

# PRADIP MANJRE

## ADVOCATE

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

E mail – [pradip.manjre@gmail.com](mailto:pradip.manjre@gmail.com)

Cell - 9822707156

To,  
MahaRERA,  
Mumbai

### LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to Layout plot No. 15, admeasuring 404.27 Sq. Mtrs (4350 Sq. Feet) out of Survey No. 30/1 situated at mouje Benoda, Amravati, 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 **M/s Deep Builders and Developers**, a partnership firm through its partners Mr. Kirtideep Deepak Saraf and others having its office at Amravati and following documents i.e.

#### **1) Description of the property**

Layout plot No. 15, admeasuring 404.27 Sq. Mtrs (4350 Sq. Feet) out of Survey No. 30/1, situated at mouje Benoda, Amravati, within the Municipal limits of Amravati, Registration Sub-District Amravati City-2 and Dist. Amravati and bounded as under.

East : Layout Plot No. 14

West : Government Road

North : Service Lane

South : Road

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

Original Registered Sale deed dt. 30-12-2005, Regn. No. 2953/2005, Legal heir certificate dt. 19-09-2018 issued by 14<sup>th</sup> Jt.

Civil Judge, Jr. Dn. Amravati, TDR sale deed dt. 23-10-2019 Regn.  
No. 4245/2019

3) Photocopy of N.A. order

4) Photocopy of sanctioned layout map

5) Search Report for 30 years from year 1993 to year 2022.

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 owners M/s Deep Builders and Developers, a partnership firm is clear, marketable.

**Owners of the land**

(1) Owners, M/s Deep Builders and Developers, Amravati, a partnership firm through its partners all resident of Amravati, Layout Plot No. 15 out of Survey No. 30/1 of mouje Benoda, 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 : 13-06-2022



*Pradip Manjrekar*

Advocate