

Date : 23.12.2023

FORMAT-A
(Circular No. 28/2021)

To,

The Competant Authority
MAHA RERA,
Amravati

LEGAL TITLE REPORT

Subject :- Title clearance certificate with respect to field survey no. 461/1 B & 461/1-C situated at Mouje - Nandgaon Peth, Tq. & Dist. Amravati (herein after referred as the said "Property".)

I have investigated the title of the said plot on the request of Cityland Empire through Partners Shri Subhash Nanakram Talda, Shri Jagdish Ghanshamdas Chatwani, Shri Dipak Bhagwandas Dhamecha and Shri Mukesh Chetandas Harwani. (Owners) and following documents i.e.

1) **Description of Property :**

Within the jurisdiction of Sub Registrar Amravati Rural within the limits of Zilha Parishad, Amravati, Mouje - Nandgaon Part- II, Pragane - Nandgaon Peth, Tq. & Dist. Amravati having field survey no. 461/1-B & field survey no. 461/1-C, total admeasuring 2 H 10 R, Class - I, which is bounded by

East - Field of Cityland Associates
West - Field of Cityland Associates
North - Field of Shri Jaiswal
South - Field of Cityland Associates

Now Non - agricultural Layout plot no.1, admeasuring 15230.00 sq.mtrs.

2) The documents of allotment of property :

- i) Sale deed Registered at Sr.No. 5557/2023 dated 20.05.2023
- ii) Sale deed Registered at Sr.No. 4202/2018 dated 03.12.2018
- iii) Sale deed Registered at Sr.No. 1289/2018 dated 05.04.2018
- iv) Non - Agricultural order bearing no. NAP-34/Nandgaon-2/20/2023-24
- v) Gaon Namuna 7/12 dated 15.09.2023
- vi) 7/12 extract or property card issued by online dated 22.02.2023.

3) Search Report for 30 years from 1994.

4) 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 (following owner/promoter/developer/company) is clear, marketable.


S. V. DEORANKAR
NOTARY ADVOCATE

Regd.No.5077
Parwati bhawan Rajkamal Chowk,
AMRAVATI (M.S.) INDIA

As per the government revenue record I found that, there is no any encumbrances upon this field survey no. 461/1-B and 461/1-C, hence it is concluded that, there is no any encumbrances upon this property. Please take the original title deeds/sale deeds from the owners and the affidavit in respect of non encumbrance upon this field survey no. 461/1-B and 461/1-C including no litigation regarding this field survey no. 461/1-B and 461/1-C which is the subject matter of this search report.

Owners of the land:

Cityland Empire through Partners Shri Subhash Nanakram Talda, Shri Jagdish Ghanshamdas Chatwani, Shri Dipak Bhagwandas Dhamecha and Shri Mukesh Chetandas Harwani.

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

Initially this field survey no. 461 portion admeasuring 2 Acre 25 gunthe at Mouje – Nandgaon Part- II, Pragane – Nandgaon Peth, Tq. & Dist. Amravati was owned by Shri Vishnukumar Mohanlal Choube by virtue of sale deed Regd at Sr. 3802 date 13.07.1983 and the other portion of this field survey no.461 admeasuring 2 Acre 25 gunthe at Mouje – Nandgaon Part- II, Pragane – Nandgaon Peth, Tq. & Dist. Amravati was owned by Shri Mohanlal Bansilal Choube by virtue of sale deed Regd at Sr. 3803 date 13.07.1983.

Thereafter the owner Shri Mohanlal Bansilal Choube sold his portion of field gut no. 461/1-B admeasuring 1 H 05 R (2 Acre 25 gunthe) to Cityland Associates by Partner Shri Dipak Bhagwandas Dhamecha, Shri Subhash Nanakram Talda, Shri Shashi Prataprai Chatwani, by registered sale deed which is registered at Sr.No. 1289/2018 dated 05.04.2018.

Thereafter the owner Shri Vishnu @ Vishnukumar Mohanlal Choube sold his portion of field gut no. 461/1-C admeasuring 1 H 05 R (2 Acre 25 gunthe) to Cityland Associates by Partner Shri Dipak Bhagwandas Dhamecha, Shri Subhash Nanakram Talda, Shri Shashi Prataprai Chatwani, by registered sale deed which is registered at Sr.No. 4202/2018 dated 03.12.2018.

Thereafter these owners i.e. Cityland Associates by Partner Shri Dipak Bhagwandas Dhamecha, Shri Subhash Nanakram Talda, Shri Shashi Prataprai Chatwani sold both these field gut no. 461/1-B and 461/1-C, total admeasuring 2 H 10 R to Cityland Empire by Partner Shri Dipak Bhagwandas Dhamecha, Shri Subhash Nanakram Talda, Shri Jagdish



Ghanshamdas Chatwani and Shri Mukesh Chetandas Harwani, by registered sale deed which is registered at Sr.No. 5557/2023 dated 20.05.2023.

Thereafter these owners i.e. Cityland Empire by Partner Shri Dipak Bhagwandas Dhamecha, Shri Subhash Nanakram Talda, Shri Jagdish Ghanshamdas Chatwani and Shri Mukesh Chetandas Harwani made layout of this field as per the letter of ADTP/AMC bearing no. 1/337/2023 dated 27/01/2023. Thereafter all these owners converted this agricultural land into non - agricultural land for township purpose, as per the order passed in Rev. Case No. NAP-34/Nandgaon Peth Part - 2/20/2023-2024 dated 25.08.2023 passed by Tahsildar Amravati. As per this order this non - agricultural land is used for the purpose given below :

i)	Area under layouts plots (plot no.1)	15230.00 Sq.mtrs.
ii)	Amenity space no. 2	2180.50 sq.mtrs
iii)	Recreations Open Space	2170.50 Sq. mtrs
iv)	Internal road area	1369.00 Sq.mtrs
v)	Space for electric sub station	50.00 sq.mtrs
Total Area		<u>21000.00 Sq.mtrs.</u>

I found that this township layout plot no.1 at Mouje - Nandgaon Peth Part 2 is mutated in the name of Cityland Empire by Partner Shri Dipak Bhagwandas Dhamecha, Shri Subhash Nanakram Talda, Shri Jagdish Ghanshamdas Chatwani and Shri Mukesh Chetandas Harwani as a owner of this plot no. 461/1/B/C admeasuring 15230 sq.mtrs which is the subject matter of this report.

Note : Fee Receipt Challan No. MH012852003202324P for 30 years from 1994 to 2023 of this search report is attached herewith.

Date : 23.12.2023

Yours faithfully,



(Sachin V. Deorankar)

S. V. DEORANKAR
NOTARY ADVOCATE

Regd.No.5077

Parwati bhawan Rajkamal Chowk
AMRAVATI (M.S.) INDIA

Sachin V. Deorankar
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Date : 23.12.2023

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 extract on date of application for registration attached to this report.
- 2) Mutation entry no. 3894 dated 09.07.2023 of survey no. 461/1/B and entry no. 4135 dated 15.09.2023 of survey no. 461/1/B/C/1
- 3) Search report for 30 years from 1994 Taken from Sub Registrar office at Amravati Rural.
- 4) Any other relevant title- Sale deed, 7/12 extract as mentioned above.
- 5) Litigations if any- Not Found

Date : 23.12.2023

Yours faithfully,



(Sachin V. Deorankar)

S. V. DEORANKAR
NOTARY ADVOCATE

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