



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 plot No.8 admeasuring 3500 sq.ft. (325.27 sq.mtrs.) alongwith 25 years old constructed house thereon from field survey No.41/1 of Mouje Navsari, Pragane Nandgaon Peth, Tq. & Distt.Amravati, situated within the limits of Amravati Municipal Corporation (hereinafter referred as the said plot")

I have investigated the title of the said plot on the request of Shri Dilip Raghupatrao Deshmukh & Sau.Priti Dilip Deshmukh, both r/o Amravati and following documents i.e. :-

1) Description of the property:-

"Layout converted plot No.8 admeasuring 3500 sq.ft. (325.27 sq.mtrs.) alongwith 25 years old constructed house thereon from field survey No.41/1 of Mouje Navsari, Pragane Nandgaon Peth, Tq. & Distt.Amravati, converted as per Rev.Case No.NAP-34/Navsari-2/1964-65 dated 30/4/1966 situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: House of Shri Sanjay Palve;

Towards West: House in plot No.7;

Towards North: Walgaon-Amravati road;

Towards South: 15 ft. wide service lane."

2) The documents of allotment of plot.

1. Copy of N.A.Order alongwith layout plan dated 30/4/1966 and revised N.A.Order dated 30/7/1969.
2. Copy of registered sale deed dated 23/12/1975 at Sr.No.2423.
3. Copy of registered sale deed dated 28/3/2011 at Sr.No.1772.
4. Copy of gift deed dated 24/5/2013, registered at Sr.No.2231.

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5. Copy of registered sale deed dated 18/9/2017 at Sr.No.4037.
6. Copy of Gaon Namuna 6 & 2.
7. Copy of approved building plan dated 9/3/2021.

3) Village form 6 & 2 issued by Revenue Authority, Amravati vide mutation entry No.20819 dated 27/9/2017.

4) Search report for 30 years from 1992 till 2021:-

Upon verification of the Index-II register and Revenue Records I find that the field survey No.41/1, admeasuring 10 Acres 27 Gunthen of Mouje Navsari was owned & possessed by Raj & Company, by Partner Shri Chhaganlal Chiranjilal Agrawal and others, r/o Amravati for the period relevant to this search report.

Thereafter I find that Raj & Company, by Partner Shri Chhaganlal Chiranjilal Agrawal and others have applied before Hon'ble S.D.O., Amravati for conversion of said field referred above for residential user. The said proceeding was registered as Rev.Case No.16/II/1964-65 of Navsari. In the said proceeding, the Hon'ble S.D.O., Amravati has granted permission for conversion vide order dated 30/4/1966. That the said order further revised by the S.D.O., Amravati as per Rev.Case No.27/II/1968-69 of Navsari vide order dated 30/7/1969.

Thereafter I find that out of the aforesaid layout, a layout converted plot No.8 admeasuring 3500 sq.ft. (325.27 sq.mtrs.) sold by Raj & Company, by Partner Shri Chhaganlal Chiranjilal Agrawal and others to Shri Rajnikant Daniyal Salave vide registered sale deed dated 23/12/1975, which was registered at Sr.No.2423 and thus he became absolute owner of the said plot.

I further find that Shri Rajnikant Daniyal Salave expired on 27/10/1995, leaving behind his widow, two sons & only daughter, namely, Smt.Athel Rajnikant Salave, Shri Sanjay Rajnikant Salave, Shri Anush Rajnikant Salave & Sau.Leena Gulab Thakur. Therefore, after the death of Rajnikant, the aforesaid plot devolved in the names of Smt.Athel Rajnikant Salave, Shri Sanjay Rajnikant Salave, Shri Anush Rajnikant Salave & Sau.Leena Gulab Thakur and thus they became joint owners of the said plot and their names have been recorded in revenue record vide ferfar No.13279 dated 25/9/2009.

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Thereafter I find that Smt. Athel Rajnikant Salave, Shri Sanjay Rajnikant Salave, Shri Anush Rajnikant Salave & Sau. Leena Gulab Thakur have jointly sold the said plot to Sau. Shantabai Shankarlal Lohiya & Shri Shankarlal Hiralal Lohiya vide registered sale deed dated 28/3/2011 registered at Sr.No.1772.

Then I find that Sau. Shantabai Shankarlal Lohiya & Shri Shankarlal Hiralal Lohiya have jointly executed a registered gift deed in respect of plot No.8 in favour of their daughter and grandson by names Sau. Archana Naresh Bhutada & Shri Shiva Naresh Bhutada on 24/5/2013 and it was registered with S.R.O., Amravati at Sr.No.2231/2013.

Thereafter I find that Shri Shiva Naresh Bhutada has executed a registered general power of attorney in favour of Sau. Archana Naresh Bhutada on 1/7/2015 and it was registered at Sr.No.1626 to sell the aforesaid plot and to execute registered sale deed in favour of incoming purchaser.

Now I find that Sau. Archana Naresh Bhutada for herself and for POA of Shri Shiva Naresh Bhutada sold the plot No.8 with a old constructed house thereon to Shri Dilip Raghupatrao Deshmukh & Sau. Priti Dilip Deshmukh by virtue of registered sale deed dated 18/9/2017 and it is registered with Sub-Registrar Office, Amravati at Sr.No.4037/2017.

Since Shri Dilip Raghupatrao Deshmukh & Sau. Priti Dilip Deshmukh became joint owners of the said plot and their names have been recorded in revenue record vide mutation entry No.20819 dated 27/9/2017.

I further find that by Shri Dilip Raghupatrao Deshmukh & Sau. Priti Dilip Deshmukh have jointly decided to construct a commercial-cum-residential building upon the said plot. Accordingly, they have applied before A.D.T.P., Municipal Corporation, Amravati for sanction of the building plan. The said building plan has been approved and sanctioned by A.D.T.P., Municipal Corporation, Amravati as per order No.117 dated 9/3/2021.

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 Shri Dilip Raghupatrao Deshmukh & Sau. Priti Dilip Deshmukh is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

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Owners of the land:-

(1) Layout converted plot No.8 admeasuring 3500 sq.ft. (325.27 sq.mtrs.) alongwith 25 years old constructed house thereon from field survey No.41/1 of Mouje Navsari, Pragane Nandgaon Peth, Tq. & Distt.Amravati, converted as per Rev.Case No.NAP-34/Navsari-2/1964-65 dated 30/4/1966 situated within the limits of Amravati Municipal Corporation.

(2) **Qualifying comments/remarks if any** – The owners have clear and marketable title.

3/- The report reflecting the flow of the title of the Shri Dilip Raghupatrao Deshmukh & Sau.Priti Dilip Deshmukh on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 3/5/2021


(P.U.Deshmukh) Advocate

(Stamp)

Adv. P. U. DESHMUKH
AMRAVATI
9975609717



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Letter Head

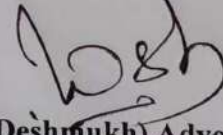
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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) Village form 6 & 2 as on date of application for registration dated 27/10/2017.
- 2) Mutation Entry No.20819.
- 3) Search report for 30 years from 1992 till 2021 taken from Sub-Registrar' office at Amravati
- 4) Any other relevant title. N.A.
- 5) Litigations if any. No


(P.U.Deshmukh) Advocate

Date: 3/5/2021

(Stamp)

Adv. P. U. DESHMUKH
AMRAVATI
9975609717