

Dated - 10th May 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. 4, out of CTS/C.S./F.S. No. 82/2 (bearing Computerised Property No. 82/2/4), situated at Mouje - Peth Amravati, Taluka and District Amravati (hereinafter referred as the "said plot").

(1) I have investigated the title of the said plot on the request of owner Pooja Builders & Developers, through Partners (i) Shri Govind Shankarlal Gandhi, resident of Patrakar Colony, Shivaji Nagar, Amravati - 444603, (ii) Sau. Usha Anil Bhutada, resident of Ashwamegh Colony, Rajiv Nagar, Nashik - 422009, and following documents

1) **Description of the property i.e. Plot.**

"Situate at **Mouje - Peth Amravati**, Pragane - Badnera, Tq. & Dist. Amravati, within the jurisdiction of Sub Registrar, Amravati, within limits of Municipal Corporation of City of Amravati, out of **Field Survey No. 82/2**, admeasuring 2 H. 71 R, out of which land towards eastern side of north south division, admeasuring 1 H. 51 R is converted into non agriculture purpose vide order dated 09.06.1997, passed by Hon'ble Collector, Amravati in Rev. Case No. N.A.P - 34/Peth Amravati-15/1994-95, from out of this, **Layout Plot No. 4** (Computerised Property No. 82/2/4), total **admeasuring 315 sq. mtrs. (3390.66 sq.ft.)** of land, which is bounded as under :-

Towards East : Layout Plot No. 5,
Towards West : Layout Plot No. 3,
Towards North : Layout Plot No. 13-B,
Towards South : 18 mtr. wide D.P. Road..."



(2)

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

i) Sale Deed dated 28.04.1999, registered at Sr. No. 1848, with the office of the Sub Registrar, Amravati City-2, executed by Sudhir Shriramji Daterao + 3, all R/o. Amravati, in favour of Shri Vijay Ramkrushnarao Shete, R/o. Krushnarpan Colony, Amravati, in respect of Layout Plot No. 4.

ii) Sale Deed dated 08.07.2020, registered at Sr. No. 1605, with the office of the Sub Registrar, Amravati City-2, executed by Shri Vijay Ramkrushnarao Shete, R/o. Krushnarpan Colony, Amravati, in favour of Pooja Builders & Developers, through Partners (i) Shri Govind Shankarlal Gandhi, resident of Patrakar Colony, Shivaji Nagar, Amravati - 444603, (ii) Sau. Usha Anil Bhutada, resident of Ashwamegh Colony, Rajiv Nagar, Nashik - 422009, in respect of Layout Plot No. 4.

iii) Deed of Declaration dated 23.04.2021, registered at sr. no. 1679, with the office of Sub Registrar, Amravati City-1, executed by Pooja Builders & Developers, through Partners (i) Shri Govind Shankarlal Gandhi, resident of Patrakar Colony, Shivaji Nagar, Amravati - 444603, (ii) Sau. Usha Anil Bhutada, resident of Ashwamegh Colony, Rajiv Nagar, Nashik - 422009.

3) 7/12 Extract issued by Talathi Mouje - Peth Amravati, Amravati, dated 12.08.2020, bearing mutation entry no. 26819, dated 07.08.2020.

4) Map sanctioned by Amravati Municipal Corporation, vide Building Permit No. 155, dated 25.03.2021.

5) 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 Pooja Builders & Developers, through Partners (i) Shri Govind Shankarlal Gandhi, resident of Patrakar Colony, Shivaji Nagar,



(3)

Amravati - 444603, (ii) Sau. Usha Anil Bhutada, resident of Ashwamegh Colony, Rajiv Nagar, Nashik - 422009, is clear, marketable and without any encumbrances.

Owner of the land :

- 1) Pooja Builders & Developers, through Partners (i) Shri Govind Shankarlal Gandhi, resident of Patrakar Colony, Shivaji Nagar, Amravati - 444603, (ii) Sau. Usha Anil Bhutada, resident of Ashwamegh Colony, Rajiv Nagar, Nashik - 422009, alone owns Layout Plot No. 4, out of CTS/C.S./F.S. No. 82/2 (bearing Computerised Property No. 82/2/4)
- 2) No other comments/remarks is there on the said plot.

(3) The report reflecting the flow of the title of Pooja Builders & Developers, through Partners (i) Shri Govind Shankarlal Gandhi, resident of Patrakar Colony, Shivaji Nagar, Amravati - 444603, (ii) Sau. Usha Anil Bhutada, resident of Ashwamegh Colony, Rajiv Nagar, Nashik - 422009 (owner / promoter) on the said land is enclosed herewith as annexure.



Encl. : Annexure

Date : 10.05.2021

V. G. Lakhota

V. G. Lakhotia,
Advocate.

Dated - 10th May 2021

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

- 1) 7 /12 extract as on date of application for registration.
- 2) Mutation Entries No. (a) 25207, dated 13.08.2019, (b) 26819, dated 07.08.2020
- 3) Search report for 30 years from 1992 to 2021, taken online as well as from Sub-Registrar office at Amravati, by paying requisite Fees, vide GRN No. MH001098044202122E, dated 09.05.2021.
- 4) Other relevant title :
 - a) From perusal of all the title documents, it is observed that the land / field admeasuring 1 H. 51 R was initially owned & possessed by Sudhir Shriramji Daterao + 3, all R/o. Amravati.
 - b) That Sudhir Shriramji Daterao + 3, all R/o. Amravati, got converted the said land / field into layout purposes, vide order dated 09.06.1997, passed by Hon'ble Collector, Amravati in Rev. Case No. N.A.P - 34/Peth Amravati-15/1994-95.
 - c) That from out of this layout, Sudhir Shriramji Daterao + 3, all R/o. Amravati, sold the Layout Plot No. 4, vide Sale Deed dated 28.04.1999, registered at Sr. No. 1848, with the office of the Sub Registrar, Amravati City-2, to Shri Vijay Ramkrushnarao Shete, R/o. Krushnarpan Colony, Amravati.
 - d) That Shri Vijay Ramkrushnarao Shete, R/o. Krushnarpan Colony, Amravati, inturn sold the Layout Plot No. 4, vide Sale Deed dated 08.07.2020, registered at Sr. No. 1605, with the office of the Sub Registrar, Amravati City-2, to Pooja Builders & Developers, through Partners (i) Shri Govind Shankarlal Gandhi, resident of Patrakar Colony, Shivaji Nagar, Amravati - 444603, (ii) Sau. Usha Anil Bhutada, resident of Ashwamegh Colony, Rajiv Nagar, Nashik - 422009.
 - e) That the said plot, bearing Computerised Property No. 82/2/4, total admeasuring 315 sq. mtrs. of land.



f) In view of the above said sequence of documents, Pooja Builders & Developers, through Partners (i) Shri Govind Shankarlal Gandhi, resident of Patrakar Colony, Shivaji Nagar, Amravati - 444603, (ii) Sau. Usha Anil Bhutada, resident of Ashwamegh Colony, Rajiv Nagar, Nashik - 422009, became the sole & absolute owner of the entire Layout Plot No. 82/2/4.

g) That Pooja Builders & Developers, through Partners (i) Shri Govind Shankarlal Gandhi, resident of Patrakar Colony, Shivaji Nagar, Amravati - 444603, (ii) Sau. Usha Anil Bhutada, resident of Ashwamegh Colony, Rajiv Nagar, Nashik - 422009 got sanctioned the building map from Amravati Municipal Corporation, vide Building Permit No. 155, dated 25.03.2021, for construction of building over said plot.

h) That Pooja Builders & Developers, through Partners (i) Shri Govind Shankarlal Gandhi, resident of Patrakar Colony, Shivaji Nagar, Amravati - 444603, (ii) Sau. Usha Anil Bhutada, resident of Ashwamegh Colony, Rajiv Nagar, Nashik - 422009, executed the D.O.D., vide Deed of Declaration dated 23.04.2021, regd. at Sr. No. 1679, with S.R.O. Amravati City-1, in respect of proposed building, to be constructed on Layout plot No. 4.

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



Place : Amravati

Date : 10.05.2021

V. G. Lakhota,
Advocate