

Dated - 14th April 2021

FORMAT- A

To,

MahaRERA

Housefin Bhavan,

Plot No. C-21, E-Block,

Bandra Kurla Complex, Bandra (E),

Mumbai - 410051

LEGAL TITLE REPORT

Subject : Title clearance certificate with respect to Layout Plot No. 65-A, 65-B, 66-A & 66-B, out of CTS/C.S./F.S. No. 184/1 (bearing Computerised Property No. 184/1/65/A/65/B/66/A/66B), situated at Mouje - Rahatgaon, Taluka and District Amravati (hereinafter referred as the "said plot").

(1) I have investigated the title of the said plots on the request of owner **Mr. Geet Kamalkumar Malviya**, R/o. Sham Nagar, Amravati - 444606 and following documents

1) Description of the property i.e. Plot & TDR (Rights).

(i) "Situate at **Mouje - Rahatgaon**, Pragane - Nandgaon Peth, Tq. & Dist. Amravati, within the jurisdiction of Sub Registrar, Amravati, within limits of Municipal Corporation of City of Amravati, out of **Field Survey No. 184/1**, admeasuring 3 H. 78 R, which is converted into non agriculture purpose vide order dated 30.07.2010, passed by Hon'ble Collector, Amravati in Rev. Case No. N.A.P - 34/Rahatgaon-157/2009-10, in the area known as "Parag Township", from out of this,

i) Layout Plot No. 65-A, area 1918 sq. ft. (178.20 sq. mtrs.)

ii) Layout Plot No. 65-B, area 1918 sq. ft. (178.20 sq. mtrs.)

iii) Layout Plot No. 66-A, area 1918 sq. ft. (178.20 sq. mtrs.)

iv) Layout Plot No. 66-B, area 2267 sq. ft. (210.60 sq. mtrs.)

All the above plots are adjoining to each other, total admeasuring 8021 sq. ft. (745.20 sq. mtrs), and amalgamated vide order passed by Tahasildar, Amravati, in Rev. Case No. N.A.P. 34/Rahatgaon-05/2020-21, dated 28.08.2020, bearing Computerised Property No. 184/1/65/A/65/B/66/A/66B, total **admeasuring 8016.16 sq. ft. (744.72 sq. mtrs)** of land after deduction of curvature, which is commonly bounded as under :-



Towards East : Layout Plot No. 54-B to 53-A,
Towards West : 9 mtr. wide Layout Road,
Towards North : 9 mtr. wide Layout Road, and,
Towards South : Layout Plot No. 64-B....."

DESCRIPTION OF THE TDR (RIGHTS)

(ii) "T. D. R. (rights) equivalent to 125 sq. mtrs., from out of total rights admeasuring 8235.25 sq. mtrs. (Zone-N.A.) of TDR certificate issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/141/2019, dated 15.05.2019 and certificate No. 141, for a lieu of 3921.55 sq. mtrs. of land from out of Field Survey No. 46/1, 46/2, 48/1 of Mouje - Nimbhora Khurd, Pragane - Badnera, Tq. & Dist. Amravati, acquired by Amravati Municipal Corporation, for Amenity Plot No. 14 & 17...."

2) The following documents of allotment of said plot have been verified :-

i) Sale Deed dated 16.08.2010, registered at Sr. No. 3085, with the office of the Sub Registrar, Amravati City-3, executed by Malu & Talda Developers through Partner Shri Pravin Balkrushnaji Malu, R/o. Amravati, in favour of Sau. Pratibha Kamal Malviya, r/o. Amravati in respect of Layout Plot No. 65-A.

ii) Sale Deed dated 16.08.2010, registered at Sr. No. 3087, with the office of the Sub Registrar, Amravati City-3, executed by Malu & Talda Developers through Partner Shri Pravin Balkrushnaji Malu, R/o. Amravati, in favour of Sau. Pratibha Kamal Malviya, r/o. Amravati in respect of Layout Plot No. 65-B.

iii) Sale Deed dated 16.08.2010, registered at Sr. No. 3089, with the office of the Sub Registrar, Amravati City-3, executed by Malu & Talda Developers through Partner Shri Pravin Balkrushnaji Malu, R/o. Amravati, in favour of Shri Geet Kamal Malviya, r/o. Amravati in respect of Layout Plot No. 66-A.

iv) Sale Deed dated 16.08.2010, registered at Sr. No. 3088, with the office of the Sub Registrar, Amravati City-3, executed by Malu & Talda Developers through Partner Shri Pravin Balkrushnaji Malu, R/o. Amravati, in favour of Shri Kamal Digrilal Malviya, r/o. Amravati in respect of Layout Plot No. 66-B.

v) Sale Deed of T.D.R. dated 26.10.2020, registered at sr. no. 2878, with the office of Sub Registrar, Amravati City-2, executed by Shri Govinda Infra through proprietor Shri Vijay Nanakram Talda,



R/o. Amravati, in favour of Shri Geet Kamalkumar Malviya, R/o. Sham Nagar, Amravati.

vi) Gift Deed dated 27.10.2020, registered at Sr. No. 2280, with the office of the Sub Registrar, Amravati City-1, executed by Sau. Pratibha Kamal Malviya, R/o. Amravati, in favour of Shri Geet Kamalkumar Malviya, r/o. Sham Nagar, Amravati in respect of her 47.826% undivided share out of entire amalgamated Layout Plot No. 65/A/65/B/66/A/66B.

vii) Gift Deed dated 27.10.2020, registered at Sr. No. 2281, with the office of the Sub Registrar, Amravati City-1, executed by Shri Kamalkumar Digrilal Malviya, R/o. Amravati, in favour of Shri Geet Kamalkumar Malviya, r/o. Sham Nagar, Amravati in respect of his 28.261% undivided share out of entire amalgamated Layout Plot No. 65/A/65/B/66/A/66B.

3) 7/12 Extract issued by Talathi Mouje - Rahatgaon, Amravati, dated 09.02.2021, bearing mutation entry no. 41674, dated 03.02.2021

4) Search report for 30 years from 1992 till 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 Owner / Promoter **Mr. Geet Kamalkumar Malviya**, R/o. Sham Nagar, Amravati - 444606, is clear, marketable and without any encumbrances.

Owner of the land :

1) **Mr. Geet Kamalkumar Malviya**, R/o. Sham Nagar, Amravati - 444606, alone owns Layout Plot No. 65-A, 65-B, 66-A & 66-B, out of CTS/C.S./F.S. No. 184/1 (bearing Computerised Property No. 184/1/65/A/65/B/66/A /66B)

2) No other comments/remarks is there on the said plot.

(3) The report reflecting the flow of the title of **Mr. Geet Kamalkumar Malviya**, R/o. Sham Nagar, Amravati - 444606 (owner / promoter) on the said land is enclosed herewith as annexure.

Encl. : Annexure

Date : 14.04.2021



V. G. Lakhota
V. G. Lakhota,
Advocate.

Dated - 14th April 2021

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7 /12 extract as on date of application for registration.
- 2) Mutation Entries No. (a) 19794, dated 04.09.2010, (b) 19797, dated 04.09.2010, (c) 19798, dated 04.09.2010, (d) 19799, dated 04.09.2010, (e) 39861, dated 27.09.2020, (f) 41188, dated 10.01.2021, (G) 41674, dated 03.02.2021
- 3) Search report for 30 years from 1992 to 2021, Taken from Sub-Registrar office at Amravati, by paying requisite Fees, vide Receipt No. 2375, dated 01.04.2021 & GRN No. MH000442861202122E, dated 13.04.2021.
- 4) Other relevant title :
 - a) From perusal of all the title documents, it is observed that the land / field admeasuring 3 H. 78 R was initially owned & possessed by Malu & Talda Developers through Partner Shri Pravin Balkrushnaji Malu, R/o. Amravati.
 - b) That Malu & Talda Developers through Partner Shri Pravin Balkrushnaji Malu, R/o. Amravati, got converted the said land / field into layout purposes, vide order dated 30.07.2010, passed by Hon'ble Collector, Amravati in Rev. Case No. N.A.P - 34/Rahatgaon - 157 /2009-10.
 - c) That from out of this layout, Malu & Talda Developers through Partner Shri Pravin Balkrushnaji Malu, R/o. Amravati, sold the Layout Plot No. 65-A, vide Sale Deed dated 16.08.2010, registered at Sr. No. 3085, with the office of the Sub Registrar, Amravati City-3, to Sau. Pratibha Kamal Malviya, r/o. Amravati.
 - d) Likewise, from out of this layout, Malu & Talda Developers through Partner Shri Pravin Balkrushnaji Malu, R/o. Amravati, sold the Layout Plot No. 65-B, vide Sale Deed dated 16.08.2010,



registered at Sr. No. 3087, with the office of the Sub Registrar, Amravati City-3, to Sau. Pratibha Kamal Malviya, r/o. Amravati.

e) So also, from out of this layout, Malu & Talda Developers through Partner Shri Pravin Balkrushnaji Malu, R/o. Amravati, sold the Layout Plot No. 66-A, vide Sale Deed dated 16.08.2010, registered at Sr. No. 3089, with the office of the Sub Registrar, Amravati City-3, to Shri Geet Kamal Malviya, r/o. Amravati.

f) That, from out of this layout, Malu & Talda Developers through Partner Shri Pravin Balkrushnaji Malu, R/o. Amravati, sold the Layout Plot No. 66-B, vide Sale Deed dated 16.08.2010, registered at Sr. No. 3088, with the office of the Sub Registrar, Amravati City-3, to Shri Kamal Digrilal Malviya, r/o. Amravati.

g) That all the owners i.e. Shri Kamal Digrilal Malviya, Sau. Pratibha Kamal Malviya & Shri Geet Kamalkumar Malviya, have jointly amalgamated their respective plot bearing Layout Plot No. 65-A, admeasuring 1918 sq. ft. (178.20 sq. mtrs.), Layout Plot No. 65-B, admeasuring 1918 sq. ft. (178.20 sq. mtrs.), Layout Plot No. 66-A, admeasuring 1918 sq. ft. (178.20 sq. mtrs.) and Layout Plot No. 66-B, admeasuring 2267 sq. ft. (210.60 sq. mtrs.) which are adjoining to each other, total admeasuring 8021 sq. ft. (745.20 sq. mtrs), vide order passed by Tahasildar, Amravati, in Rev. Case No. N.A.P.-34/Rahatgaon-05/2020-21, Dt. 28.08.2020.

h) That upon amalgamation of all said plots, one big piece of plot is formed, bearing Computerised Property No. 184/1/65/A/65/B/66/A/66B, total admeasuring 8016.16 sq. ft. (744.72 sq. mtrs) of land after deduction of curvature, wherein initial owner Sau. Pratibha Kamal Malviya got 47.826%, Shri Kamal Digrilal Malviya got 28.261%, while Shri Geet Kamal Malviya got 23.913% of undivided share.

i) That Sau. Pratibha Kamal Malviya, R/o. Amravati, gifted her 47.826% undivided share out of entire amalgamated Layout Plot No. 65/A/65/B/66/A/66B, vide Gift Deed dated 27.10.2020, registered at Sr. No. 2280, with the office of the Sub Registrar, Amravati City-1, to Shri Geet Kamalkumar Malviya, r/o. Sham Nagar, Amravati.

j) That Shri Kamalkumar Digrilal Malviya, R/o. Amravati, gifted his 28.261% undivided share out of entire amalgamated Layout Plot No. 65/A/65/B/66/A/66B, vide Gift Deed dated 27.10.2020,



registered at Sr. No. 2281, with the office of the Sub Registrar, Amravati City-1, to Shri Geet Kamalkumar Malviya, r/o. Sham Nagar, Amravati.

k) In view of the above said sequence of documents, Shri Geet Kamalkumar Malviya, R/o. Sham Nagar, Amravati, became the sole & absolute owner of the entire amalgamated Layout Plot No. 65/A/65/B/66/A/66B.

l) That said owner namely Shri Geet Kamalkumar Malviya, R/o. Sham Nagar, Amravati, intended to construct the building over the said plot, and for which purchased T.D.R. (Rights), vide Sale Deed of T.D.R. dated 26.10.2020, registered at sr. no. 2878, with the office of Sub Registrar, Amravati City-2, from Shri Govinda Infra through proprietor Shri Vijay Nanakram Talda, R/o. Amravati.

5) Litigations if any : It is observed that there is no litigation pending in respect of said land / plot.

Date : 14.04.2021




V. G. Lakhota,
Advocate