Kaustubh S. Lawate
Advocate
Bar Council Regn. No. MAH/4991/1999
NOTARY (Govt. of India)

76-77, New Prabhat Colony, Behind Hotel Rangoli Pearl, Near Nawathe Plot, **Amravati** - 444 607
Phone: 9422857292, 0721-2521614
email: kslawate@gmail.com

Date: 29/10/2023

FORMAT – A

(Circular No.:- 28/2021)

To

Maha RERA

Mumbai

LEGAL TITLE REPORT

Sub Title clearance certificate with respect to amalgamated layout converted plot No.1-1/2-1, admeasuring 3359.71 sq.mtrs. (36150.47 sq.ft.) from field survey Nos.49/2 & 49/2-B of Mouje Shegaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati (hereinafter referred as the said plot")

I have investigated the title of the said plot on the request of City Empire Infra LLP, through its Partners Shri Harish Suresh Gohatre, Shri Shirish Sureshpant Agrawal, Sau.Maya Girish Nagpure, Shri Bhushan Thangan, Shri Ashish Diliprao Pote & Sau.Shila Suresh Gohatre, r/o Amravati and following documents i.e. :-

1) **Description of the property**:-

"Amalgamated layout converted **plot No.1-1/2-1**, admeasuring **3359.71 sq.mtrs. (36150.47 sq.ft.)** from field survey Nos.49/2 & 49/2-B of Mouje Shegaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati, which is bounded as under:-

Towards East: Survey No.51;
Towards West: 30 mtr. wide road;
Towards North: 60 mtr. wide road;
Towards South: Plot No.1/2-2."

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2) **The documents of allotment of plot**.

1. Copy of N.A.Order alongwith layout plan dated 14/12/1997 of field survey No.49/2, out of which, land admeasuring 1 Hec. 01 R.

2. Copy of registered sale deed dated 3/2/2000 at Sr.No.389 of plot Nos.1 & Portion of plot No.2, total admeasuring 889.93 sq.mtrs.
3. Copy of amalgamation & sub-division dated 25/5/2023 by Tahsildar, Amravati.
4. Copy of order passed by S.D.O., Amravati dated 25/8/2022 for sale of 00 Hec. 25 R land of survey No.49/2-B.
5. Copy of registered sale deed dated 27/9/2022 at Sr.No.3733 of survey No.49/2-B.
6. Copy of N.A.Order alongwith layout plan dated 13/3/2023 of field survey No.49/2-B, admeasuring 00 Hec. 25 R of survey No.49/2-B.
7. Copy of registered sale deed dated 5/4/2023 at Sr.No.2322 of plot No.1, admeasuring 2469.77 sq.mtrs. from survey No.49/2-B.
8. Copy of registered sale deed dated 11/6/2023 at Sr.No.3871 of plot No.1/2/1, admeasuring 889.93 sq.mtrs. from survey No.49/2.
9. Copy of registered correction deed dated 15/7/2023 at Sr.No.4661.
10. Copy of amalgamation order dated 18/7/2023 by Tahsildar, Amravati.
11. Copy of Gaon Namuna 7 after amalgamation dated 20/7/2023.
12. Copy of building plan dated 28/9/2023.

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3) Gaon Namuna 7 issued by Revenue Authority, Amravati vide mutation entry No.31820 dated 20/7/2023.

4) **Search report for 30 years from 1994 till 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 City Empire Infra LLP, through its Partners Shri Harish Suresh Gohatre, Shri Shirish Sureshpant Agrawal, Sau.Maya Girish Nagpure, Shri Bhushan Thangan, Shri Ashish Diliprao Pote & Sau.Shila Suresh Gohatre

is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owner of the land:-

"Amalgamated layout converted **plot No.1-1/2-1**, admeasuring **3359.71 sq.mtrs. (36150.47 sq.ft.)** from field survey Nos.49/2 & 49/2-B of Mouje Shegaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati, which is bounded as under:-

Towards East: Survey No.51;
Towards West: 30 mtr. wide road;
Towards North: 60 mtr. wide road;
Towards South: Plot No.1/2-2."

(2) **Qualifying comments/remarks if any** – The owner has clear and marketable title.

3/- The report reflecting the flow of the title of City Empire Infra LLP, through its Partners Shri Harish Suresh Gohatre, Shri Shirish Sureshpant Agrawal, Sau.Maya Girish Nagpure, Shri Bhushan Thangan, Shri Ashish Diliprao Pote & Sau.Shila Suresh Gohatre on the said land is enclosed herewith as annexure.

Encl : Annexure

Date: 27/10/2023

(K.S.Lawate) Advocate

(Stamp)

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FLOW OF THE TITLE OF THE SAID LAND

1. **7/12 extract/P.R.Card as on dated of application for registration**:- At the time of registration, the 7/12 extract is in the name of **City Empire Infra LLP, through its Partners Shri Harish Suresh Gohatre, Shri Shirish Sureshpant Agrawal, Sau.Maya Girish Nagpure, Shri Bhushan Thangan, Shri Ashish Diliprao Pote & Sau.Shila Suresh Gohatre** i.e. Project owner.

2. **Mutation entry No.31820 dated 20/7/2023**

3. Search Report for 30 years from **1994 to 2023** taken from Sub-Registrar Office at **Amravati Camp**

4. **Any other relevant title**:-

Upon verification of the Index-II register and Revenue Records I find that the field survey No.49/2-B, was admeasuring 1 Hec. 8.16 R of Mouje Shegaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati was initially owned by Shri Ajay Govindrao Pimpalgaonkar, r/o Amravati for the period relevant to this search report.

Then I find that Shri Ajay Govindrao Pimpalgaonkar has decided to sell the land, admeasuring 00 Hec. 25 R portion from field survey No.49/2-B and as the said land was the fragment, Shri Ajay Govindrao Pimpalgaonkar has applied before S.D.O., Amravati for permission to sell the said land. Accordingly, the said proceeding for permission of sale the land was registered as Rev.Case No.MRC-81/Shegaon/18/2022-2023. In the said proceeding, the permission for sale of the land was granted by S.D.O., Amravati vide order dated 25/8/2022 under the provisions of Fragmentation & Consolidation Act.

Then I find that after granting permission from S.D.O., Amravati, Shri Ajay Govindrao Pimpalgaonkar sold the land admeasuring 00 Hec. 25 R to Priya Pravin Maloo, Purva Pravin Maloo, Sau.Kanak Suraj Talda and Shri Varun Pranam Maloo vide registered sale deed dated 27/9/2022 and it is registered with S.R.O., Amravati at Sr.No.3733/2022.

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Thus Priya Pravin Maloo, Purva Pravin Maloo, Sau.Kanak Suraj Talda and Shri Varun Pranam Maloo became the full and absolute owner of land admeasuring 25 R from field survey No.49/2-B of Mouje Shegaon and their names have been recorded in revenue record as per mutation entry No.31140.

Then I find that Priya Pravin Maloo, Purva Pravin Maloo, Sau.Kanak Suraj Talda and Shri Varun Pranam Maloo have jointly decided to convert the said field, admeasuring 00 Hec. 25 R for residential user. Accordingly, they have applied before Hon'ble S.D.O., Amravati for its conversion as per Rev.Case No.NAP-34/Shegaon-427/2022-2023. That after making inquiry, the Hon'ble S.D.O., Amravati has granted permission for conversion of the said field vide order dated 13/3/2023.

Then I find that Priya Pravin Maloo, through POA Shri Varun Pranam Maloo, Purva Pravin Maloo, through POA Shri Varun Pranam Maloo, Shri Varun Pranam Maloo, through POA Shri Manoj Radhavallabh Bhattad & Sau.Kanak Suraj Talda, through POA Shri Hrishikesh Ashokrao Wankhade have sold layout converted plot No.1, admeasuring 2469.77 sq.mtrs. to **City Empire Infra LLP, through its Partners Shri Harish Suresh Gohatre, Shri Shirish Sureshpant Agrawal, Sau.Maya Girish Nagpure, Shri Bhushan Thangan, Shri Ashish Diliprao Pote & Sau.Shila Suresh Gohatre** vide registered sale deed dated 5/4/2023 registered at Sr.No.2322/2023.

Then I find that the field survey No.49/2, admeasuring 2 Hec. 34 R, out of which 1 Hec. 01 R of Mouje Shegaon was initially owned by Shri Sudhir Govindrao Pimpalgaonkar & others.

Then I find that Shri Sudhir Govindrao Pimpalgaonkar & others have jointly decided to convert the said field, admeasuring 1 Hec. 01 R for residential user. Accordingly, they have applied before Hon'ble Collector, Amravati for its conversion as per Rev.Case No.NAP-34/Shegaon-87/1995-96. That after making inquiry, the Hon'ble Collector, Amravati has granted permission for conversion of the said field vide order dated 14/12/1997.

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Then I find that out of the said layout, the layout converted plot No.1, admeasuring 686.31 sq.mtrs. & northern portion of east-west division of plot No.2, admeasuring 203.62 sq.mtrs., total admeasuring 889.93 sq.mtrs. was initially owned by Shri Premchand Chunnilal Gupta, who acquired titile by virtue of the registered sale deed dated 31/12/1997 at Sr.No.3891.

Then I find that Shri Premchand Chunnilal Gupta sold the said plots to Sau.Shilabai Suresh Gohatre as per registered sale deed dated 3/2/2000 registered with S.R.O., Amravati at Sr.No.389.

Then I find that Sau.Shilabai Suresh Gohatre has applied before Hon'ble Tahsildar, Amravati for amalgamation & sub-division of plot Nos.1 & 2 as per Rev.Case No.NAP-34/Shegaon-693/2022-2023. Thereafter, the Hon'ble Tahsildar, Amravati was pleased to pass an order for amalgamation & sub-division of plot Nos.1 & 2 dated 25/5/2023 and by virtue of the said order, the said plot amalgamated and sub-divided and which bears plot No.1/2/1, admeasuring 889.94 sq.mtrs.

Then I find that **Sau.Shilabai Suresh Gohatre** has sold the said plot No.1/2/1, admeasuring 889.94 sq.mtrs. to **City Empire Infra LLP, through its Partners Shri Harish Suresh Gohatre, Shri Shirish Sureshpant Agrawal, Sau.Maya Girish Nagpure, Shri Bhushan Thangan, Shri Ashish Diliprao Pote & Sau.Shila Suresh Gohatre** vide registered sale deed dated 11/6/2023, registered at Sr.No.3871/2023. In the said sale deed, there was mistake regarding cheque number of consideration amount and for that purpose, correction deed has been executed between the parties and the said mistake has been corrected vide correction deed dated 15/7/2023 registered at Sr.No.4661.



Then I find that **City Empire Infra LLP, through its Partners Shri Harish Suresh Gohatre, Shri Shirish Sureshpant Agrawal, Sau.Maya Girish Nagpure, Shri Bhushan Thangan, Shri Ashish Diliprao Pote & Sau.Shila Suresh Gohatre** has applied before Hon'ble Tahsildar, Amravati for amalgamation of plot No.1, admeasuring 2469.77 sq.mtrs. from survey No.49/2-B & plot No.1/2/1, admeasuring 889.94 sq.mtrs. from field survey No.49/2. The Tahsildar, Amravati has passed an order of

CHALLAN
MTR Form Number-6

GRN	MH010038182202324P	BARCODE		Date	25/10/2023-20:22:46	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	PND1_JT DISTT REGISTRAR PUNE URBAN	**Full Name**	Kaustubh Sudhakar Lawate
Location	PUNE		
Year	2023-2024 One Time	**Flat/Block No.**	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Remarks (If Any)

Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023102509294	3544558406426
Cheque/DD No.		Bank Date	RBI Date	25/10/2023-20:23:18	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9422857292

Department ID : 937826293

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 दस्तासाठी लागु नाही .

Print Date 25-10-2023 08:24:50

MH010038182202324P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
25 Oct 2023	Receipt	Receipt no.: 1113143881
	Name of the Applicant :	Kaustubh Sudhakar Lawate
	Details of property of which document has to be searched :	Dist :Amravati Village :Shegaon S.No/CTS No/G.No. : 49
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH010038182202324P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

amalgamation vide order dated 18/7/2023 in Rev.Case No.MRC-81/Shegaon-114/2022-2023. By virtue of the said order, the said plots have been amalgamated and now bears plot No.1-1/2-1, total admeasuring 3359.71 sq.mtrs.

Since then City Empire Infra LLP, through its Partners Shri Harish Suresh Gohatre, Shri Shirish Sureshpant Agrawal, Sau.Maya Girish Nagpure, Shri Bhushan Thangan, Shri Ashish Diliprao Pote & Sau.Shila Suresh Gohatre became full and absolute owner of the plot No.1-1/2-1 and its name has been recorded in village form 7 as per ferfar No.31820 dated 20/7/2023.

I further find that City Empire Infra LLP, through its Partners Shri Harish Suresh Gohatre, Shri Shirish Sureshpant Agrawal, Sau.Maya Girish Nagpure, Shri Bhushan Thangan, Shri Ashish Diliprao Pote & Sau.Shila Suresh Gohatre have decided to make construction of the multistoried building, named as 'City Empire Infra' upon the said plot No.1-1/2-1. Accordingly, a building construction plan of the scheme was prepared by the said firm and then they have submitted the said building plan before A.D.T.P., Municipal Corporation, Amravati for its sanction. That the Municipal Authority has gone through the said map and approval has been granted by A.D.T.P., Municipal Corporation, Amravati as per order No.DDMCA/B/2023/APL/03843 dated 28/9/2023.

5. **Litigation if any**:- No litigation is pending in Court against the project property.

Date: 29/10/2023

(K.S.Lawate) Advocate

(Stamp)

KAUSTUBH S. LAWATE ADVOCATE AMRAVATI