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Dt.- 09/10/2023

FORMAT - A

(Circular No. 28 /2021)

To,

Maha RERA

Govinda Infra through its proprietor Vijay

Nanakram Talda

LEGAL TITLE REPORT

Subject : - Title certificate with respect to Land survey No.

- i) 178 admeasuring 0 H 65 R land
- ii) 179/1 admeasuring 0 H 33 R land
- iii) 179/1-A admeasuring 0 H 32 R land
- iv) 179/3 admeasuring 2 H 00 R(including 5
R land Pot Kharab)
- v) 249/4 admeasuring 0 H 53 R land

(Including 2 R land pot Kharab) of Mauje -
Badnera, Amravati, within the Jurisdiction of
Amravati sub Register, 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 properties:-

a) Survey No. 178

Field survey No. 178, Mauje -Badnera, Prgane Badnera,
Amravati, Tq. and Dist. Amravati admeasuring about 1 H 95
R, Pot Kharab 0 H 12 R land therefore total admeasuring 2 H 07
R land out of which towards East West division of South Side 0
H 65 R land, occupancy class-I, R.R. 11.00, within the
Jurisdiction of Amravati sub Register, within the local
jurisdiction of Amravati Municipal Corporation.

HISTORY

1. The said filed property was previously owned and
possessed by **Anandrao Govindrao Ambadkar**. That **Anandrao
Govindrao Ambadkar** died on 16/11/2003 leaving behind his

heirs i.e wife and two son and one daughter namely **Annapurna Anand Ambadkar, Mahendra Anandrao Ambadkar, Nilesh Anandrao Ambadkar and Archana Anandrao Ambadkar**(Name after marriage **Archana Arvind Darokar**).

That after the death of **Anandrao Govindrao Ambadkar** filed property was mutated in the name of his above mention heirs in revenue record.

That **Annapurna Anand Ambadkar, Mahendra Anandrao Ambadkar, Nilesh Anandrao Ambadkar and Archana Anandrao Ambadkar** (Name after marriage **Archana Arvind Darokar**) had applied to the office of S.D.O Amravati for grant of permission to sale the above filed property as same falls in Fragmentation and Consolidation vide their application **M.R.C.81/BADNERA/308/20222-2023**. That the Hon'ble S.D.O. allowed the application of the applicant vide its order dt. 24/04/2023 and thereby grant permission to sale the above filed property.

That **Annapurna Anand Ambadkar, Mahendra Anandrao Ambadkar, Nilesh Anandrao Ambadkar and Archana Anandrao Ambadkar** (Name after marriage **Archana Arvind Darokar**) sale said field property by way of registered sale deed

at **Sr.No. 2525 dt 04/05/2023** to **Shri Govinda Infra through it proprietor Vijay Nanakram Talda.**

That after the said sale deed mutation of the said filed property took place in the name of **Shri Govinda Infra through it proprietor Vijay Nanakram Talda** in revenue record.

The documents of allotment of land

- I) Sale deed at Sr.No. 2525 dt 04/05/2023
3. 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:-

- I) **Shri Govinda Infra through it proprietor Vijay Nankram Talda**
 - II) Qualifying documents / remarks if any
- ii) **179/1 admesuring 0 H 33 R land**

Field survey No. **179/1**, Mauje -Badnera,Prgane Badnera, Amravati,Tq.and Dist. Amravati admeasuring about 0 H 33 R, land occupancy class-I, R.R. 1.00, within the Jurisdiction of Amravati sub Register, within the local jurisdiction of Amravati Municipal Corporation.

HISTORY

1. The said filed property was previously owned and possessed by **Shri Ram Mandir Sansthan, Juni Wasti, Badnera, Tq. and Dist.Amravati.**

That **Sau Vijaya Vilasrao Kamble** purchased said filed property from Ram Mandir Sansthan on 24/03/1998 by way of registered sale deed at Sr.No. 1192. That since then she become owner of the said field property and mutation of said field property took place in the name of **Sau Vijaya Vilasrao Kamble** in revenue record.

That **Sau Vijaya Vilasrao Kamble** had applied to the office of S.D.O Amravati for grant of permission to sale the above filed property as same falls in Fragmentation and Consolidation vide their application **M.R.C.81/BADNERA/345/20222-2023**. That the Hon`ble S.D.O. allowed the application of the applicant vide its order dt. 16/05/2023 and thereby grant permission to sale the above filed property.

That **Sau Vijaya Vilasrao Kamble** sale said field property by way of registered sale deed at **Sr.No. 2824 dt 18/05/2023** to **Shri Govinda Infra through it proprietor Vijay Nanakram Talda.**

That after the said sale deed mutation of the said filed property took place in the name of **Shri Govinda Infra through it proprietor Vijay Nanakram Talda** in revenue record.

The documents of allotment of land

- i) Sale deed at **Sr. No. 2824 dt 18/05/2023**
- 3) 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:-

- III) **Shri Govinda Infra through it proprietor Vijay Nankram Talda**
- IV) Qualifying documents / remarks if any
- iii) **Field Survey no.179/1-A**

Field survey No. **179/1-A** Mauje -Badnera,Prgane Badnera, Amravati,Tq.and Dist. Amravati admeasuring about 0 H 33 R, land occupancy class-I, R.R. 1.00, within the Jurisdiction of Amravati sub Register, within the local jurisdiction of Amravati Municipal Corporation.

HISTORY

1. The said filed property was previously owned and possessed by **Rekha Ramesh Bhute, Juni Wasti, Badnera, Tq. and Dist.Amravati.**

That **Rekha Ramesh Bhute** sold said filed property by way of registered sale deed at **Sr.No. 1070 dt. 30/03/1995** to **Radheshyam Bhgwanji Alias Bhagwandin Pali**. That since then **Radheshyam Bhgwanji Alias Bhagwandin Pali** become owner of the said field property and mutation of said field property took place in the name of **Radheshyam Bhgwanji Alias Bhagwandin Pali** in revenue record.

That **Radheshyam Bhgwanji Alias Bhagwandin Pali** had applied to the office of S.D.O Amravati for grant of permission to sale the above filed property as same falls in Fragmentation and Consolidation vide their application **M.R.C.81/BADNERA/314/20222-2023**. That the Hon`ble S.D.O. allowed the application of the applicant vide its order dt. 26/04/2023 and thereby grant permission to sale the above filed property.

That **Radheshyam Bhgwanji Alias Bhagwandin Pali** sale said field property by way of registered sale deed at **Sr.No. 3547 dt 26/06/2023** to **Shri Govinda Infra through it proprietor Vijay Nanakram Talda.**

That after the said sale deed mutation of the said filed property took place in the name of **Shri Govinda Infra through it proprietor Vijay Nanakram Talda** in revenue record.

The documents of allotment of land

- i) Sale deed at **Sr.No. 1070 dt. 30/03/1995**
- ii) Sale deed at **Sr.No. 3547 dt 26/06/2023**
3. 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:-

- V) **Shri Govinda Infra through it proprietor Vijay Nankram Talda**
- VI) Qualifying documents / remarks if any

iv) **Survey No. 179/3**

Field survey No. **179/3**, Mauje -Badnera,Prgane Badnera, Amravati,Tq.and Dist. Amravati admeasuring about 1 H 95 R,Pot Kharab 0 H 5 R land therefore total admeasuring 2 H 00 R land occuspancy class-I,R.R. 10.75, within the Jurisdiction of Amravati sub Register, within the local jurisdiction of Amravati Municipal Corporation.

HISTORY

1. The said filed property was previously owned and possessed by **Hemantkumar Madhukar Pande, R/o Ganesh Colony, Nagpur and Malti Madhukar Pande, Aprna Sunil Pande, Rahul Sunil Pande and Mandar Suil Pande All R/o of Swastik Nagar, Amravati.**

That **Hemantkumar Madhukar Pande R/o Ganesh Colony, Nagpur and Malti Madhukar Pande, Aparna Sunil Pande, Rahul Sunil Pande and Mandar Suil Pande All R/o of Swastik Nagar, Amravati** sold this field property by way of registered sale deed at **Sr. no. 4523 dt. 28/10/2021** to **Crystal Associates through its partner Girish Pravinchandra Kothari and having consent of Kishor Anandaji Dakshini and Sumyya Bano Mohomadd Imran.**

That after said sale deed mutation of the above field property took place in revenue record and 7/12 extract came to be made in the name of **Crystal Associates through its partner Girish Pravinchandra Kothari.**

That **Crystal Associates through its partner Girish Pravinchandra Kothari** sold above field property by registered

sale deed at Sr. no. 3252 dt.07/06/2023 to **Govinda Infra through its partner Vijay Nanakram Talda**

That sine then **Govinda Infra through its partner Vijay Nanakram Talda** become owner of said field property and mutation of said field property took place in the name of **Govinda Infra through its partner Vijay Nanakram Talda** in revenue record.

The documents of allotment of land

- i) Sale deed at **Sr. No. 4523 dt 28/10/2021**
- ii) Sale deed at **Sr.no. 3252 dt.07/06/2023**
- 3) 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:-

- I) **Shri Govinda Infra through it proprietor Vijay Nankram Talda**
- II) Qualifying documents / remarks if any

v) Survey No. 249/4

Field survey No. **249/4** Mauje -Badnera, Prgane Badnera, Amravati, Tq. and Dist. Amravati admeasuring about 0 H 53 R, including 2 R PotKharab land, occupancy class-I, R.R. 2.25, within the Jurisdiction of Amravati sub Register, within the local jurisdiction of Amravati Municipal Corporation.

HISTORY

1. The said filed property was previously owned and possessed by **Rekha Ramesh Bhute, Juni Wasti, Badnera, Tq. and Dist. Amravati.**

That **Rekha Ramesh Bhute** sold said filed property by way of registered sale deed at **Sr.No. 1070 dt. 30/03/1995** to **Radheshyam Bhgwancji Alias Bhagwandin Pali**. That since then **Radheshyam Bhgwanji Alias Bhagwandin Pali** become owner of the said field property and mutation of said field property took place in the name of **Radheshyam Bhgwanji Alias Bhagwandin Pali** in revenue record.

That **Radheshyam Bhgwanji Alias Bhagwandin Pali** had applied to the office of S.D.O Amravati for grant of permission to sale the above filed property as same falls in Fragmentation and Consolidation vide their application **M.R.C.81/BADNERA/313/ 20222-2023**. That the Hon`ble S.D.O. allowed the

application of the applicant vide its order dt. 26/04/2023 and thereby grant permission to sale the above filed property.

That **Radheshyam Bhgwanji Alias Bhagwandin Pali** sale said field property by way of registered sale deed at **Sr.No. 3546 dt 26/06/2023** to **Shri Govinda Infra through it proprietor Vijay Nanakram Talda**.

That after the said sale deed mutation of the said filed property took place in the name of **Shri Govinda Infra through it proprietor Vijay Nanakram Talda** in revenue record.

The documents of allotment of land

- i) Sale deed at **Sr.No. 1070 dt. 30/03/1995**
- ii) Sale deed at **Sr.No. 3546 dt 26/06/2023**
3. 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:-

- I) **Shri Govinda Infra through it proprietor Vijay Nankram 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.

That the common boundaries of filed property is as under;

East	-	Proposed Layout S no. 180 & Field of S no. 181
West	-	Layout S no. 179 & Field of S no. 248
North	-	Remaining Field of S no. 175, 180 & 257
South	-	Layout S no. 185 & Remaining filed of S no. 179

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


(Adv. J. G. Sable)

Adv. Jayant G. Sable

JAYANT G. SABLE

ADV. & NOTARY

GOVT. OF INDIA

Navsari, Amravati (M.C.)

M-9766697651



GRN MH009158813202324P		BARCODE 		Date 07/10/2023-19:59:50		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee		TAX ID / TAN (If Any)					
Type of Payment Other Items		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		Premises/Building					
0030072201 SEARCH FEE		Amount In Rs. 750.00		Road/Street		NAWASARI SQUARE VMV RAOD AMRAVATI	
				Area/Locality		Amravati	
				Town/City/District			
				PIN		4 4 4 6 0 4	
				Remarks (If Any) MOUJE BADNEARA TQ AND DIST AMRAVATI SURVEY NO.178,179/1,179/1-A,179/3,249/4			
		Amount In		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.	
				10000502023100704176		5248538738415	
Cheque/DD No.				Bank Date		RBI Date	
				07/10/2023-20:02:30		Not Verified with RBI	
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

सदर चलाव "ट्राय ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तांसाठी लागू नाही.