna 6) vide mutation entry no. 29259 dated 01.12.2022
- C. Sanction order dated 26.05.2023 building permission and commencement certificate issued by Assistant Director of Town Planning, Amravati Municipal Corporation, Amravati vide Building Permit No. 1779.
- D. Registered Sale Deed, dated 07.11.2022 registered at Sr. No. 6688/2022 on 10.11.2022 in the Office of Sub-Registrar Amravati City-3.
- E. Registered Correction Deed, dated 08.05.2023 registered at Sr. No. 3100/2023 on 08.05.2023 in the Office of Sub-Registrar Amravati City-3.
- F. Registered Sale Deed, dated 25.02.2000 registered at Sr. No. 888/2000 on 25.02.2000 in the Office of Sub-Registrar Amravati City-2.
- G. Copy of NA order dated 18.03.1999 passed in Rev. Case No. NAA-48/Benoda-48/1998-99 by Hon'ble District Collector, Amravati.
- H. Registered Sale Deed, dated 15.10.1997 registered at Sr. No. 3969/1997 in the Office of Sub-Registrar Amravati City-2.
- I. Registered Sale Deed, dated 08.04.1983 registered at Sr. No. 1653/1983 in the Office of Sub-Registrar Amravati City-2.
- J. Registered Sale Deed, dated 06.07.1982 registered at Sr. No. 3062/1982 in the Office of Sub-Registrar Amravati.
- K. Approved map of amalgamation issued by Assistant Director of Town Planning, Amravati Municipal Corporation,
- L. Receipt of Search for the year 2002 to 2023 by paying requisite fees vide E-Chhalan No.MH017094276202223P on 19.06.2023 from the recode uploaded by the Sub-registrar, Amravati city for e-search.
- M. Receipt of Search report for 30 years by paying requisite fees for the period 1994 to 2023 vide receipt no. 4672 dated 19.06.2023.

- II. On perusal of the above mention documents relating to title of the said properties put before by above named owner/client and on available Index II register maintained by the Sub-Registrar I, am of the opinion that the title of owner **Sadani**



and Paturde Builders LLP, ID No. ABC9173; PAN – AEVFS7240D, through its authorized Partner Sureshkumar Gopikisan Sadani, R/o Deorankar Nagar, Amravati, have clear, marketable and without any encumbrance title over the said properties described above.

1. Owner of the said Property:-

As per the sale deed dated 07.11.2022 and mutation of the said transactions to Record of Right i.e. 7/12 extract dated 01.12.2022 issued by the concerned Talathi office.

2. Qualifying comments / remark if any :-

- a) By the order of ADTP, Amravati Municipal Corporation, Amravati the said two Plots No. 3 and 4 admeasure 780.66 out of Field Survey No. 42/1/A, of Mouja Benoda, Tq. & Dist. Amravati was amalgamated long back.
- b) After amalgamation the predecessor in title sold the said property to present owner's vendor.
- c) Present owner of the said property obtained the construction permission from the Assistant Director of Town Planning Amravati Municipal Corporation, Amravati vide **Building Permission and Commencement Certificate Permit No. 177907** dated 26.05.2023.

3. Make a Note of :-

- i. Separate affidavit for ownership and possession and non-encumbrance with status as self acquired or from ancestral funds, be obtained from the owner.
- ii. Please verify the location and possession of property in whose favour it is at present before executing document or Deed, from Concern Officer in presence of owner with his own signature to avoid future dispute regarding possession.

III. The report reflecting the flow of the title of the owner on the said plot / property is enclosed herewith as annexure.

Encl: - Annexure of Flow of Title.

Date – 26.06.2023

Place – Amravati.

Satish B. Jaju

Satish B. Jaju, Advocate

Satish B. Jaju
Advocate

1, Daulat Apartment, Ganesh Col
Bhamburda Road, Amravati - 444001

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FLOW OF THE TITLE OF THE SAID PLOT / PROPERTY

Flow of titles:- Tracing out the title of the owner and her / his / its predecessors in interest from the Mother deed to the Latest Title Deed. And wherever minor's interest or other charge on title deed is involved for the further period depending on such clause of the title.

- I. Upon verification of the Index II register for the relevant period to this search report as well as the document put before by the client for the Property described in **Schedule** below -
 - i. I, scrutinized from the sale deed dated 06.07.1982 that the plot no.4 out of Schedule property was purchased by the Sau. Kamalabai w/o Baburao Malviya, R/o Amravati from Pramod Panjabrao Patil by Regd. Sale Deed Regd. at Sr. No. 3062/1982 and as per sale deed dated 08.04.1983 the plot no.3 out of the Schedule Property was purchased by Laxminarayan Daulatram Malviya, R/o Amravati from Rajnarayan Ramadhir Dube and Avadhutrao Annaji Bonde, both R/o Amravati by Regd. Sale Deed Regd. at Sr. No. 1653/1983. The said both transaction are almost 40 to 41 years old and can be treated as a good root of the Title.
 - ii. I find that the records of Index II for the period 1993 to 2001 are very torn and shabby condition from which appraisal is impracticable. But from sale deed and some revenue record I, scrutinize that out of Schedule property the Plot No. 3 was purchased by the Rakesh Ravindrakumar Agrawal from Sau. Kamalabai w/o Baburao Malviya, R/o Amravati and Plot No.4 by Laxminarayan Daulatram Malviya, R/o Amravati on 15.10.1997 as per the sole



Schedule Property

All that, piece and parcel of the land Situated at Mouja Benoda, Taluka & District Amravati, in the ambit of Sub-Registrar Amravati City and in the limit of Amravati Municipal Corporation, Amravati, bearing Field Bhumapan / Survey No. 42/1/A admeasures 6 Acre and 20 Guntas of Class-I land converted for non-agricultural use as per the order passed on 18.09.1999 by the Hon'ble District Collector, Amravati in Revenue Case No. N.A.A. - 48 / Benoda - 48 / 1998-99 out of plot No. 3 and 4 admeasuring 780.66 Sq. Mts; Now recognized as Nagar Bhumapan Krmank (CTS) 6753 out of Sheet No. 49 admeasuring 756 Sq. Mt. and having Boundaries as under -

Towards East - Layout Plot No.5;

Towards West - Road;

Towards North - Road;

Towards South - Service Lane.

Date - 26.06.2023

Place - Amravati.



Satish B. Jaju, Advocate

Satish B. Jaju
Advocate

Office Apartment, Ganesh
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Roll No. 10141/1999/2
M.C. : 942215571

registered sale deed Registered to the office of Sub-Registrar, Amravati City-2 vide Sr. No. 3969/1997 the copy of Sale Deed is annexed to this report.

- iii. Then upon verification of the Index II register for further period maintained by the Sub-Registrar Amravati City I, find that on 25.02.2000, plot no.3 and 4 out of field survey no. 42/1/A of Mouja Benoda, was sold by Rakesh Ravindrakumar Agrawal, R/o Achalpur City Road, Partwada to Nawghare Engineers, Builders and Consultant through Dattatray Ramji Nawaghare, R/o Amravati by Regd. Sale Deed Regd. at. Sr. No. 888/2000 to the office of Sub-Registered Amravati City-2.
- iv. Then I, find that to Nawghare Engineers, Builders and Consultant through Dattatray Ramji Nawaghare, R/o Amravati sold and delivered the possession of the Schedule property on 07.11.2022 vide Sr. No. 6688/2022 by Registered Sale Deed registered to the office of Sub-Registrar, Amravati City - 3 on 10.11.2022 to present owner **Sadani and Paturde Builders LLP, ID No. ABC9173; PAN - AEFVS7240D** through its authorized Partner **Sureshkumar Gopikisan Sadani, R/o Deorankar Nagar, Amravati, Tq. Dist. Amravati - 444605**. I have perused the photo copy of the said Sale Deed. It contains the usual terms and condition. The present owner became absolute owner of the subject property and they are holding the possession of the said property. The name of the present owner has been mutated to the Record of Rights prepared and maintained by the Talathi, Benoda, Amravati vide Mutation Entry No. 29256 dated 29.11.2022 from the document put before me by the client.

- II. I have carried out search of the said plot/property in the office of sub registrar, Amravati City, for the period 1994 to 2023 by paying requisites fees by vide receipt no. 4672 on 19.06.2023 from the available recodes maintained by the Sub-registrar as well as by paying online E-Search fees vide E-Chhalan No.MH003864226202324P on 19.06.2023 from the recode uploaded by the Sub-registrar, Amravati city for e-search.



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TO WHOMSOEVER IT MAY CONCERN

NON ENCUMBRANCE CERTIFICATE

Sadani and Paturde Builders LLP, ID No. ABC9173; PAN - AEVFS7240D through its authorized Partner Sureshkumar Gopikisan Sadani, R/o Deorankar Nagar, Amravati, Tq. Dist. Amravati - 444605, is the owner of the following described property-

Description of the property / said plot:-

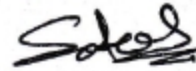
All that, piece and parcel of the land Situated at Mouja Benoda, Taluka & District Amravati, in the ambit of Sub-Registrar Amravati City and in the limit of Amravati Municipal Corporation, Amravati, bearing Field Bhumapan / Survey No. 42/1/A admeasures 6 Acre and 20 Guntas of Class-I land converted for non-agricultural use as per the order passed on 18.09.1999 by the Hon'ble District Collector, Amravati in Revenue Case No. N.A.A. - 48 / Benoda - 48 / 1998-99 out of plot No. 3 and 4 admeasuring 780.66 Sq. Mts; Now recognized as Nagar Bhumapan Krmank (CTS) 6753 out of Sheet No. 49 admeasuring 756 Sq. Mt. and having boundaries as -Towards East - Layout Plot No.5; Towards West -Road; Towards North - Road; Towards South - Service Lane.

After perusal of the relevant document concern to the said property of title such as, sale deed, ROR (7/12 extract), etc and after verifying the revenue recode and Index II register available to the Sub-registrar Amravati City for the last thirteen years, I have not crossways to any litigation pending related to any right, title or interest in the above described/schedule property of present owner. That the present



owner of said property till this date has not obtained any loan from any financial institutions, bankers over the said described/schedule property. The said described/schedule property is having free marketable title and the same is free from all types of encumbrances, except the individual loan (if any) obtained by the respective owner, who have agreed to purchase their respective flats / shop / office premises, for other than the said property.

Date – 26.06.2023
Place – Amravati.



Satish B. Jaju, Advocate

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