PRADIP MANJRE

ADVOCATE

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To,
MahaRERA,
Mumbai

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to amalgamated Layout plot No. 16-17 adm. 528.63 Sq. Mtrs, out of Bhumapan No. and sub division No. 48/4 (Survey No. 48/4/16/17 as per 7/12) situated at mouje Jewad Amravati, within the Municipal limits of Amravati, Registration Sub-District Amravati City and Dist. Amravati (hereinafter referred to as "the said plot").

1) I have investigated the title of the said plot on request of **M/s Tathe Realties a partnership firm through its partners Chandrakant Purushottam Tathe, Asha Chandrakant Tathe, Rohit Chandrakant Tathe and Rashmi Ambadas Talhar,** having its office at Amravati and following documents i.e.

1) **Description of the property**

Layout plot No. 16 adm. 265.38 Sq. Mtrs , Plot No. 17 adm. 263.25 Sq. Mtrs, all two plots totally adm. 528.63 Sq. Mtrs (Now amalgamated Plot No. 16-17) out of Bhumapan No. 48/4 and sub division No. 48/4/16/17 situated at mouje Jewad, Amravati, within the Municipal limits of Amravati, Registration Sub-District Amravati City and Dist. Amravati and collectively bounded as under.

East : Plot No. 18

West : Plot No. 15

North : Plot No. 40 and 41

South : Road in layout.

2) **Documents of allotment of plot i.e. sale deed**

1) **Photocopy of N.A. order dt. 22-02-1983.**

2) **Photocopy of Registered Sale deed dt. 08-10-1998, Regn. No. 4315/1998.**

2) **Photocopy of Registered Sale deed dt. 08-10-1998, Regn. No. 4316/1998.**

3) **Original Registered sale deed dt. 08-08-2022, Regn. No. 4721/2022.**

4) **Original Deed of Rectification dt. 10-11-2022, Regn. No. 6684/2022**

5) **Original registered sale deed dt. 08-09-2022, Regn. No. 5402/2022.**

6) **Amalgamation order with map dt. 10-11-2022.**

7) **Certified copy of village form 7/12 dt. 02-12-2022 issued by Talathi, Rajapeth, Amravati.**

8) **Search Report for 30 years from year 1994 to year 2023.**

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 the present owners M/s Tathe Realiies, a partnership firmby partners **Chandrakant Purushottam Tathe, Asha Chandrakant Tathe, Rohit Chandrakant Tathe and Rashmi Ambadas Talhar** is clear, marketable.

Owners of the land

(1) **Owners, M/s Tathe Realities a partnership firm through its partners Chandrakant Purushottam Tathe, Asha Chandrakant Tathe, Rohit Chandrakant Tathe and Rashmi Ambadas Talhar** all residents of Amravati, Layout plot No. 16 adm. 265.38 Sq. Mtrs , Plot No. 17 adm. 263.25 Sq. Mtrs, all two plots totally adm. 528.63 Sq. Mtrs (Now amalgamated Plot No. 16-17) out of Bhumapan No. 48/4 and sub division No. 48/4/16/17 situated at mouje Jewad, Amravati, within the Municipal limits of Amravati, Registration Sub-District Amravati City and Dist. Amravati and collectively bounded as under.

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PRADIP MANJRE ADVOCATE AMRAVATI

(2) Qualifying Comments/Remarks if any : **The land does not bear CTS/CS No. As it is a land converted for non agricultural use of residential purpose which was previously agricultural land.**

3) The report reflecting the flow of title of the owner on the said land is enclosed herewith as annexure.

Encl : Annexure

Date : 21-01-2023



Advocate