Y. P. Bafana
advocate

ADDRESS :- Opposite to Rastriya Electric Society,
Namuna Lane No. 2,
Amravati,
Taluka and Dist Amravati - 444601

FORMAT–A
(Circular No.:- 28 /2021)

To,
Hon'ble Secretary
Maha RERA
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.1** (as per Revenue Record of 7/12 extract, Layout Plot No. 319/3/1/A/1/1/A), admeasuring **2259.60 sq.mt. (24322.34 sq.ft.)** from out of Field Survey No. 319/3-A, of **Mouje Badnera**, Pragane Badnera, Tq. & Dist. Amravati (herein after referred as the said plot).

01. I have investigated the title of the said plot on the request of **Sachin Keshavrao Ingole , R/o Patwipura, inside Ambagate, Amravati, Tq. and Dist. Amravati.** and following documents i.e.

i) **Description of the Property i.e. Plot**

All that piece and parcel of the land bearing **Layout Plot No.1** (as per Revenue Record of 7/12 extract, Layout Plot No. 319/3/1/A/1/1/A), admeasuring **2259.60 sq.mt. (24322.34 sq.ft.)** from out of Field Survey No. 319/3-A, of **Mouje Badnera**, Pragane Badnera, Tq. & Dist. Amravati converted non-agricultural use vide order dated 26.07.2019 passed by Sub-Divisional Officer, Amravati in R.C.No. NAP-34/Badnera-69/2018-19 on the basis of the layout plan sanctioned by Assistant Director Town Planning Amravati vide order No.06/2019, dated 12.07.2019 and situated in the locality known as "Kondeshwar Vidyut Colony, Near Vitthal Mandir, Akoli Road, Amravati", within the limits of Amravati Municipal Corporation and within the jurisdiction of Sub-Registrar Amravati City and having the boundaries as under,

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Yogesh P. Bafana
Advocate

Towards East	-	Plots out of the layout of field survey no. 318 and the road therein,
Towards West	-	12 meter wide north-south road and thereafter layout plot no. 2 out of survey no. 319/3-A,
Towards North	-	Open space in the layout of survey no. 319/3-A in the eastern portion and plots out of the layout of survey no. 319/2-P in the Western portion,
Towards South	-	Plots out of the layout of survey no. 319/3-A and the road therein.

ii) Document of title deeds (Relinquishment Deed dated 21.08.2018 registered at serial no. 3254 with Sub-Registrar Amravati City – 2), sanctioned layout plan, N.A. conversion order, 7/12 extract, building permission and commencement certificate with sanctioned building plan, deed of declaration dated 27.07.2023 etc. in respect of the said property.

iii) 7/12 extract issued by Talathi Badnera, dated 04.08.2023 and mutation entry no 24866.

iv) Search report dated 10.08.2023 for 30 years from 1994 to 2023.

02. 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 **Sachin Keshavrao Ingole , R/o Patwipura, inside Ambagate, Amravati, Tq. and Dist. Amravati** is clear, marketable and without any encumbrances.

Owner of the land

Sachin Keshavrao Ingole , R/o Patwipura, inside Ambagate, Amravati, Tq. and Dist. Amravati of **Layout Plot No.1** (as per Revenue Record of 7/12 extract, Layout Plot No. 319/3/1/A/1/1/A), admeasuring **2259.60 sq.mt. (24322.34 sq.ft.)** from out of Field Survey No. 319/3-A, of **Mouje Badnera**, Pragane Badnera, Tq. & Dist. Amravati - 2).

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Yogesh R. Bafana
Advocate
Opposite to Rastriya Electric Society

03. The report reflecting the flow of the title of the **Sachin Keshavrao Ingole , R/o Patwipura, inside Ambagate, Amravati, Tq. and Dist. Amravati** on the said land is enclosed herewith as annexure.

Encl: Annexure (search report dated 10.08.2023)

Date : 10.08.2023

Place : Amravati.

Yours faithfully

10/8/2023

(*Y. P. Bafana*, advocate)

Yogesh P. Bafana
Advocate
Opposite to Rastriya Electric Society,
Behind A - Kenzo Fashion,
Narsuna Galli No. 2, Amravat-444601.

Y. P. Bafana

advocate

ADDRESS :- Opposite to Rastriya Electric Society,
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Amravati,
Taluka and Dist Amravati - 444601

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

01. 7/12 extract as on dated 04.08.2023.

02. Mutation Entry No. 24866.

03. Search Report dated 10.08.2023 for 30 years from the year 1994 to 2023 taken from Sub - Registrar Office, Amravati City - 2, by paying requisite of Rs. 750/- vide receipt no. 5938, dated 10.08.2023.

04. **a)** Document of title deeds (Relinquishment Deed dated 21.08.2018 registered at serial no. 3254 with Sub - Registrar Amravati City – 2), sanctioned layout plan, N.A. conversion order, 7/12 extract, building permission and commencement certificate with sanctioned building plan, deed of declaration dated 27.07.2023 etc. in respect of property described in schedule herein and upon perusal of the same it is observed that, Shri Sachin Keshav Ingole is having good title of ownership and possession thereof and he had paid all necessary taxes, fees and dues of government and its department in respect of said property.

b) **Other relevant titles** -

i) From perusal of all documents of title, the property described in schedule herein is owned and possessed by Shri Sachin Keshav Ingole, since time relevant to search report dated 10.08.2023 (as mentioned in para no. 3 above).

ii) The Field Survey No. 319/3-A (total area 0 H. 40 R) of Mouje Badnera, Pragane Badnera, Tq. & Dist. Amravati was the ancestral land of late Keshavrao Chintaman

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Ingole, who had inherited the same from his deceased father Chintaman Ingole.

iii) After the death of late Keshavrao Chintaman Ingole the land 0 H. 40 R out of said Field Survey No. 319/3-A of Mouje Badnera, Pragane Badnera, Tq. & Dist. Amravati was inherited by Sumitra Keshavrao Ingole, Sachin Keshavrao Ingole, Jayashree Mahadevrao Nimkar, Manisha Keshavrao Ingole and Yogita Keshavrao Ingole and their names were duly mutated as owners of the said field in the Revenue Record vide mutation entry dated 04.08.2009 bearing no. 2088/307.

iv) For the construction of the 12 meter wide road, the said Sumitra Keshavrao Ingole, Sachin Keshavrao Ingole, Jayashree Mahadevrao Nimkar, Manisha Keshavrao Ingole and Yogita Keshavrao Ingole sold, 0 H. 0.05.76 R (576 sq.mt.) of land out of 0 H. 40 R out of Field Survey no. 319/3-A of Mauje Badnera, to the Amravati Municipal Corporation, Amravati vide sale deed dated 27.12.2010 registered at Sr. No.4536/2010.

v) After execution of aforesaid sale deed in favour of Amravati Municipal Corporation, Amravati said Sumitra Keshavrao Ingole, Sachin Keshavrao Ingole, Jayashree Mahadevrao Nimkar, Manisha Keshavrao Ingole and Yogita Keshavrao Ingole owned remaining land out of Field Survey no. 319/3-A of Mauje Badnera.

vi) In due course of time the said Sumitra Keshavrao Ingole, Jayashree Mahadevrao Nimkar, Manisha Keshavrao Ingole and Yogita Keshavrao Ingole relinquished their successory right, which acquired after death of Keshavrao Chintaman Ingole, in land out of Field Survey no. 319/3-A of Mauje Badnera, in favour of Sachin Keshavrao Ingole vide Deed of Relinquishment (Release Deed) dated 20.08.2018 registered on 21.08.2018 at serial no. 3254 registered with Sub- Registrar Amravati City -2, in this way Shri Sachin Keshavrao Ingole became the exclusive owner of the remaining land admeasuring 0 H. 34.24 R.

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Advocate
Opposite to Kastriya Electric Society,

The 0 H. 34.24 R of the land out of field survey no. 319/3-A of Mouje Badnera, was duly mutated in the Revenue Record in the name of present owner Shri Sachin Keshavrao Ingole.

vii) The present owner shri Sachin Keshavrao Ingole converted the said 0 H. 34.24 R of the land out of field survey no. 319/3-A into non-agricultural use vide order dated **26.07.2019** passed by **Sub-Divisional Officer, Amravati in R.C.No. NAP-34/Badnera-69/2018-19** on the basis of the layout plan sanctioned by Assistant Director Town Planning Amravati vide order No.06/2019 dated 12.07.2019.

The necessary mutation on the basis of the N.A. conversion order was taken in the Revenue Record and in the Revenue Record, the layout plot no. 1 (as per revenue record 7/12 extract layout plot no. 319/3/1/A/1/1/A) out of the field survey no. 319/3-A admeasuring 2259.60 sq.mt. (24322.34 Sq. fts.) has been recorded in the name of present owner Shri Sachin Keshavrao Ingole.

viii) I have stated by the present owner that for the construction of multi storied building on the land describe in schedule hereto, he has obtained permission from the Amravati Municipal Corporation vide **Building Permit No. 151, dated 17.05.2023**. I have seen the copy of map and order of building permit as provided by the said Shri Sachin Keshavrao Ingole, and after perusal of the same if seems that the present owner Shri Sachin Keshavrao Ingole wanted to construct multi storied building having Ground Floor to Ninth Floor and it containing shops, Halls and Apartments.

ix) That, the present owner Shri. Sachin Keshavrao Ingole has executed the Deed of Declaration under section 2 of the Maharashtra Apartment Ownership Act on **27.07.2023** which is registered on even date at **serial No. 2960/2023** with Sub-Registrar Amravati City - 1 and thereby the present owner Shri Sachin Keshavrao Ingole had submitted the said land described in the

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Advocate
Opposite to Rastriya Electric Society,

schedule hereto together with the building being constructed thereon and to be named as **"KESHAV EMPIRE PHASE - II"**, to the provisions of Maharashtra Apartment Ownership Act 1970.

SCHEDULE

All that piece and parcel of the land bearing **Layout Plot No.1** (as per Revenue Record of 7/12 extract, Layout Plot No. 319/3/1/A/1/1/A), admeasuring **2259.60 sq.mt. (24322.34 sq.ft.)** from out of Field Survey No. 319/3-A, of **Mouje Badnera**, Pragane Badnera, Tq. & Dist. Amravati converted non-agricultural use vide order dated 26.07.2019 passed by Sub-Divisional Officer, Amravati in R.C.No. NAP-34/Badnera-69/2018-19 on the basis of the layout plan sanctioned by Assistant Director Town Planning Amravati vide order No.06/2019, dated 12.07.2019 and situated in the locality known as "Kondeshwar Vidyut Colony, Near Vitthal Mandir, Akoli Road, Amravati", within the limits of Amravati Municipal Corporation and within the jurisdiction of Sub-Registrar Amravati City and having the boundaries as under,

Towards East	-	Plots out of the layout of field survey no. 318 and the road therein,
Towards West	-	12 meter wide north-south road and thereafter layout plot no. 2 out of survey no. 319/3-A,
Towards North	-	Open space in the layout of survey no. 319/3-A in the eastern portion and plots out of the layout of survey no. 319/2-P in the Western portion,
Towards South	-	Plots out of the layout of survey no. 319/3-A and the road therein.

05. Litigations if any - Nil (as no mutation or noting found recorded in record of property).

Date : 10.08.2023
Place : Amravati.

Yours faithfully

Y.P.Bafana
10/8/2023

(Y. P. Bafana, advocate)

Yogesh P. Bafana
Advocate
Opposite to Kasteja Electric Society,
Behind A - Kenzo Fashion,
Namuna Galli No. 2, Amravat-444601.