

Date : 07.05.2024

FORMAT-A

To,

Maha RERA

Housefin BHavan

Plot No. C-21, E-Block

Bandra Kurla Complex, Bandra (E)

Mumbai -410051

LEGAL TITLE REPORT

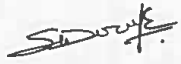
Sub : Title clearance certificate with respect to plot no. Amenity Plot No. 451/461/1/1 – A/**795**, Field survey no.76 and 77 and 459,460/1, 460/1 –C, 460/2, 460/3, 461/2, 458/1, 458/2, 464/1, 464/2, 464/3, 463/1/A/1, 461/1/A/2, 463/1/A/3, 463/1/C, 461/1 and 461/1/A, at Mouje- Borgaon Dharmale, Pragane- Nandgaon Peth, Tq. Dist. Amravati (hereinafter referred as the said plot "The Property")

1. I have investigated the title of the said plot on the request of the owner **STEELARROW Commercial LLP. Partnership Firm** by partner **No.1)Subhash Nanakram Talda and No.2) Shankarlal Gurbomal Harwani.**

Description of the pr operty. :

As per sale deed-

Within the jurisdiction of Sub Registrar Amravati Rural and within the limits of jilha parishad, Amravati situated at Mouje-Borgaon Dharmale, Pragane- Nandgaon Peth, Tq. Dist. Amravati having Field survey no.76 and 77 and 459,460/1, 460/1 –C, 460/2,


S. V. DEORANKAR
NOTARY ADVOCATE
Regd.No.5077

Parwati bhawan Rajkamal Chowk,
AMRAVATI (M.S.) INDIA

460/3, 461/2, 458/1, 458/2, 464/1, 464/2, 464/3, 463/1/A/1, 461/1/A/2, 463/1/A/3, 463/1/C, 461/1 and 461/1/A, converted into non-agricultural layout as per order passed in Rev. Case No. NAP-34/Tq. Amravati/Nandgaon Peth Part - 2 and Borgaon Dharmale - 115/2012-2013 on dated 24.07.2013 by Additional Collector, Amravati, and order of commercial use passed in Rev. Case No. NAP-7/NAP-34/Borgaon Dh./2015-16 dated. 29/02/2016 of SDO Amravati and as per revised order passed in Rev. Case No. NAP-34/Tq. Amravati/Nandgaon Peth Part - 2 and Borgaon Dharmale/ 165/2022-2023, bearing one survey number 458 total admeasuring 24 H 13 R, having its layout plot no. 801, having revised layout plot no. 795 (As Per Computerised 7/12 record revised Amenity Plot No. 458/461/1/1-A/795) **total admeasuring 9559.30 sq.mtr. (102896.30 Sq.Ft) bounded by** East- Layout plot No. 796, West- Layout Amenity Plot No. 800, North- Shet Survey no. 463/1/K and 461/1, East- 18 Mtr. DP Road in this Layout.

2. **Description of Documents scrutinized and attached to this report:-**

Date of Execution of Document	Details of registration of Document/ conveyance	Place Sub-Regd. Office	Property Remarks falls under sub registrar
12.04.2023	Regd. Sale Deed Sr. No.3830/2023	Sub Registrar Rural	Amravati
24.04.2024	Regd. Sale Deed Sr. No.4449/2024	Sub Registrar Rural	Amravati
04.10.2022	Order of Revised Layout Plan in Rev.Case No. NAP- 34/Nandgaon Peth Part - 2, Borgaon Dharmale/165/ 2022-2023	SDO Amravati	Amravati

01.01.2024	Building Plan Approval as per letter no. 03/2024	ADTP Amravati	Amravati
19.11.2011	Regd. Sale Deed Sr. No.6159/2011	Sub Registrar Rural	Amravati
19.11.2011	Regd. Sale Deed Sr. No.6160/2011	Sub Registrar Rural	Amravati
27.05.2011	Regd. Sale Deed Sr. No.3045/2011	Sub Registrar Rural	Amravati
03.02.2011	Regd. Sale Deed Sr. No.594/2011	Sub Registrar Rural	Amravati
28.04.2011	Regd. Sale Deed Sr. No.2369/2011	Sub Registrar Rural	Amravati
28.04.2011	Regd. Sale Deed Sr. No.2371/2011	Sub Registrar Rural	Amravati
28.04.2011	Regd. Sale Deed Sr. No.2370/2011	Sub Registrar Rural	Amravati
30.05.2011	Regd. Sale Deed Sr. No.3090/2011	Sub Registrar Rural	Amravati
06.06.2011	Regd. Sale Deed Sr. No.3089/2011	Sub Registrar Rural	Amravati
06.06.2011	Regd. Sale Deed Sr. No.3253/2011	Sub Registrar Rural	Amravati
12.08.2013	Regd. Sale Deed Sr. No.3254/2011	Talathi Nandgaon Peth Part - 2	Amravati
24.07.2013	N.A.Order	Upper Collector	Amravati
31.08.2013	Permission of Construction	Gram Panchayat Nandgaon Peth	Amravati
13.08.2013	Copy Of Resolution	Gram Panchayat, Nandgan Peth	Amravati
02.09.2013	Gaon Namuna 8-A/ Tax receipt	Gram Panchayat, Nandgan Peth	Amravati
09.12.2010	Deed of Partnership	On General Stamp of Rs.500/- bearing No. F125034	Amravati
13.08.2013	Sanctioned Map of Plot No.796	At Borgaon Dharmale, Mouje - Nandgaon Peth	Amravati
01.07.2014	Layout Plan / Map No.1327	A.D.T.P.	Amravati

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The documents of allotment of plot

Registered sale deed which is registered at Sr. no. 4449/2024 dated 24.04.2024 at Sub Registrar Amravati Rural.

1) Gav Namuna 7/12 extract of this property in the name of this owner **Subhash Nanakram Talda** and **Shankarlal Gurbomal Harwani**

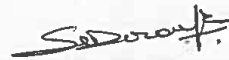
2) Search report for 30 years from 1995 till 01.03.2024
On perusal of the above mentioned documents and all other relevant documents relating to title of the said property. I am of the opinion that the title of (following owner/ promoter/developer/ company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

1) **Subhash Nanakram Talda** and **Shankarlal Gurbomal Harwani** Field survey no. 458/461/1/1-A, Amenity Plot No. 795

2) Qualifying comments/ remarks if any – Affidavit for non-encumbrance from the applicants **Subhash Nanakram Talda** and **Shankarlal Gurbomal Harwani**

3) The report reflecting the flow of the title of the (owners/ promoter/ developer/ company) on the said land is enclosed herewith as annexure.


Sachin V. Deorankar
S. V. DEORANKAR
NOTARY ADVOCATE
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AMRAVATI (M S.) INDIA

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) Gav Namuna 7/12 extract in the Name of owners

Subhash Nanakram Talda and Shankarlal Gurbomal

Harwani, bearing mutation no. 3258

2) Sanction map of ADTP Amravati and NA Order and
Layout Plan of Revenue Authority

3) Sale deed dated 24.04.2024 at Sr. no. 4449/2024

4) Search report for 30 years from 1995 to 2024 Taken
from Sub- Registrar office at Amravati Rural.

5) Any other relevant title :

Considering the documents produced before me for search and considering relevant period of search (30 years). I state that there are total 12 different sale deeds (purchased deeds) through which this intending borrower before the Bank i.e. City Land has purchased the various fields which is described in para 5 Schedule-A of this report. The available details of title traced from last 30 years is given below:-

- I) The Field **Gut No. 463/1-A/1** and **Gut No. 463/1-A/2** is owned and
possessed by Prakash Uttamrao Bute who sold this field on 30.03.2009 to Janraoji Ramnathji Wadekar by Registered Sale Deed No. 857 at Sub Registrar Rural, Amravati

And the field Survey No. **463/1-C** and **463/1-A/3** is owned and possessed by Sau. Sampada Prakash Bute who sold this field on the same day ie. 30.03.2009 to Sau Manda Janraoji Wadekar by Registered Sale Deed No. 856 at Sub Registrar, Amravati Rural.

And thereafter on 19.11.2011 this Janraoji Ramnathji Wadekar sold this field **Gut No, 463/1-A/1 and Gut No. 463/1- A/2** to the Partnership firm namely M/s. Cityland Associates by Partner Manoj Nandlal Bharani, by registered sale deed No. **6159/2011** at Sub Registrar, Amravati Rural and on the same day i.e. 19.11.2011 this Sau. Manda Janraoji Wadekar sold her field **Gut No. 463/1-C and Gut No. 463/1-A/3** to the Partnership firm namely M/s. Cityland Associates by Partner Manoj Nandlal Bharani, by registered **sale deed No. 6160/2011** at Sub Registrar, Amravati Rural.

- II) The field **Gut No. 76, Sub Division No. 47/2** is owned and possessed by Shrikrushna Jyotisa Parode and after him, his legal heirs Sau. Kusumbai Pralhadsa Bhamkar and Bhimrao Jyotisa Parode became the owner of this field. And thereafter on 06.01.1986 Bhimrao Jyotisa Parode sold his share (60 R) to Digambar Mahadeo Dhumale by registered sale deed Sr.No. 5/1986. And thereafter on 29.04.1989 Sau. Kusumbai Pralhadsa Bhamkar sold her share (60 R) to Digambar Mahadeo Dhumale by registered sale deed Sr.No. 55/2009 at Sub Registrar Rural Amravati.

And Field **Survey No. 77, Sub Division No. 47/3, 47/2-A** is owned and possessed by Waman Bhajansa Parode (Kalal) as his ancestral property.

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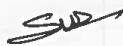
Thereafter who sold this field to Dr. Digambar Mahadeo Dhumale.

And thereafter this Digambar Mahadeo Dhumale sold these fields on 27.05.2011 to the Partnership firm namely M/s Cityland Associates by Partner Manoj Nandlal Bharani, by registered **sale deed No. 3045/2011** at Sub Registrar, Amravati Rural

III) The field **Gut No. 461/2** is owned and possessed by Shri Chhotelal Jangilal Yadav as his ancestral property, who sold this field on 07.01 2008 to Tawindarsingh Mohindarsingh Rawal (HUF) by registered sale deed No. 60 at Sub Registrar, Amravati Rural Thereafter this Tawindarsingh Mohindarsingh Rawal sold this field on 03.02.2011 to the Partnership firm namely M/s. Cityland Associates by Partner Pratap Ghanshyamdas Chhatwani, by registered sale deed No. 595/2011 at Sub Registrar, Aniravati Rural.

IV) The field **Gut No. 458/1, 459, 460/1, 460/2** is owned by Shri Chhotelal Jangilal Yadav with his sons Amrut Chhotelal Yadav, Pradeep Chhotelal Yadav and Rajesh Chhotelal Yadav. And they jointly sold this field on **07.01.2008** to Tawindarsingh Mohindarsingh Rawal (HUF) by two registered sale deeds at Sr.No. 58 and 59 at Sub Registrar, Amravati Rural.

AND Field **Gut No. 460/3** is owned and possessed by Smt. Parwatibhai Suryabhan Mohod, Gangadhar Suryabhan Mohond, Subhash Suryabhan Mohod, Sau. Panchafula Ganeshrao Shirsath, Sau. Sheela Gautam Tayde, Sau. Satyfula Uttamrao Gadlinge, Sau. Savita Diliprao Gaikwad, they jointly sold this field to Tawindarsingh Mohindarsingh Rawal on 14.01.2008 by Registered



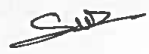
Sale Deed No. 112/2008 at Sub Registrar, Amravati Rural

And field **Gut No. 460/1-C** is owned and possessed by Dhanraj Kisanrao Dharmale as his ancestral property, who sold this field on 14.01.2008 to Tawindarsingh Mohindarsingh Rawalby Registered Sale Deed No. 109/2008 at Sub Registrar, Amravati Rural.

And thereafter on 03.02.2011 this Tawindarsingh Mohindarsingh Rawal sold all these fields mentioned above to the Partnership firm namely M/s. Cityland Associates by Partner Pratap Ghanshyamdas Chhatwani, by registered sale deed No. 594/2011 at Sub Registrar, Amravati Rural.

V] The field **Gut No. 462/2** is owned and possessed by Ajabrao Anadrao Dharmale and after him, his two sons Bhaskar Ajab Dharmale and Pundlik Ajab Dharmale became the owner of this field as their ancestral property and they jointly sold this field to the Partnership firm namely M/s. Cityland Associates by Partner Pratap Ghanshyamdas Chhatwani, by registered **sale deed No. 2369/2011, on 28.04.2011** at **Sub Registrar, Amravati Rural.**

The field **Gut No. 461/1** is owned and possessed by Smt. Benibai Kalkaprasad Sachan, Madanlal Kalkaprasad Sachan and Gangabai Jagdishprasad Sachan. They sold this field to Kamalkishor Govardhandas Agrawal by Regd. sale deed **Sr.No. 3805, on 13.07.1983** at Sub Registrar Town, Amravati. And after the death of Kamalkishor Govardhandas Agrawal his legal heirs namely (1) Sau. Munnidevi Damodardas Salampuriya, (2) Omprakash Govardhandas Nangliya, (3) Shriram



Govardhandas Nangliya, (4) Sau. Pushpa Kailashchandra Saraf (Agrawal), (4) Rajendra Govardhandas Nangliya, (5) Ratan Govardhandas Nangliya became the owners of this field.

And thereafter on **14.10.2005** all these legal heirs through their Registered Power of Attorney Shriram Govardhandas Nangliya (Agrawal) sold this field to the Partnership firm namely M/s. Cityland Associates by Partner Deepak Bhagwandas Dhamecha, by registered sale deed No. 2371/2011 at Sub Registrar, Amravati Rural.

VII] The field **Gut No. 461/1-A** is owned and possessed by Smt. Benibai Kalkaprasad Sachan, Madanlal Kalkaprasad Sachan and Gangabai Jagdishprasad Sachan. They sold this field to Sau. Sharda Shriram Agrawal by Regd. Sale Deed Sr.No. 3804, on 13.07.1983 at Sub Registrar Town, Amravati.

And thereafter on 28.04.2011 this Sau. Sharda Shriram Agrawal sold this field to the Partnership firm namely M/s. Cityland Associates by Partner Deepak Bhagwandas Dhamecha, by registered sale deed No. 2370/2011 at Sub Registrar, Amravati Rural.

VIII The field **Gut No. 458/2** is owned and possessed by Ramesh Madhaorao Pachghare as his ancestral property and after him, his legal heirs i.e. his wife Smt. Vandana Rameshrao Pachghare, daughter Ku. Madhavi Rameshrao Pachghare and son Gaurav Rameshrao Pachghare became the owner of this field. They all jointly sold this field to the Partnership firm namely M/s. Cityland Associates by Partner Pratap Ghanshyamdas Chhatwani, by



registered sale deed No. 3090/2011, on 30.05.2011 at Sub Registrar, Amravati Rural.

IX] The field **Gut No. 458/1** is owned and possessed by Mithu Shivaji Mohod and after him, his legal heirs Subhash Mithuji Mohod, Sau. Gumfabai Sahadeorao Tantarapale and Sau. Gahukarna Dipakrao Gade became the owner of this field as their ancestral property. They jointly sold this field to the Partnership firm namely M/s. Cityland Associates by Partner Pratap Ghanshyamdas Chhatwani, by registered sale deed No. 3089/2011, on 30.05.2011 at Sub Registrar, Amravati Rural.

X] The field **Gut No. 464/1** is owned and possessed by Mahadeo Motisa Dharmale as his ancestral property. And who sold this field on 21.12.2005 to Nandkishor Ramdasrao Umekar by Registered sale deed at Sr.No. 3190/2005 at Sub Registrar, Rural Amravati.

And thereafter this Nandkishor Ramdasrao Umekar sold this field to the Partnership firm namely M/s. Cityland Associates by Partner Deepak Bhagwandas Dhamecha, by registered sale deed No. 3253/2011, on 06.06.2011 at Sub Registrar, Amravati Rural.

XI] The field **Gut No. 464/3** is owned and possessed by Shri Ambadas Balaji Tasre as his ancestral property, who sold this: field to the Partnership firm namely M/s. Cityland Associates by Partner Deepak Bhagwandas Dhamecha, by registered sale deed No. 3254/2011, on 06.06.2011 at Sub Registrar, Amravati Rural.

All these fields (properties) mentioned above of this report is mutated in the name of this owner i.e Cityland Associates Partnership firm in Government record. i.e. in Gaon Namuna 7/12.



Thereafter this Owner i.e. Cityland Associates through its partner applied before the Collector, Amravati for converting these fields into non-agricultural land and Upper Collector, Amravati converted these fields in non-agricultural use by order dt. 24.07.2013 in Revenue C.S. No. NAP-34/Tq. Amravati/Nandgaon Peth Part-2 and Borgaon Dharmale -115/2012-13 of Additional Collector, Amravati. And As per this order Rev. Case No. 7/NAP- 34/ Borgaon Dharmale/ 2015-2016 Dated 29.02.2016 is permitted for Mercantile / Commercial use, by SDO Amravati. As per this order out of this layout, the plot no. 801 (Total Admeasuring 50551.02 sq.mtr.) has been existed.

Therafter as per the order passed by Collector Amravati in order no. 61/2018 dated 08.02.2018 this total field survey nos. 456/1, 458/2, 459, 460/1- C, 460/2, 460/3, 461/2, 464/1, 464/2, 464/3, 463/1-A/1, 463/1-A/2, 463/1-A/3, 463/1-C total admeasuring 24 H 13 R and as per this order this all field survey numbers became marked as one survey number i.e. field survey no. 458 which is admeasuring 24 H 13 R.

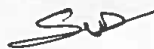
Therafter this owner again revised all this field Field survey nos.76 and 77 and 459,460/1, 460/1 - C, 460/2, 460/3, 461/2, 458/1, 458/2, 464/1, 464/2, 464/3, 463/1/A/1, 461/1/A/2, 463/1/A/3, 463/1/C, 461/1 and 461/1/A, **which total admeasuring 24 H 13 R** For change / correction of dimension of the layout, as per Letter No. NA/Mouje Nandgaon Peth Part-2/ Tq. And Dist. Amt./ Survey Number 458 and other/ ADTP - AMT/ 2378 dated 10.12.2021 and Letter no. . NA/Mouje Nandgaon Peth Part-2/ Tq. And Dist. Amt./ Survey Number



458 and other/ADTP – AMT/ 1893 dated 22.07.2022 as per order passed in Rev. Case No. NAP – 34/ nandgaon Peth Part – 2, Borgaon Dharmale/165/2022-23. at Mouje- Borgaon Dharmale, Pragane-Nandgaon Peth, Tq. Dist. Amravati, of SDO Amravati Dated 04.10.2022. as per this revised order this original Layout Plot No. 801 and out of this Layout Plot No. 801 the plot number marked as revised layout plot number became 795 (As per 7/12 Extract) this revised amenity plot number is **458/461/1/1-A/795 Total Admeasuring 9559.30 sq.mtr (102896.30 sq.ft.)** is the subject matter of this report which is more particularly described as mention above.

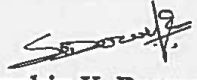
Therafter the owners Cityland Associates Firm sold this plot no. 795 (As per 7/12 Extract) this revised amenity plot number is 458/461/1/1-A/795 Total Admeasuring 9559.30 sq.mtr (102896.30 sq.ft.) to Subhash Nanakram Talda and Shankarlal Gurbomal Harwani by registered sale deed which is registered at Sr. No. 3830/2023 on 12 .04.2023 at Sub Registrar Amravati Rural.

Therafter both this owners Subhash Nanakram Talda and Shankarlal Gurbomal Harwani sold this plot no. 795 (As per 7/12 Extract) this revised amenity plot number is 458/461/1/1-A/795 Total Admeasuring 9559.30 sq.mtr (102896.30 sq.ft.) to this owners / applicant before RERA. i.e. STEELARROW Commercial LLP. Partnership Firm by Partner Subhash Nanakram Talda and Shankarla Gurubomal Harwani by registered sale deed which registered at Sr. No. 4449/ 2024 on 24.04.2024 at sub registrar Amravati Rural.



This Owner got the permission of construction upon this plot no. 795 (As per 7/12 Extract) this revised amenity plot number is 458/461/1/1-A/795 Total Admeasuring 9559.30 sq.mtr (102896.30 sq.ft.) as per approval letter no. 03/2024 of ADTP Amravati dated 01.01.2024.

6) Litigations if any : Not Found


Sachin V. Deorankar

**Encl. : Online Search Fee receipt Chalan No. MH001570227202425P,
Dated 04.05.2024.**

S. V. DEORANKAR
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AMRAVATI (M.S.) INDIA



GRN	MH001570227202425P	BARCODE							Date	04/05/2024-14:09:30		Form ID			
Department Inspector General Of Registration								Payer Details							
Search Fee								TAX ID / TAN (If Any)							
Type of Payment Other Items								PAN No.(If Applicable)							
Office Name AMC_AMRAVATI RURAL SUB REGISTRAR								Full Name		Adv Sachin V Deorankar					
Location AMRAVATI															
Year 2024-2025 One Time								Flat/Block No.		Rajkamal Sq					
Account Head Details						Amount In Rs.		Premises/Building							
0030072201 SEARCH FEE						750.00		Road/Street		Amravati					
								Area/Locality		Amravati					
								Town/City/District							
								PIN		4 4 4 6 0 1					
								Remarks (If Any)		yr 1995 to 2024 Mje Bargaon Dh S No 460/1C to 463/1/C 461/1/A Plot No 801 Amnil Plot No 795					
								Amount In		Seven Hundred Fifty Rupees Only					
Total						750.00		Words							
Payment Details SBIEPAY PAYMENT GATEWAY								FOR USE IN RECEIVING BANK							
Cheque/DD Details								Bank CIN		Ref. No.		10000502024050402268		8692302418229	
Cheque/DD No.								Bank Date		RBI Date		04/05/2024-14:09:45		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. : 9823686839
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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तांसाठी लागू नाही.