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 layout plot No.187, admeasuring 334.00 sq.mtrs. (3600 sq.ft.), nazul plot No.2825 from field survey No.33, nazul sheet No.44 of Mouje Saturna, 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 Jeevan Krishnarao Zanzat & Sau.Sonal Jeevan Zanzat, both Partners of M/s.Urja Infrastructure, both r/o Sainagar, Amravati and following documents i.e. :-

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

"Layout converted **plot No.187**, nazul plot No.2858, admeasuring **3600 sq.ft. (334 sq.mtrs.)** from field survey No.33, nazul sheet No.44 of Mouje Saturna, Pragane Badnera, Tq. & Distt.Amravati, converted as per Rev.Case No.NAP-14/Saturna-2/1969-70 situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: Road;

Towards West: Service lane;

Towards North: Plot No.188;

Towards South: Plot No.186."

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

1. Copy of N.A.Order alongwith layout plan dated 21/5/1968
2. Copy of registered sale deed dated 11/8/1970.
3. Copy of registered gift deed dated 22/9/2009.
4. Copy of registered sale deed dated 2/11/2018.
5. Copy of Gaon Namuna 7.
6. Copy of building plan dated 8/4/2022

3) Gaon Namuna 7 issued by Revenue Authority, Amravati vide mutation entry No.17858.

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

Upon verification of the Index-II register and Revenue Records I find that field survey No.33, admeasuring 28 Acres 39 Gunthe of Mouje Saturna was originally owned and possessed by Shri Saibaba Nagar Nirman Mandal, Amravati by partners Shri Bhojraj Narayandas Rathi and four others, all r/o Amravati for the period relevant to this search report.

Thereafter I find that Shri Saibaba Nagar Nirman Mandal, Amravati by partners Shri Bhojraj Narayandas Rathi and four others have applied before Hon'ble S.D.O., Amravati for conversion of the said field for residential purpose. The said application was registered as Rev.Case No.14/II/1967-68 of Saturna. That in the said proceeding, the Competent Revenue Authority i.e. S.D.O., Amravati has granted permission for conversion as per vide order dated 21/5/1968.

I further find that after conversion of the said field, Shri Saibaba Nagar Nirman Mandal, Amravati by partners Shri Anant Sadashivrao Deopujari & Shri Sundarnarayan Badrinathji Heda had sold a layout converted plot No.187, admeasuring 3600 sq.ft. (334 sq.mtrs.) to Shri Narayan Champatrao Jaisingpure vide registered sale deed dated 11/8/1970, which was registered at Sr.No.2046 and thus Shri Narayan Champatrao Jaisingpure became absolute owner of the said plot.

Thereafter I find that the said plot has been gifted by Shri Narayan Champatrao Jaisingpure to Shri Anil Narayanrao Jaisingpure by way of registered gift deed dated 22/9/2009, which was registered with Sub-Registrar Office, Amravati at Sr.No.1987/2009.

Now I find that the plot under reference jointly purchased by Shri Jeevan Krishnarao Zanzat & Sau.Sonal Jeevan Zanzat from Shri Anil Narayanrao Jaisingpure vide registered sale deed dated 2/11/2018, which is registered with S.R.O., Amravati at Sr.No.2795/2018.

Since then Shri Jeevan Krishnarao Zanzat & Sau.Sonal Jeevan Zanzat became joint owners of the said plot and their names have been recorded in Gaon Namuna 7 vide ferfar No.17858.

I further find that Shri Jeevan Krishnarao Zanzat & Sau.Sonal Jeevan Zanzat have started development of the above plot and they have jointly decided to construct a commercial-cum-residential building upon it. Accordingly, the building plan of the scheme has been submitted by them before the Assistant Director of Town Planning of Municipal Corporation, Amravati. The said building plan approved and sanctioned by the

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Municipal Authority as per building permit No.07 dated 8/4/2022 and they have declared the scheme by name & styled as "Krushnai"

That the plot under reference has already purchased by Shri Jeevan Krishnarao Zanzat & Sau.Sonal Jeevan Zanzat in their joint names and hence they are joint owners of the said plot. Now they have come together with common intention to carry on the business in partnership dealing in builders & developers etc. with effect from 1st day of May, 2022 under the name and styled as 'M/s.Urja Infrastructure'. Accordingly, a deed of partnership has been executed by them on 1/5/2022. As well as, the property owned by them has thrown on Hotchpot and they are developing the said property in the name of their partnership firm by name M/s.Urja Infrastructure.

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 Jeevan Krishnarao Zanzat & Sau.Sonal Jeevan Zanzat is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land:-

(1) Shri Jeevan Krishnarao Zanzat & Sau.Sonal Jeevan Zanzat, both partners of M/s.Urja Infrastructure are the owners of layout converted **plot No.187**, nazul plot No.2858, admeasuring **3600 sq.ft. (334 sq.mtrs.)** from field survey No.33, nazul sheet No.44 of Mouje Saturna, Pragane Badnera, Tq. & Distt.Amravati, converted as per Rev.Case No.NAP-14/Saturna-2/1969-70 situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: Road;
Towards West: Service lane;
Towards North: Plot No.188;
Towards South: Plot No.186".

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

3/- The report reflecting the flow of the title of Shri Jeevan Krishnarao Zanzat & Sau.Sonal Jeevan Zanzat, both partners of M/s.Urja Infrastructure on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 27/5/2022

(P.U.Deshmukh) Advocate

(Stamp)