Adv. Jayant Gunwantrao Sable
Notary *(Central Govt. of India)*
97666 97651
Office Add. :- Dr. Bhausaheb Deshmukh Colony, Near Navoday Vidyalay, Navsari Square, V.M.V. Road Amravati 444 604.

Dt.- 09/10/2023

FORMAT - A

(Circular No. 28 /2021)

To,

Maha RERA/ Govind Infra through its proprietor Vijay Nanakram Talda

LEGAL TITLE REPORT

Subject : - Title certificate with respect to **Land survey No. 180/2 Mauje– Badnera, Amravati, admeasuring about 1 H 49, out of which 1 H 43,including 6 R land pot kharab,R.R. 7.25 R land,Occu class-I within the Jurisdiction of Amravati sub Registrar,** within the local jurisdiction of Amravati Municipal Corporation ("Hereinafter referred as the said plot")

I have investigated the title of the field property on the request of (name of owners / promoters / developers /company) and following documents :-

1. Description of property

Survey No. 180/2

Field survey No. **180/2**, Mauje –Badnera Prgane Badnera, Amravati, Tq. and Dist. Amravati admeasuring about 1 H 49 R, including 6 R land pot kharab, Occupancy Class-I, R.R. 7.25 within the Jurisdiction of Amravati sub Register, within the local jurisdiction of Amravati Municipal Corporation within the four walls as under –

East - Field survey no. 169

West - Field of Ambadkar

North - Sachkhand Layout

South - Field of Karwa

HISTORY

1. The said filed property was previously owned and possessed by **Shri Vinod Hariram Nanwani R/o Ambika Nagar,Amravati, Tq and Dist. Amravati and Haji Harun Abdul Shakur, R/o Nawiwasti, Badnera,Tq and Dist. Amravati.**

That on 14/10/2021 **Shri Vinod Hariram Nanwani and Haji Harun Abdul Shakur** sold this filed property by way of registered sale deed no. 5536/2021 to **Niwruti Baliram Kale and Pankaj Uttamchand Katariya and Ravi**

Maghandas Keswani. That after the said sale deed mutation of the said filed property took place in record of right in the name of **Niwruti Baliram Kale and Pankaj Uttamchand Katariya.**

That later on **Niwruti Baliram Kale and Pankaj Uttamchand Katariya and Ravi Maghandas Keswani.** sold this field property to **Shir Govinda Infra through proprietor Vijay Nanakram Talda** by way of registered sale deed no. 1484 dt.21/03/2023. That after the said sale deed mutation of the said filed property took place in record of right in the name of **Shir Govinda Infra through proprietor Vijay Nanakram Talda**

The documents of allotment of land

I) Sale deed dated 14/10/2021 having registered at no. 5536/2021

II) Sale deed dated 21/03/2023 having registered at no. 1484

Search report for 30 years from 1992 to 2023

On the perusal of the above mentioned documents and all the other relevant documents related to the title of the said property I am of the opinion that the title of (following owner / promoters / developers / company) is clear, marketable and

without any encumbrances. (If any encumbrances please mentioned in the separate sheet)

Owners of the land/plot no.8:-

I) **Shri Govinda Infra through proprietor Vijay Nanakram Talda**

II) Qualifying documents / remarks if any

4. The report reflecting the flaw of the title of the (Owners / promoters / developers / company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Date 09/10/2023

FORMAT – A

(Circular no. 28 / 2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/12 extract as on date of application for registration

2. Mutation entry No.

3. Search report for 30 years from 1992 to 2023 taken from Sub –Registrar office at Amravati

4. Any other relevant title.

5. Litigations if any.

   No litigation till today.

Date 09 /10/2023

Jayant Sable

(Adv. J. G. Sable)

Adv.Jayant G.Sable

JAYANT G. SABLE
ADV. & NOTARY
GOVT. OF INDIA
Navsari, Amravati (MS)
M-9766697651

CHALLAN
MTR Form Number-6

GRN MH009159260202324P	BARCODE	Date 07/10/2023-20:38:20	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 JAYANT G SABALE
Location	AMRAVATI		
Year	2023-2024 One Time	Flat/Block No.	BHAUSAHEB DESHMUKH COLONY
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	NAWSARI SQUARE VMV RAOD AMRAVATI
		Area/Locality	Amravati
		Town/City/District	
		PIN	4 4 4 6 0 4
		Remarks (If Any)	MOUJE BADNERA TQ AND DIST AMRAVATI FIELD SURVEY NO 180/2 ADMEASURING 1 H 49 R LAND
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	SBIEPAY PAYMENT GATEWAY	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023100704277	2989394213927
Cheque/DD No.		Bank Date	RBI Date	07/10/2023-20:39:20	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9890722747

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 नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 07-10-2023 08:42:04