ATUL P. AMALE

B.A., LL.M

Advocate

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FORMAT - A

To,

Maha RERA

LEGAL TITLE REPORT

SUBJECT :- Title clearance certificate with respect of **Mouje-Shegaon**, Pragane-Nandgaon Peth, Tq. and Dist. Amravati, within the limits of Municipal Corporation of Amravati and jurisdiction of Joint Sub Registrar of Amravati City, out of which **Field Survey No. 6 (As per computerized 7/12 extract Field Survey No. 6/2/C) Layout Plot No. 03,** having total admeasuring **366.40 sq.mts. (3942.5 Sq.fts.) (Hereinafter referred as "said plot")**

Respected Sir,

That I have investigated the title of the said plot on the request of developer/Owner **M/s Niraj Realty , Through its Partners, 1) Mr. Janrao Jairamji Mandwe 2) Mrs. Sunanda Janrao Mandwe 3) Mr. Satish Janrao Mandwe and 4) Mr. Niraj Janrao Mandwe** R/o. Sonal Colony, Shegaon-Rahatgaon Road,Amravati, Tq. Dist. Amravati, and following documents i.e. :-

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1) **Description of the property**

All the piece and parcel of land situated at Mouje - Shegaon, Pargane-Nandgaon Peth Tq. & Dist. Amravati, within the local limit of Municipal Corporation of Amravati and within the jurisdiction of Sub-Registrar, Amravati, Plot No. 03, Out of Field Survey No. 6 (As per computerized 7/12 Extract Field Survey No. 6/2/C) Total admeasuring 366.40 Sq.mtrs. (3942.5 Sq.fts.) Layout is converted vide Rev. Case No. N.A.P.-34/Shegaon-13/1982-83 oder passed by Hon'ble Sub-Divisional Officer, Amravati on 21/12/1982 which is bounded as under :

Towards East	**:**	**30 fts. wide Road,**
Towards West	**:**	**Service Lane,**
Towards North	**:**	**Plot No. 2,**
Towards South	**:**	**30 fts. wide Road,**

2) The documents of allotment of plot :-

i) Registered sale deed dated 08/08/2022 at Srl. No. 4755-2022.

ii) Registered sale deed dated 20/02/1997 at Srl. No. 505-1997.

iii) Registered Special Power of Attorney dated 13/01/2023 at Srl. No. 1107-2023.

iv) Non-Agricultural Conversion order vide Revenue Case No. N.A.P.-34/Shegaon-13/1982-1983 order dtd. 21/12/1982.

v) **Downloaded copy of property card from website mahabhumi.gov.in dated 16/01/2023 mutation entry No. 31011 dated 05/12/2022.**

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vi) Original building permission and commencement certificate vide Building Permit No. 135452 dated 30/09/2022 and sanction map of proposed construction.

vii) Deed of Partnership dtd. 28/06/2022.

3) Downloaded copy of property card from website mahabhumi. gov.in dated 16/01/2023 mutation entry No. 31011 dated 05/12/2022.

4) I have conducted a detailed search and investigation from 1994 to 2023 (i.e 30 years) by paying necessary charges in the office of Sub-Registrar, Amravati City vide e-challan No. MH017118526202223E dated 21/03/2023 are enclosed with this report.

5) On perusal of 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 **M/s Niraj Realty , Through its Partners, 1) Mr. Janrao Jairamji Mandwe 2) Mrs. Sunanda Janrao Mandwe 3) Mr. Satish Janrao Mandwe and 4) Mr. Niraj Janrao Mandwe** R/o. Sonal Colony, Shegaon-Rahatgaon Road,Amravati, Tq. Dist. Amravati is clear, marketable and without any financial encumbrances.

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Owner of the land :-

1) **M/s Niraj Realty , Through its Partners, 1) Mr. Janrao Jairamji Mandwe 2) Mrs. Sunanda Janrao Mandwe 3) Mr. Satish Janrao Mandwe and 4) Mr. Niraj Janrao Mandwe** R/o. Sonal Colony, Shegaon-Rahatgaon Road,Amravati, Tq. Dist. Amravati owns **Layout Plot No. 03, Out of Field Survey No. 6 (As per computerized 7/12 Extract Field Survey No. 6/2/C) Total**

admeasuring 366.40 Sq.mtrs. (3942.5 Sq.fts.) of Mouje- Shegaon, Pragane-Nandgaon Peth, Tq. And Dist. Amravati,

2) **Mutation entry No. 31011 dated 05/12/2022** recorded in the name of **M/s Niraj Realty , Through its Partners, 1) Mr. Janrao Jairamji Mandwe 2) Mrs. Sunanda Janrao Mandwe 3) Mr. Satish Janrao Mandwe and 4) Mr. Niraj Janrao Mandwe** R/o. Sonal Colony, Shegaon-Rahatgaon Road,Amravati, Tq. Dist. Amravati

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

4) The report reflecting the flow of the title of Owner **M/s Niraj Realty , Through its Partners, 1) Mr. Janrao Jairamji Mandwe 2) Mrs. Sunanda Janrao Mandwe 3) Mr. Satish Janrao Mandwe and 4) Mr. Niraj Janrao Mandwe** R/o. Sonal Colony, Shegaon-Rahatgaon Road, Amravati, Tq. Dist. Amravati on the said land is enclose here with as annexure.

Encl. : Annexure

Date : 21/03/2023

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Atul P. Amale,

Advocate

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) Property Card (Goan Namuna 7/12) as on date of application for registration.

2) Mutation entry No. 31011 dated 05/12/2022.

3) Search report for 30 years from 1994 to 2023 taken from Sub-Registrar office at Amravati.

4) Any other relevant title :-

a) That originally **Mr. Sharadchandra Raghunathrao Mahalle** purchased the said plot vide regd. Sale Deed No. 1646 dtd. 30/04/1984.

b) That **Mrs. Sunanda Janrao Mandwe and Mr. Janrao Jairamji Mandwe** jointly purchased the said plot i.e. **Layout Plot No. 03, Out of Field Survey No. 6 (As per computerized 7/12 Extract Field Survey No. 6/2/C) Total admeasuring 366.40 Sq.mtrs. (3942.5 Sq.fts.) of Mouje-Shegaon**, Pragane-Nandgaon Peth, Tq. And Dist. Amravati, from **Mr. Sharadchandra Raghunathrao Mahalle** vide Reg. sale deed dated 20/02/1997 at Srl. No. 505.

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c) That thereafter **M/s Niraj Realty , Through its Partners, 1) Mr. Janrao Jairamji Mandwe 2) Mrs. Sunanda Janrao Mandwe 3) Mr. Satish Janrao Mandwe and 4) Mr. Niraj Janrao Mandwe** R/o. Sonal Colony, Shegaon-Rahatgaon Road,Amravati, Tq. Dist. Amravati purchased the **Layout Plot No. 03, Out of Field Survey No. 6 (As per computerized 7/12 Extract Field Survey No. 6/2/C) Total admeasuring 366.40 Sq.mtrs. (3942.5 Sq.fts.) of Mouje- Shegaon**, Pragane-Nandgaon Peth, Tq. And Dist. Amravati, from **Mrs. Sunanda Janrao Mandwe and Mr. Janrao**

Jairamji Mandwe vide Reg. sale deed dated 08/08/2022 at Srl. No. 4755-2022.

d) That **M/s Niraj Realty , Through its Partners, 1) Mr. Janrao Jairamji Mandwe 2) Mrs. Sunanda Janrao Mandwe 3) Mr. Satish Janrao Mandwe and 4) Mr. Niraj Janrao Mandwe** R/o. Sonal Colony, Shegaon-Rahatgaon Road,Amravati, Tq. Dist. Amravati got sanctioned the building permission and commencement certificate and Building Permit No. 135452 dated 30/09/2022 issue by Amravati Municipal Corporation Amravati and sanction map of proposed construction over said plot.

e) In view of the above said sequence of documents, **M/s Niraj Realty , Through its Partners, 1) Mr. Janrao Jairamji Mandwe 2) Mrs. Sunanda Janrao Mandwe 3) Mr. Satish Janrao Mandwe and 4) Mr. Niraj Janrao Mandwe** R/o. Sonal Colony, Shegaon-Rahatgaon Road,Amravati, Tq. Dist. Amravati is the absolute owner of **Layout Plot No. 03, Out of Field Survey No. 6 (As per computerized 7/12 Extract Field Survey No. 6/2/C) Total admeasuring 366.40 Sq.mtrs. (3942.5 Sq.fts.) of Mouje-Shegaon**, Pragane-Nandgaon Peth, Tq. And Dist. Amravati,

5) Litigation if any - It is observed that there is no litigation pending in respect of said land/plot.

Date : 21/03/2023

ATUL P. AMALE
MAH
5395/99
ADVOCATE

Atul P. Amale,
Advocate

CHALLAN

MTR Form Number-6

GRN	MH017118526202223E	BARCODE		Date	21/03/2023-12:34:35	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	AMT1_HQR SUB REGISTRAR AMRAVATI 1	**Full Name**	ADV ATUL AMALE
Location	AMRAVATI		
Year	2022-2023 One Time	**Flat/Block No. Premises/Building**	AMRAVATI
Account Head Details	**Amount In Rs.**	**Road/Street**	
0030072201 SEARCH FEE	750.00	**Area/Locality**	
		Town/City/District	
		PIN	4 4 4 6 0 1
		Remarks (If Any)	MOUJE SHEGAON S NO 6/2-C PLOT NO 03 1994-2023
Total	750.00	**Amount In Words**	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023032178516	IK0CDVBCA8
Cheque/DD No.		Bank Date	RBI Date	21/03/2023-12:24:35	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 0000000000

Department ID :

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 कारणासाठी किंवा नोदंणी न करावयाच्या दस्तासाठी लागु नाही .

Print Date 21-03-2023 12:35:10