P. U. Deshmukh
Advocate
Regd. No. MH-185 / 1980

Ph. 0721-2663232
M.: 99756 09717

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 Nazul plot No.1/45, total admeasuring 445.9 sq.mtrs., out of which southern portion having east-west division, admeasuring 2400 sq.ft. (223.4 sq.mtrs.) from Nazul sheet No.40-D of Mouje Rajapeth, Pragane Badnera, 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 Prakash Namdeorao Saurkar, r/o Rukhmininagar, Amravati and following documents i.e. :-

1) **Description of the property**:-

1) "**Nazul plot No.1/45**, total admeasuring **445.9 sq.mtrs.,** out of which southern portion having east-west division, admeasuring **2400 sq.ft. (223.4 sq.mtrs.)** from Nazul sheet No.40-D of Mouje Rajapeth, Pragane Badnera, Tq. & Distt.Amravati, situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: Service lane;

Towards West: Road;

Towards North: House of Shri Bhujangrao Mohod;

Towards South: House of Shri Mishra

2) "T.D.R. rights, admeasuring 450.00 sq.mtrs. from TDR certificate issued by the Amravati Municipal Corporation vide Folio No.AMC/ADTP/TDR/106/2017 dated 5/8/2017, certificate no.106 from field survey No.65/1-Part of Mouje Rahatgaon, Pragane Nandaon Peth, Tq. & Distt.Amravati."

2) **The documents of allotment of plot**.

1. Copy of registered gift deed dated 17/5/2019 registered at Sr.No.2451.

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2. Copy of registered sale deed of TDR right dated 18/9/2019 registered at Sr.No.3671.
3. Copy of registered sale deed dated 12/11/2020 registered at Sr.No.2508.
4. Copy of P.R.Card.
5. Copy of building plan dated 23/11/2021.
6. Copy of revised building plan dated 26/4/2022.

3) P.R.Card issued by Nazul Authority, Amravati vide mutation entry No.15533 dated 28/12/2020.

4) **Search report for 30 years from 1993 till 2022:-**

Upon verification of the Index-II register and Nazul Records I find that the title of the nazul plot bearing nazul sheet No.40-D, plot No.1/45, admeasuring 445.90 sq.mtrs., out of which southern portion east-west division, admeasuring 2400 sq.ft. (223.4 sq.mtrs.) had acquired by Shri Ramchandra Govindrao Mohod in the year 1981. Since then the said plot with old constructed house thereon was in ownership and possession of Shri Ramchandra Govindrao Mohod till his death for the period relevant to this search report.

Thereafter I find that in the year 1988, Shri Ramchandra Govindrao Mohod died on 28/5/1988 and then after the death of Shri Ramchandra Govindrao Mohod, the aforesaid plot transferred in the name of his legal heir wife by name Smt.Sumanbai Ramchandra Mohod and her name has been recorded in P.R.Card as per mutation entry No.10916 dated 29/5/2008.

Thus as stated above, Smt.Sumanbai Ramchandra Mohod became full and absolute owner of the said plot with old constructed house thereon and she was residing in the said house as a recorded owner thereof.

Thereafter I find that in the year 2019, Smt.Sumanbai Ramchandra Mohod had decided to transfer the aforesaid property in the name of her son by name Shri Amol Ramchandra Mohod by executing the gift deed of the property. Accordingly, a registered gift deed was prepared and executed by Smt.Sumanbai Ramchandra Mohod in favour of her son Shri Amol Ramchandra Mohod and bequeathed the said property in his name on 17/5/2019 registered at Sr.No.2451

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and his name has been recorded in P.R.Card vide mutation entry No.15206 dated 12/7/2019 and thus he became absolute owner of the said property.

I further find that Shri Amol Ramchandra Mohod has decided to develop the said property by erecting multistoried building on it. Therefore, he has purchased the TDR rights, admeasuring 450 sq.mtrs. from field survey No.65/1 of Mouje Rahatgaon out of TDR certificate issued by Municipal Corporation vide folio No.AMC/ADTP/TDR/106/2017 dated 5/8/2017, certificate No.106 and sale deed of the TDR rights was executed by Shri Govinda Associates, through Prop.Sau.Sandhya Subhash Talda, through POA Shri Vijay Nanakramji Talda in favour of Shri Amol Ramchandra Mohod on 18/9/2019 registered at Sr.No.3671/2019.

Thereafter I find that Shri Amol Ramchandra Mohod was unable to develop the said plot and hence he has decided to sell the said plot with TDR rights to Shri Prakash Namdeorao Saurkar, who is Prop. of Vishal Developer, Amravati. Accordingly, a sale deed of the plot under reference has been executed by Shri Amol Ramchandra Mohod in favour of Shri Prakash Namdeorao Saurkar on 12/11/2020 registered at Sr.No.2508 and thus Shri Prakash Namdeorao Saurkar has recorded his name in P.R.Card vide ferfar No.15533 dated 28/12/2020 and he became full and absolute owner of the said plot.

Now I find that a building plan of the scheme was prepared by Shri Prakash Namdeorao Saurkar and it was submitted before A.D.T.P., Municipal Corporation, Amravati. After scrutinizing the said map as per rules, A.D.T.P., Municipal Corporation, Amravati has approved and sanctioned the said plan vide building permit No.0075 dated 23/11/2021. After sanction of the building plan dated 23/11/2021, the scheme owner has again applied before A.D.T.P., M.C., Amravati on 21/3/2022 to revise the said plan by considering the recent rules frame under the Maharashtra Regional & Town Planning Act and accordingly, the Competent Municipal Authority has granted permission to revise the previous plan as per new building permit No.DDMCA/RB/2022/APL/0004 dated 26/4/2022 and issued the commencement certificate for construction of the multistoried building.

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

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eshmukh
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. No. .....

Date : .....

Shri Prakash Namdeorao Saurkar is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owner of the land:-

Shri Prakash Namdeorao Saurkar is the owner of -

1) "**Nazul plot No.1/45**, total admeasuring **445.9 sq.mtrs.**, out of which southern portion having east-west division, admeasuring **2400 sq.ft. (223.4 sq.mtrs.)** from Nazul sheet No.40-D of Mouje Rajapeth, Pragane Badnera, Tq. & Distt.Amravati, situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

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(2) Qualifying comments/remarks if any – The owner/developer has clear and marketable title.

3/- The report reflecting the flow of the title of Shri Prakash Namdeorao Saurkar on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 24/6/2022

(Aditya Deshmukh) Advocate

(Stamp)

Adv. P. U. DESHMUKH
AMRAVATI
9975609717

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CHALLAN

MTR Form Number-6

00078456142022 23E	BARCODE	Date 24/06/2022-01:07:43	Form ID
ent Inspector General Of Registration		Payer Details	
of Payment Search Fee / Other Items		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name AMT1_HQR SUB REGISTRAR AMRAVATI 1		Full Name	ADV P U DESHMUKH
Location AMRAVATI		Flat/Block No. / Premises/Building	AMRAVATI
Year 2022-2023 One Time		Road/Street	
Account Head Details	Amount In Rs.	Area/Locality / Town/City/District	
0030072201 SEARCH FEE	750.00	PIN	
		Remarks (If Any)	MOUJE RAJAPETH NAZUL SHEET NO40 D PLOT NO1/45 1993 TO2022
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.	00040572022062245715	IK0BTBBXJ8
Cheque/DD No.		Bank Date	RBI Date	24/06/2022-01:07:43	23/06/2022
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		174 , 24/06/2022	

Department ID : Mobile No. : 0000000000

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

sadr calana "Talp Aa^f pomoMaT" maQyao namaud kar aasaaZica laagau Aaho.[tr kar aaNsaaZI ikMvaa naaodM al na kravayaacyaa dstaMsaazl laagau naahl.

Signature Not Verified

Digitally signed by DS VIRTUAL TREASURY MUMBAI 03
Date: 2022.06.24 13:04:52 IST
Reason: GRAS Secure Document
Location: India

Print Date 24-06-2022 01:04:51

Sr.No.2451.

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