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

02/06/2023

FORMATE-A

(Circuler No.28/2021

To,

Maha RERA

Mumbai

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to Land survey No. 1/2 Mouje- Saturna, plot no.1,2,and 15 Tq and Dist Amravati, Non Agricultural Vide order of Sub Divisional Officer dt.11/06/2021in case no. N.A.P. 34/Saturna-208/ 2022-2023 and total admeasuring 812.05 Sq.mtr. (8740.90 Sq.Ft.) within the jurisdiction of Amravati Sub Register within the local jurisdiction of Amravati Municipal Corporation

(Herein after referred as the Said Plots)

I Have investigate the title of the said on the request of Blusera Infrastructure and following documents:-

1) Description of the property

Land survey No. 1/2 Mouje- Saturna, plot no.1,2,and 15 Tq and Dist Amravati, Non Agricultural Vide order of Sub Divisional Officer dt.11/06/2021in case no.N.A.P. 34/ Saturna -208/2022-2023 and total admeasuring 812.05 Sq.mtr. (8740.90 Sq.Ft.) within the jurisdiction of Amravati Sub Register within the local jurisdiction of Amravati Municipal Corporation and same is bounded as under;

Towards East:- Sai Nagar Saturna Road

Towards West- Plot no.14

Towards North:- Nala and service lane of layout

Towards South:- 9 Mtr. Road

2) The documents of allotment of land

i) Copies of three sale deed

a) dt.15/03/2000 having no.1183

b) dt.06/11/2001 having no.6238

c) dt.23/03/2023 having no. 1514

3) Copy of N.A. order no. N.A.P. -34/Saturna-208/2022-2023

4) SEARCH REPORT OF 30 YEARS FROM 1994 TO 2023

HISTORY

i) That an agricultural filed situated at mouje Saturna, Pragane Badneara, Tq.and Dist.Amravai out of field survey no. 1/2,total admeasuring 0 H 81 R land out of which toards the North South Devision of East side admeasuring 0 H 60 R land only.

ii) That in the year 1995 **Sau Aruna Govindrao Antulkar** and others had applied for conversion of survey no.1/2 in to non agricultural purpose. That they applied before Hon`ble Sub Divisional Officer Amravati for N.A. order vide their application no N.A.P.-34/Saturan/1995-96. That Hon`ble S.D.O allowed the application of N.A. by its order dt. 23/06/1996.

iii) That out of the said lay out plot no.1,2 and 15 were previously owned and possessed by **Nanhelal Hajarilalji Barsaiya and Sau Rajni Manoj Barsaiya and Manojkumar Nanhelalji Barsaiya**.That **Nanhelal Hajarilalji Barsaiya and Sau Rajni Manoj Barsaiya and Manojkumar Nanhelalji Barsaiya** had purchased these plot no.1 total admeasuring 267.85 Sq.mtr.(2883 Sq.ft.),plot no. 2 total admeasuring

268.20 Sq.mtr.(2887 Sq.ft.) and plot no.15 total admeasuring 267 Sq.mtr. (2971 Sq.ft.) i.e. total area of three plots are 812.05 Sq.Mtr.(8740.83 Sq.ft.) purchased by way of registered **sale deed no.3718 dt.29/10/1996.**

iv) That after the said sale deed mutation of the said plots took place in the name of **Nanhelal Hajarilalji Barsaiya and Sau Rajni Manoj Barsaiya and Manojkumar Nanhelalji Barsaiya** in revenue record.

v) That later on **Nanhelal Hajarilalji Barsaiya and Sau Rajni Manoj Barsaiya and Manojkumar Nanhelalji Barsaiya** sold these three plots to **Shri Harishkumar Kimatram Advani** by way of registered **sale deed no. 1183 dt. 15/03/2000**.That after the said sale deed mutation of the said three plots took place in the name of **Shri Harishkumar Kimatram Advani** in revenue record.

vi) That later on **Shri Harishkumar Kimatram Advani** sold these three plots to **Smt.Kiran Rajiv Bhele and Sau. Kalpana Sanjay Patil** by way of **registered sale deed no.6238 dt.06/11/2001**.That after the said sale deed mutation of the said plots took place in the name of **Smt.Kiran Rajiv Bhele and Sau. Kalpana Sanjay Patil** in revenue record.

vii) That later on **Smt.Kiran Rajiv Bhele and Sau. Kalpana Sanjay Patil** sold these three plots to **Anil Laxmichand Bothra** by way of **registered sale deed no 1514 dt.23/03/2023.**

3. Search report for 30 years from 1994 to 2023.

On the perusal of the alcove 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 these three plots (following owner / promoters / developers / company) are clear, marketable and without any encumbrances. (If any encumbrances please mentioned in the separate sheet)

Owners of the land :-

I) **Anil Laxmichand Bothra**

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 05/06/2023

FORMAT – A

(Circular no. 28 / 2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. N.A. Order
2. Sanction latter of Layout
3. Amalgamation Order
4. Sale deed (total three)
5. 7/12 extract
6. Mutation entry No.
7. Search report for 30 years from 1994 to 2023 taken from Sub –Registrar office at Amravati
8. Any other relevant title.
9. Litigations if any.

   No litigation till today.

Date 05/06/2023

Jayant Sable

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

CHALLAN

MTR Form Number-6

GRN MH003104700202324P	BARCODE	Date 05/06/2023-17:50:41	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.	DR BHAUSAHEB DESHMUKH COLONY
		Premises/Building	
		Road/Street	NAVSAI SQUARE V M V AMRAVATI
		Area/Locality	AMRAVATI
		Town/City/District	
		PIN	4 4 4 6 0 4

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

Remarks (If Any)

MOUJE SATURNA TQ AND DIST AMRAVATI SURVEY NO 1/2 PLOT NO 1 2 AND 15 ADMEAURING 812.05 SQ MTR.

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.	10000502023060507836	7861232608418
Cheque/DD No.		Bank Date	RBI Date	05/06/2023-17:51:35	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 नमूद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 05-06-2023 05:55:45