CHALLAN

MTR Form Number-6

GRN	MH000958758202122E	BARCODE		Date	04/05/2021-09:34:19	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	AMT2_JT AMRAVATI NO 2 SUB REGISTRAR	Full Name	Adv Akash N Mohata
Location	AMRAVATI		
Year	2021-2022 From 01/01/1992 To 04/05/2021	Flat/Block No.	
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	
0030072201 SEARCH FEE	750.00	Area/Locality	Amravati
		Town/City/District	
		PIN	4 4 4 6 0 7
		Remarks (If Any)	AMALGAMATED PLOT NO. 07 AND 08 TOTAL ADM 900 SQ MTRS F S NO 07 OF MOUJE BENODA AMRAVATI
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021050486746	IK0BCMTIV7
Cheque/DD No.		Bank Date	RBI Date	04/05/2021-09:24:35	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9890911863

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 नगुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 04-05-2021 09:35:00

E-Receipt	
Government of MAHARASHTRA GRAS Department	
Name of the Depositor	Adv Akash N Mohata
Government Reference Number	MH000958758202122E
SBI Reference Number	IK0BCMTIV7
Challan Amount	750.00
Amount(In Words)	Seven Hundred And Fifty Rupees
Transaction Date and Time	04-May-2021 09:34:54 AM
Status	Success

Akash N. Mohata
B.Com, LL.M
Office: "Kamlarpan", 44, Mahesh Nagar,
Behind D-Mart, Badnera Road, Amravati 444 607.
Email Address: akashmohata@rediffmail.com
Mobile No. : 9890911863 / 8624033801

आकाश एन.मोहता
बि.कॉम., एल.एल.एम
कार्यालय: "कमलार्पण", 44, महेश नगर,
डि–मार्टच्या मागे, बडनेरा रोड, अमरावती.
ई–मेल: akashmohata@rediffmail.com
मोबाईल नं. ९८९०९११८६३ / ८६२४०३३८०१.

Date: 04.05.2021

To,
MAHA-RERA,
Housefin Bhavan, Plot No.C-21, E-Block,
Bandra Kurla Complex, Bandra (E), Mumbai 400 051.

LEGAL TITLE REPORT
Format As Per Circular No.28/2021

SUBJECT: - Title clearance Certificate with respect to amalgamated layout converted Plot no.07 admeasuring 4842 Sq Fts. (450 sq mts), and Plot no.08 admeasuring 4842 Sq Fts. (450 sq mts), total admeasuring 9684 Sq Fts (900 Sq Mtrs) situated within the limits of Municipal Corporation, Amravati and within the jurisdiction of Sub-Registrar, Amravati of Mouje- Benoda, Pragane Nandgaon Peth, Tq. & Dist. Amravati having field survey no.07 and is owned by Mariegold Reality, through both the partners, namely Mr.Narendra Prataprai Kingrani & Mr.Surendra Prataprai Kingrani. (Hereinafter referred as the said plot)

Dear Sir,

01. I have investigated the title of the subject plots on the request of Mariegold Reality, through both the partners, namely Mr.Narendra Prataprai Kingrani & Mr.Surendra Prataprai Kingrani (Owner & Promoter/Developer) and the following documents were scrutinized:

A) DESCRIPTION OF THE PROPERTY:-

"Within the limits of Municipal Corporation Amravati, and within the jurisdiction of Sub-Registrar Office, Amravati, Plot no.07 admeasuring 4842 Sq Fts. (450 sq mts), and Plot no.08 admeasuring 4842 Sq Fts. (450 sq mts), total admeasuring 9684 Sq Fts (900 Sq Mtrs) situated within the limits of Municipal Corporation, Amravati and within the jurisdiction of Sub-Registrar,

AKASH N. MOHATA ADVOCATE R. No. 3516/ 2006 AMRAVATI.

Akash N. Mohata
B.Com, LL.M
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Behind D-Mart, Badnera Road, Amravati 444 607.
Email Address: akashmohata@rediffmail.com
Mobile No. : 9890911863 / 8624033801

आकाश एन.मोहता
बि.कॉम., एल.एल.एम
कार्यालय: "कमलार्पण", 44, महेश नगर,
डि-मार्टच्या मागे, बडनेरा रोड, अमरावती.
ई-मेल: akashmohata@rediffmail.com
मोबाईल नं. ९८९०९११८६३ / ८६२४०३३८०१.

Date: 04.05.2021

To,
MAHA-RERA,
Housefin Bhavan, Plot No.C-21, E-Block,
Bandra Kurla Complex, Bandra (E), Mumbai 400 051.

LEGAL TITLE REPORT
Format As Per Circular No.28/2021

SUBJECT: - Title clearance Certificate with respect to amalgamated layout converted Plot no.07 admeasuring 4842 Sq Fts. (450 sq mts), and Plot no.08 admeasuring 4842 Sq Fts. (450 sq mts), total admeasuring 9684 Sq Fts (900 Sq Mtrs) situated within the limits of Municipal Corporation, Amravati and within the jurisdiction of Sub-Registrar, Amravati of Mouje- Benoda, Pragane Nandgaon Peth, Tq. & Dist. Amravati having field survey no.07 and is owned by Mariegold Reality, through both the partners, namely Mr.Narendra Prataprai Kingrani & Mr.Surendra Prataprai Kingrani. (Hereinafter referred as the said plot)

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A) DESCRIPTION OF THE PROPERTY:-

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Amravati of Mouje- Benoda, Pragane Nandgaon Peth, Tq. & Dist. Amravati having field survey no.07 which was converted into layout plots vide orders passed by Hon'ble Collector, Amravati in Revenue Case No. NAP-34/Benoda-106/ 2013-14 dated 13.02.2014 and the same is amalgamated vide Permit No. AMC/ADTP/UP.P/0058/2019 dated 06.06.2019 and the said plots are jointly bounded as under:

Towards East – Layout Road,
Towards West – Layout Plot No. 13A to 14A,
Towards North – Layout Plot No.06,
Towards South – Layout Plot No.09"

Here in after referred to as the "**Said Property**"

B) THE DOCUMENTS OF ALLOTMENT OF PLOTS:

Sr. No.	Date	Nature of the Doct.	Mode of Document
01	12.03.2014	NA Order	
02	22.07.2014	Registered Sale Deed vide Document no.2598	Online IGR Portal
03	14.02.2017	Registered Sale Deed vide Document no.393	Online IGR Portal
04	30.12.2019	Registered Sale Deed vide Document no.5019	Online IGR Portal
05	30.07.2014	Registered Sale Deed vide Document no.2676	Online IGR Portal
06	24.11.2016	Registered Power of Attorney vide Document no.3578	Online IGR Portal
07	28.06.2019	Registered Sale Deed vide Document no.3036	Online IGR Portal
08	20.11.2018	Registered Power of Attorney vide Document no.4051	Online IGR Portal
09	10.02.2020	Registered Sale Deed of TDR vide Document no.378	Online IGR Portal
10.	06.06.2019	Order of Amalgamation of Plots	Original

AKASH N. MOHATA ADVOCATE R. No. 3516/ 2006 AMRAVATI.

C) 7/12 Extract issued by Land revenue Department on 09.03.2020, mutation entry no.24620.

D) Search Report for 30 years from 1992 till 2021.

02. On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of Mariegold Reality, through both the partners, namely Mr.Narendra Prataprai Kingrani & Mr.Surendra Prataprai Kingrani (Owner & Promoter/Developer) is clear, marketable and without any encumbrance.

OWNER OF THE LAND

A) Plot No.07 admeasuring 4842 Sq Fts (450 Sq Mtrs) situated within the limits of Municipal Corporation, Amravati and within the jurisdiction of Sub-Registrar, Amravati of Mouje- Benoda, Pragane Nandgaon Peth, Tq. & Dist. Amravati is Mariegold Reality, a Partnership Firm through its partners by way of registered sale deed bearing document no.5019/2019 dated 30.12.2019 in the office of Sub-Registrar, Amravati.

B) Plot No.08 admeasuring 4842 Sq Fts (450 Sq Mtrs) situated within the limits of Municipal Corporation, Amravati and within the jurisdiction of Sub-Registrar, Amravati of Mouje- Benoda, Pragane Nandgaon Peth, Tq. & Dist. Amravati is Mariegold Reality, a Partnership Firm through its partners by way of registered sale deed bearing document no.3036/2019 dated 28.06.2019 in the office of Sub-Registrar, Amravati.

03. The Report reflecting the Flow of the title of the Mariegold Reality, a Partnership Firm through its partners namely Mr.Narendra Prataprai Kingrani & Mr.Surendra Prataprai Kingrani (Owner & Promoter/Developer) on the said land is enclosed herewith as annexure.

Enclosed : 1) Annexure for Flow of Title.

2) Receipt of Search Fees

Date : - 04.05.2021.

Place : - Amravati.

AKASH N. MOHATA ADVOCATE R. No. 3518/ 2006 AMRAVATI.

Yours faithfully

Mohata

Akash N. Mohata
Advocate

Akash N. Mohata
B.Com, LL.M
Office: "Kamlarpan", 44, Mahesh Nagar,
Behind D-Mart, Badnera Road, Amravati 444 607.
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डि-मार्टच्या मागे, बडनेरा रोड, अमरावती.
ई-मेल: akashmohata@rediffmail.com
मोबाईल नं. ९८९०९११८६३ / ८६२४०३३८०१.

FLOW OF THE TITLE OF THE SAID PLOT NO.07 AND 08
Format As Per Circular No.28/2021

That M/S Maloo & Talda Developers was the owner and in possession of 3H23R agricultural land from out of entire 5H 71R land situated in field survey no.07 of Mouje Benoda.

Thereafter I found that M/S Maloo & Talda Developers through its partner Mr.Pravin Balkrushna Maloo have got converted the said field into layout plots vide order in revenue Case No.NAP-34/Benoda-106/2013-14 dated 12.03.2014 and the same was sanctioned by the Assistant Director Town Planning, Municipal Commissioner, Amravati vide order bearing no. AMC/ADTP/ AB/58/2014 dated 04.03.2014.

HISTORY IN RESPECT OF PLOT NO.07

Thereafter I found that M/S Maloo & Talda Developers through its partner Mr.Pravin Balkrushna Maloo had sold the layout converted Plot no.07 admeasuring 4842 Sq. Ft. (450 Sq. Mtrs.) to M/S Deepa Developers through its Partner Sau.Ritu Sunilkumar Adawani by way of registered sale deed bearing document no.2598/2014 dated 22.07.2014 in the office of Sub-Registrar, Amravati.

Thereafter I found that M/S Deepa Developers through its Partner Sau.Ritu Sunilkumar Adawani had sold the layout converted Plot no.07 admeasuring 4842 Sq. Ft. (450 Sq. Mtrs.) to Mr.Karan Santosh Malviya by way of registered sale deed bearing document no.393/2017 dated 14.02.2017 in the office of Sub-Registrar, Amravati.

AKASH N. MOHATA ADVOCATE R. No. 3516/ 2006 AMRAVATI.

Thereafter I found that Mr.Karan Santosh Malviya had sold the layout converted Plot no.07 admeasuring 4842 Sq. Ft. (450 Sq. Mtrs.) to Mariegold Reality, a Partnership Firm through its partners by way of registered sale deed

bearing document no.5019/2019 dated 30.12.2019 in the office of Sub-Registrar, Amravati.

HISTORY IN RESPECT OF PLOT NO.08

Thereafter I found that M/S Maloo & Talda Developers through its partner Mr.Pravin Balkrushna Maloo had sold the layout converted Plot no.08 admeasuring 4842 Sq. Ft. (450 Sq. Mtrs.) to M/S Bhumi Buildcon through its Partner Mr.Subhash Nanakramji Talda by way of registered sale deed bearing document no.2676/2014 dated 30.07.2014 in the office of Sub-Registrar, Amravati.

Thereafter I found that M/S Bhumi Buildcon through its Partner Mr.Subhash Nanakramji Talda had executed a Registered Power of Attorney in favour of Mr.Mahesh Sumarmal Talda for presentation of documents and its authentication which was registered in the office of the Sub-Registrar at Amravati vide document no.3578/2016 dated 24.11.2016.

Thereafter I found that upon the strength of said Power of Attorney, Mr.Mahesh Sumarmal Talda being the registered power of attorney holder for M/S Bhumi Buildcon through its Partner Mr.Subhash Nanakramji Talda had sold the layout converted Plot no.07 admeasuring 4842 Sq. Ft. (450 Sq. Mtrs.) to Mariegold Reality, a Partnership Firm through its partners by way of registered sale deed bearing document no.3036/2019 dated 28.06.2019 in the office of Sub-Registrar, Amravati.

Thereafter I found that Mariegold Reality, a Partnership Firm through its partner namely Mr.Surendra Prataprai Kingrani had executed a Registered Power of Attorney in favour of other partner namely Mr.Narendra Prataprai Kingrani which was registered in the office of the Sub-Registrar at Amravati vide document no.4051/2018 dated 20.11.2018.

AKASH N. MOHATA ADVOCATE R. No. 3516/ 2006 AMRAVATI.

Thereafter I found that T.D.R. (rights) equivalent to 538 sq. mtr. (5788.88 sq. ft.) from out of total rights admeasuring 2652.33 sq. meters of

TDR certificate bearing no.143, issued by Amravati Municipal Corporation vide Folio No.AMC/ADTP/TDR/143/2019, dated 22.08.2019 and Certificate No.143, in lieu of 4100 sq. mtr. of land from out of Field Survey No.99/3 of Mouje – Rahatgaon, Pragane - Nandgaon Peth, Tq. & Dist. Amravati acquired by Amravati Municipal Corporation, Amravati was is purchased by Mariegold Reality, a Partnership Firm through its partners, namely Mr.Narendra Prataprai Kingrani & Mr.Surendra Prataprai Kingrani vide Sale Deed registered on dated 10.02.2020, at Sr. No.378 with the office of Sub Registrar, Amravati, from Shri.Amba Business Park, Through its partner Mr.Gopal Narayandas Panpaliya & Mr.Suraj Ashokkumar Talda, Resident of Amravati.

Thereafter I found that Mariegold Reality, a Partnership Firm through its partners had applied for amalgamation of both the plots in the name of their respective owners namely Mr.Subhash Nanakramji Talda for Plot No.08 and Mr.Karan Santosh Malviya for Plot no.07, and accordingly obtained permission for amalgamation of both the Plots i.e. Plot No.07 & 08 from Assistant Director Town Planning, Amravati Municipal Corporation as per Permit No.AMC/ADTP/0058/2019 dated 06.06.2019 and the same is duly mutated in the record of rights.

I have taken the search of Index II register and other relevant records in respect of said property at the Sub-Registrar office, Amravati, for the last 30 years, by pre-paying the necessary charges, in respect of the above said property and verified the Index II register from record of Sub-Registrar office at Amravati. That, on the basis of the searches made by me and also on the basis of the documents registered in at the office of Sub Registrar, I certify that, the property described above is absolutely owned and possessed by Mariegold Reality, a Partnership Firm through its partners and the same is free from all types of encumbrances, charges, litigations, lien and complications or any claims affecting the clear title.

AKASH N. MOHATA ADVOCATE R. No. 3516/ 2006 AMRAVATI.

I have verified all the original documents of title relating to the subject matter of this report. That, the said documents are original documents and I have tallied those documents from the record of Registrar so also I have verified the entries of the Revenue Record in respect of the name of the owner of the said property. I am satisfied that, the said property is clear and the property is readily marketable, heritable, transferable and transferor has right to transfer the same.

01) 7/12 Extract Dated 09.03.2020.

02) Mutation entry no.24620 and 23963

03) Search report for 30 years from 1992 till 2021taken from IGR Maharashtra Online Portal.

04) T.D.R. (rights) equivalent to 538 sq. mtr. (5788.88 sq. ft.) purchased vide Sale Deed registered on dated 10.02.2020, at Sr. No.378 with the office of Sub Registrar, Amravati, from Shri.Amba Business Park, Through its partner Mr.Gopal Narayandas Panpaliya & Mr.Suraj Ashokkumar Talda, Resident of Amravati.

05) No any pending litigation found.

Date : - 04.05.2021.

Place : - Amravati.

Yours faithfully

AKASH N. MOHATA ADVOCATE R. No. 3518/ 2006 AMRAVATI.

Akash N. Mohata
Advocate