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Dated - 31st May, 2023

FORMAT - A

To,

MahaRERA
Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex, Bandra (E),
Mumbai - 410051

LEGAL TITLE REPORT

Subject : Title clearance certificate with respect to Layout Plot No. 12-A & 12-B, out of F.S. No. 126/1 (bearing Computerised Property No. / Bhumapan & Upvibhag No. 126/1/12/A/12/B), situated at Mouje - Rahatgaon, Taluka and District Amravati (hereinafter collectively referred as the "said plots").

(1) I have investigated the title of the said plots on the request of owner **Tejas Associates, through partners (i) Shri Ravish Vedprakash Agrawal, r/o. Amravati, (ii) Kamlesh Vedprakash Agrawal, r/o. Amravati**, & following documents :-

1) Description of the property i.e. Plots & TDR (Rights).

(i) "All the piece and parcel of land situated at **Mouje - Rahatgaon**, Pragane - Nandgaon Peth, Tq. & Dist. Amravati, within the limits of Municipal Corporation of city of Amravati and within the Jurisdiction of Sub-Registrar, Amravati city, in the area known as 'Sankalp Nagar', bearing **Field Survey No. 126/1**, out of which land admeasuring 1 H. 42 R., of which layout conversion is passed in Rev. Case No. N.A.P. 34/Rahatgaon-44/1994-95, dated 28.08.1998, out of this layout

a) **Plot No. 12-A**, admeasuring 2205.80 sq.ft. (205 sq. mtrs),

b) **Plot No. 12-B**, admeasuring 2205.80 sq.ft. (205 sq. mtrs),

Both the plots are adjoining to each other, total admeasuring 4411.60 sq.ft. (410 sq.mtrs.), and amalgamated vide order passed by Hon'ble Sub-Divisional Officer, Amravati in Rev Case No. N.A.P. 34/Rahatgaon/180/2021-22, dated 22.12.2021, forming one

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compact piece, bearing Layout Plot No. 126/1/12/A/12/B, total admeasuring **4411.60 sq.ft. (410.00 sq. mtrs)**, which is bounded as under :-

Towards East : Layout Plot No. 11-B,
Towards West : Layout Plot No. 13-A,
Towards North : Layout Plot No. 15-A & 15-B, and,
Towards South : Layout Road....."

DESCRIPTION OF THE TDR (RIGHTS)

(ii) "T. D. R. (rights) equivalent to 53.74 sq. mtrs., from out of total rights admeasuring 4587.01 sq. mtrs. (Zone - N.A.) of TDR certificate issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/92/2016, dated 30.12.2016 and certificate No. 92, for a lieu of 4587.01 sq. mtrs. of land, out of Field Survey No. 33, of Mouje - Benoda, Pragane - Nandgaon Peth, Tq. & Dist. Amravati, acquired by Amravati Municipal Corporation, Amravati for 15 mtr. wide Service Road...."

2) The following documents of said plot have been verified :-

i) Special Power of Attorney dated 05.12.1998, regd. at Sr. No. 4145, with the office of the Sub Registrar, Amravati City-1, executed by (a) Sau. Ranjana Arvindrao Deshmukh & (b) Shri Sandip Purushottamrao Gawande, both r/o. Amravati, in favour of Shri Vinayak Panjabrao Pundkar, r/o. Amravati.

ii) Sale Deed dated 22.12.2014, regd. at Sr. No. 4287, with the office of the Sub Registrar, Amravati City-1, executed by (a) Shri Vinayak Panjabrao Pundkar, (b) Sau. Ranjana Arvindrao Deshmukh & (c) Shri Sandip Purushottamrao Gawande, No. b) & c) through Special Power of Attorney Shri Vinayak Panjabrao Pundkar, all R/o. Amravati, in favour of Sau. Nanda Vinayakrao Pundkar, R/o. Sankalp Nagar, Rahatgaon, Amravati, in respect of Plot No. 12-A, out of Field Survey No. 126/1, of Mauje - Rahatgaon.

iii) Sale Deed dated 16.02.2016, regd. at Sr. No. 684, with the office of the Sub Registrar, Amravati City-1, executed by (a) Shri Vinayak Panjabrao Pundkar, (b) Sau. Ranjana Arvindrao Deshmukh & (c) Shri Sandip Purushottamrao

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Gawande, No. b) & c) through Special Power of Attorney Shri Vinayak Panjabrao Pundkar, all R/o. Amravati, in favour of Sau. Nanda Vinayakrao Pundkar, R/o. Sankalp Nagar, Rahatgaon, Amravati, in respect of Plot No. 12-B, out of Field Survey No. 126/1, of Mauje - Rahatgaon.

iv) Agreement of Sale, dated 17.06.2021, regd. at Sr. No. 2658, with the office of the Sub Registrar, Amravati City-2, executed by Sau. Nanda Vinayakrao Pundkar, R/o. Sankalp Nagar, Rahatgaon, Amravati, in favour of Tejas Associates, through partners (i) Shri Ravish Vedprakash Agrawal, r/o. Amravati, (ii) Kamlesh Vedprakash Agrawal, r/o. Amravati, in respect of Plot No. 12-A & 12-B, out of Field Survey No. 126/1, of Mauje - Rahatgaon.

v) Sale Deed dated 12.10.2021, regd. at Sr. No. 4306, with the office of the Sub Registrar, Amravati City-2, executed by Sau. Nanda Vinayakrao Pundkar, R/o. Sankalp Nagar, Rahatgaon, Amravati, in favour of Tejas Associates, through partners (i) Shri Ravish Vedprakash Agrawal, r/o. Amravati, (ii) Kamlesh Vedprakash Agrawal, r/o. Amravati, in respect of Plot No. 12-A & 12-B, out of Field Survey No. 126/1, of Mauje - Rahatgaon.

vi) Sale Deed of T.D.R. dated 25.03.2022, regd. at sr. no. 1200, with the office of Sub Registrar, Amravati City-2, executed by (a) Taradevi Jaikishorji Karwa, (b) Manish Jaikishorji Karwa, (c) Girish Jaikishorji Karwa & (d) Ashish Jaikishorji Karwa, r/o. Inside Jawahar Gate, Amravati, in favour of Tejas Associates, through partners (i) Shri Ravish Vedprakash Agrawal, r/o. Amravati, (ii) Kamlesh Vedprakash Agrawal, r/o. Amravati

3) N.A. order, in respect of Field Survey No. 126/1, passed by Hon'ble Sub-Divisional Officer, Amravati in Rev. Case No. N.A.P - 34/Rahatgaon-44/1994-95, dated 28.08.1998.

4) Amalgamation order, in respect of Layout Plot No. 12-A & 12-B, passed by Sub-Divisional Officer, Amravati, in Rev. Case No. N.A.P - 34/Rahatgaon-180/2021-22, dated 22.12.2021.

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4) 7/12 Extract issued by Talathi Mouje - Rahatgaon, Amravati, bearing mutation entry no. 46947, dated 19.01.2022, in respect of amalgamation of Layout Plot No. 12-A & 12-B, showing in New 7/12 Extract, dated 29.05.2023.

5) Map sanctioned by Amravati Municipal Corporation, vide Building Permit No. 39, Office No. AMC/ADTP/39/2023, dated 13.04.2023, in respect of proposed building, to be known as 'Sai Park'.

6) N.A. Tax receipt of Rs. 738/-, bearing No. 4050437, dated 29.05.2023, issued by concern Talathi, Amravati.

7) 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 Owner / Promoter **Tejas Associates, through partners (i) Shri Ravish Vedprakash Agrawal, r/o. Amravati, (ii) Kamlesh Vedprakash Agrawal, r/o. Amravati**, has clear, marketable and without any encumbrances.

Owner of the land :

1) **Tejas Associates, through partners (i) Shri Ravish Vedprakash Agrawal, r/o. Amravati, (ii) Kamlesh Vedprakash Agrawal, r/o. Amravati**, owns Layout Plot No. 12-A & 12-B, out of CTS/C.S./F.S. No. 126/1 (bearing Computerised Property No. 126/1/12/A/12/B)

2) No other comments/remarks is there on the said plot.

(3) The report reflecting the flow of the title of **Tejas Associates, through partners (i) Shri Ravish Vedprakash Agrawal, r/o. Amravati, (ii) Kamlesh Vedprakash Agrawal, r/o. Amravati** (owner / promoter) on the said land is enclosed herewith as annexure.

Encl. : Annexure

Date : 31.05.2023

V.G. Lakhotia

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