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.- 07/12/2023

FORMAT - A

(Circular No. 28 /2021)

To,

Maha RERA/

MS.LIFESTYLE HOME SPACES through its partner Rajesh Kamalaprasad Mishra and Amit Ashokkumar Talda

LEGAL TITLE REPORT

Subject : - Title certificate with respect to **Land survey No. 57/3 Mauje – Peth Amravati, Pragane Badnera, Amravati,Tq. and Dist.Amravati admeasuring about 13 Ecre. 08 R land,out of which 6 Acre land,out of which plot no. 9 and 10 admeasuring (after amalgamation) 945.07 Sq.mtr respectively within the Jurisdiction of Amravati sub Register, within the local**

jurisdiction of Amravati Municipal Corporation

("Hereinafter referred as the said plots")

I have investigated the title of the field property on the request of (name of owners / promoters / developers /company) and following documents :-

1) Description of property

Plot no.9 and 10 out of Survey No. 57/3

Field survey No. 57/3, out of Mauje –Peth Amravati,Prgane Badnera, Amravati, Tq.and Dist. Amravati,occuspancy class-I, total admeasuring about 13 acre and 08 R land,(5 H 56 R land) out of which 6 acre land was converted into layout and out of which plot no.9 and 10 total admeasuring 410 Sq.mtr and 556.60 Sq.mtr respectively within the Jurisdiction of Amravati sub Register, within the local jurisdiction of Amravati Municipal Corporation.

HISTORY

Plot no.9 & 10

1. The said filed property was previously converted into layout in the year 1995 and as per conversion order of Hon'ble Collector Amravati passed in N.A.P. no. 36/Peth Amravati-03/2011-2012 dt. 27/02/2012. and N.A.P. no. 36/Peth

Amravati-04/2011-2012 dt. 06/03/2012. That out of the said layout plot no. 9, as per digital 7/12 extract gat no. 57/3/9/28 having size North South division of East side 22 mtr. and North South division of West side 19 mtr. and East West division of North side 20 mtr, and East West division of South side 20.20 mtr. ,total admeasuring 410 Sq.mtr. (4411 Sq.ft.) and same is bounded as under;

Towards East:- 15 MTR. WIDE ROAD

Towards West:- PLOT NO. 8

Towards North:- PLOT NOS. 12-A, 12-B, 13-A, 13-B, 14-A & 14-B

Towards South:- 24 MTR. WIDE ROAD

THAT Mr. Shankar S/o. Punsa Shirbhate, Resident of Baseshwar Chowk, Amarvati owned and possessed the Plot No. 9 admeasuring about 410 Sq. Mtrs. (4411 Sq. Ft.) and Plot No. 10 admeasuring about 556.60 Sq. Mtrs. (5989 Sq. Ft.) in the said layout (Hereinafter called to and referred as the said "PLOT NO. 9" and "PLOT NO. 10" respectively);

THAT Mr. Shankar S/o. Punsa Shirbhate had transferred, conveyed and assigned the Land admeasuring about 270.6 Sq. Mtrs. being the Eastern Part of the Plot No. 10 admeasuring about 556.60 Sq. Mtrs. by way of sale to Mr.

Atul S/o. Devrao Thorat, Resident of Amravati by executing Sale Deed dated 01/12/1995, duly registered in the office of Sub Registrar Amravati City No. 1 at Serial No. 1287 on even date;

THAT Mr. Shankar S/o. PunsaShirbhate had transferred, conveyed and assigned the Land admeasuring about 286.00 Sq. Mtrs. being the Western Part of the Plot No. 10 admeasuring about 556.60 Sq. Mtrs. by way of sale to Mr. Atul S/o. Devrao Thorat, Resident of Amravati by executing Sale Deed dated 01/12/1995, duly registered in the office of Sub Registrar Amravati City No. 1 at Serial No. 1288 on even date;

THAT Mr. Shankar S/o. PunsaShirbhate had transferred, conveyed and assigned the land bearing Plot No. 9 admeasuring about 410 Sq. Mtrs. by way of sale to Mr. Devrao S/o. Govindrao Thorat, Resident of Amravati by executing Sale Deed dated 25/01/1996, duly registered in the office of Sub Registrar Amravati City No. 1 at Serial No. 123 on even date;

THAT Mr. Devrao S/o. Govindrao Thorat has applied for grant of permission for Non-Agriculture (Residential) use and regularization of said Plot No. 9 in the office of the Hon'ble Collector of Amravati;

THAT the Land of Plot No. 9 is regularized and converted/permitted for Non-Agricultural (Residential) Use in terms of the Order dated 27/02/2012 passed by the Hon'ble Collector of Amravati passed in Revenue Case No. NAP-36/Peth Amravati - 03/2011-2012;

THAT Mr. Atul S/o. Devrao Thorat has applied for grant of permission for Non-Agriculture (Residential) use and regularization of said Plot No. 10 in the office of the Hon'ble Collector of Amravati;

THAT the Land of Plot No. 10 is regularized and converted/permitted for Non-Agricultural (Residential) Use in terms of the Order dated 06/03/2012 passed by the Hon'ble Collector of Amravati passed in Revenue Case No. NAP-36/Peth Amravati - 04/2011-2012;

THAT Mr. Devrao S/o. Govindrao Thorat has transferred, conveyed and assigned the said Plot No. 9 by way of sale to Mr. Dilip S/o. Nandkishor Sahu, Resident of Masanganj, Amravati by executing Sale Deed, duly registered in the office of Sub-Registrar Amravati City No. 2 bearing Document No. 4279/2021 on 08/10/2021;

THAT Mr. Atul S/o. Devrao Thorat has transferred, conveyed and assigned the said Plot No. 10 by way of sale to Mr. Dilip S/o. Nandkishor Sahu, Resident of Masanganj, Amravati by executing Sale Deed, duly registered in the office of Sub-Registrar Amravati City No. 2 bearing Document No. 4281/2021 on 08/10/2021;

THAT Mr. Dilip S/o. Nandkishor Sahu has transferred, conveyed and assigned the said Plot No. 9 & 10 by way of sale to Mr. Rajesh S/o. Kamalaprasad Mishra, Resident of Rallies Plot, Amravati by executing Sale Deed dated 24/08/2023, duly registered in the office of Sub-Registrar Amravati No. 3 bearing Document No. 5538/2023 on even date;

THAT Mr. Rajesh S/o. Kamalaprasad Mishra has transferred, conveyed and assigned the said Plot No. 9 & 10 by way of sale to the Promoter by executing Sale Deed dated 10/10/2023, duly registered in the office of Sub-Registrar Amravati No. 1 bearing Document No. 4006/2023 on even date;

THAT the Promoter (LIFESTYLE HOME SPACES) has decided to develop the said Plot No. 9 & Plot No. 10 into COMMERCIAL CUM RESIDENTIAL ESTATE by constructing the multistoried building thereon consisting of self-contained Shops (Commercial Units) and Residential Apartment

(Residential Units) thereon by taking the requisites permissions and sanctions from the Competent Authorities by completing all formalities for the same;

THAT the Promoter has applied for amalgamation of said Plot No. 9 & Plot No. 10 through its Architect Mr. Rohit Punshi to Amravati Municipal Corporation vide Application dated 17/10/2023, which is approved by Assistant Director Town Planning, Amravati Municipal Corporation vide Letter bearing Approval No. DDMCA/SA/2023/APL/01661 dated 30/10/2023 and as per the said Amalgamation order, the Land area of 21.53 Sq. Mtrs. (231 Sq. Ft.) was deducted towards tangent and the land area of **945.07 Sq. Mtrs. (10172.73 Sq. Ft.)** of said amalgamated plots is declared; accordingly, the said Plot No. 9 and Plot No. 10 are amalgamated and renumbered as Plot No. 9,10 admeasuring about **945.07 Sq. Mtrs. (10172.73 Sq. Ft.)** bearing Survey No. 57/3 (Hereinafter referred as the said "PLOT" or "PROPERTY");

The documents of allotment of land

i) Sale deed at Sr.No. 123 dt 25/01/1996

ii) Sale deed at sr.no. 4279 dt. 08/10/2021

iii) Sale deed at sr.no. 4281 dt.08/10/2021

iv) Sale deed at sr.no. 5538 dt. 24/08/2023

v) Sale deed at sr.no. 4006 dt. 10/10/2023

3. Search report for 30 years from 1992 to 2023

On the perusal of the above 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 (following owner / promoters / developers / company) is clear, marketable and without any encumbrances. (If any encumbrances please mentioned in the separate sheet)

Owners of the land:-

I) **MS.LIFESTYLE HOME SPACES through its partner Rajesh Kamalaprasad Mishra and Amit Ashokkumar Talda**

II) Qualifying documents / remarks if any

4. The report reflecting the flaw of the title of the (Owners / promoters / developers / company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Date 07/12/2023

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) Sale deeds

2) N.A. order of plot no. 9 and 10

3) 7/12 extract as on date of application for registration

4) Amalgamation Order and Map

5) Search report for 30 years from 1992 to 2023 taken from Sub –Registrar office at Amravati

6) Any other relevant title.

7) Litigations if any.

No litigation till today.

Date 07/12/2023

Jayant Sable (Adv.)

Adv.Jayant G.Sable

JAYANT G. SABLE
ADV. & NOTARY
GOVT. OF INDIA
Navsari, Amravati (MS)
M-9766697651

CHALLAN

MTR Form Number-6

GRN MH011260394202324P	BARCODE	Date 22/11/2023-11:20:05	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 JAYANT J SABLE
Location AMRAVATI			
Year 2023-2024 One Time		Flat/Block No. Premises/Building	BHAUSAHEB DESHMUKH COLONY NAWSARI RAOD

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

Road/Street	AMRAVATI
Area/Locality	Amravati
Town/City/District	
PIN	4 4 4 6 0 4
Remarks (If Any)	SURVEY 57/3 MOUJE PETH AMRAVATI TQ AND DIST AMRAVATI PLOT NO 9 AND 10
Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref No	10000502023112201113	4830596223928
Cheque/DD No		Bank Date	RBI Date	22/11/2023-11:21:04	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No , Date		Not Verified with Scroll	

Department ID

Mobile No 9890722747

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

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

Print Date 22-11-2023 11:26:04