PRADIP MANJRE

ADVOCATE

10, Shriram Nagar, Behind Rathi Nagar, AMRAVATI. 444 603,

E mail - pradip.manjre@gmail.com

Cell - 9822707156

To,
MahaRERA,
Mumbai

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to amalgamated Layout plot No. 1/A/1/B/4/A/4/B totally adm. 774.00 Sq. Mtrs (8331.33 Sq. Feet) amalgamated by order of Sub-Divisional Officer, Amravati, out of Survey No. 38/2/C situated at mouje Benoda, within the Municipal limits of Amravati, Registration Sub-District Amravati City-2 and Dist. Amravati (hereinafter referred to as "the said plot").

1) I have investigated the title of the said plot on request of **Vedanta Buildcon a partnership firm** having its office at Amravati and following documents i.e.

1) **Description of the property**

Amalgamated Layout plot No.1/A/1/B/4/A/4/B totally adm. 774.00 Sq. Mtrs (8331.33 Sq. Feet) amalgamated by order of Sub-Divisional Officer, Amravati, out of Survey No. 38/2/C situated at mouje Benoda, within the Municipal limits of Amravati, Registration Sub-District Amravati City-2 and Dist. Amravati (hereinafter referred to as "the said plot"), bounded as under

Towards East : Plot No. 2-A, 2-B, 3-A, 3-B and thereafter Layout Road

Towards West : Layout Road and thereafter Godown of Rathi

Towards North : Nala

Towards South : Layout Road and Plot No. 5

PRADIP MANJRE ADVOCATE AMRAVATI

...2/

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

i) **Photocopy of Registered Sale deed dt. 05-10-1966, Regn. No. 2280/1966.**
ii) **Photocopy of Registered Sale deed dt. 08-07-1967, Regn. No. 1993/1967.**
iii) **Photocopy of N.A. order dt. 04-12-1963.**
iv) **Photocopy of sanctioned layout plan**
v) **Original Registered Sale deed dt. 07-03-2005, Regn. No. 568/2005.**
vi) **Original Registered Sale deed dt. 22-06-2022, Regn. No. 3687/2022.**

3) **Certified copy of village form 7 issued by Talathi Benoda in respect of amalgamated Layout plot No. 1/A/1/B/4/A/4/B**

4) **Photocopy of building permit No. 191 dt. 06-06-2023**

5) **Photocopy of sanctioned layout map**

6) **Amalgamation order dt. 20-12-2022..**

7) **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 owner Vedanta Buildcon, a partnership firm is clear, marketable.

Owners of the land

(1) **Owners, M/s Vedanta Buildcon, a partnership firm, partners 1) Vedant Rakesh Agrawal, 2) Ashok Satyanarayan Joshi, 3) Afaque Husain Subedar s/o Saheb Husain Subedar, all resident of 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 : 30-06-2023

PRADIP MANIRE ADVOCATE AMRAVATI

Advocate

ANNEXURE

FLOW OF TITLE OF THE SAID LAND

1. The agricultural land in which subject layout is situated was owned by previous owner Prabhakar Ganpati Palsule, prior to the year 1966 who got is converted for non agricultural use of residential purpose vide order dt. 04-12-1963 and its layout plan was sanctioned.

2. Out of this layout, Plot No. 1-A adm. 198.00 Sq. Mtrs, Plot No. 1-B adm. 162.00 Sq. Mtrs , Plot No. 4-A adm. 234.00 Sq. Mtrs and Plot No. 4-B adm 180.00 Sq. Mtrs, totally adm. 774.00 Sq. Mtrs was purchased by Mr. Pradipkumar Harichand Ghundiyal for consideration of Rs. 9,45,890/- by sale deed dated 07-03-2005 registered at Sr. No. 568/2005.

3. The subject four plots were thereafter purchased by present owner **M/s Vedanta Buildcon, a partnership firm, partners 1) Vedant Rakesh Agrawal, 2) Ashok Satyanarayan Joshi, 3) Afaque Husain Subedar s/o Saheb Husain Subedar, all** resident of Amravati from Mr.Pradipkumar Harichand Ghundiyal for consideration of Rs. 75,00,000/- by sale deed dated 22-06-2022 registered at Sr. No. 3687/2022. The name of the present owner was then mutated in revenue records as owner.

5. The present owner M/s Vedanta Buildcon, a partnership firm then applied for amalgamation of these four plots and Sub-Divisional Officer, Amravati vide order dt. 20-12-2022 in revenue case No. N.A.P./34/Benoda-389 granted such permission and the subject plots were renumbered as amalgamated plot No. 1/A/1/B/4/A/4/B. The mutation is accordingly made in revenue records.

4. Search Report for last 30 years

I have taken searches regarding the subject property i.e. amalgamated plot No. 1/A/1/B/4/A/4/B now totally adm. 774.00 Sq. Mtrs. Out of Survey

PRADIP MANJRE ADVOCATE AMRAVATI

...2/

No. 38/2/C situated at mouje Benoda, within the Municipal limits of Amravati, Registration Sub-District Amravati City-2 and Dist. Amravati.

The right, title and interest of the present owner **M/s Vedanta Buildcon a partnership firm, partners 1) Vedant Rakesh Agrawal, 2) Ashok Satyanarayan Joshi, 3) Afaque Husain Subedar s/o Saheb Husain Subedar,** to the subject property is clear and marketable.

Searches in respect of the subject property have been carried out for the last 30 years in the office of concerned Sub-Registrar, by making payment of necessary charges. No entry of any mortgage, lien charge or encumbrances was found recorded during the searches.

4) Any other relevant title : Nil

5) Litigation if any : Nil

Date : 30-06-2023

PRADIP MANJRE ADVOCATE AMRAVATI

Advocate