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Date _____

To,

Whomsoever It May Concern,

TITLE VERIFICATION REPORT

SUBJECT : Title verification report in respect of Layout **Plot Nos.26-B,27-A,B,28-A,B** out of F.S.No.48/1-A at Mouje-Shegaon owned and possessed by **Shri. Gajanan Builders and Developers,** prop. Shri. Sudhir Rameshrao Wakode, R/o. Rathi Nagar, Amravati

(Hereinafter referred to as 'said owner')

Dear Sir,

That the Owner/Grantor Shri. Gajanan Builders and Developers thr. prop. Sudhir Wakode, approached with relevant documents of title and requested to give report regarding Title verification in respect of the property described herein below,

DESCRIPTION OF SAID PROPERTY

"All that piece and parcel of land containing the layout converted Plot **No.26-B, Plot No.27-A, Plot No.27-B** admeasuring area of 200Sq.Mtr. (2153Sq.Fts.) each, **Plot No.28-A** admeasuring 221Sq.Mtr., **Plot No. 28-B** area of 223.50Sq.Mtr.), totally amalgamated area of 1045.66Sq.Mtr. as per order dtd.17. 06.2016 passed in Rev. Case no.N.A.P.-34/Shegaon-108/ 2015-16 and said plots are part of layout of F.S. No.48/1A and Apartment Building **'SHREE GURU PUSHP AMRUT PARIWAR'** to be constructed thereupon consisting of Six floors, i.e. Ground, First, Second, Third, Fourth & Fifth which approved by A.D.T.P.M.C.Amt vide building permit no.0975 dtd.30.08.2016 situated at Shiv Rasik Nagar within limits of Municipal Corporation, Amravati as well as jurisdiction of joint Sub Registrar, Amravati City and said amalgamated area of plots is commonly bounded as under :-

Towards East : Other's Plot
Towards West : Road
Towards North : Other's Plot
Towards South : Road

(it is hereinafter referred to as "Said Plot / Property ")

Prashant R. Deshmukh Advocate

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2. That I perused following documents for tracing title of said property :-

i) Copy of Sale deeds for plot nos.26-B,27-A,27-B, 28-A,28-B in favor of present owner firm

ii) Copy of layout map attached with N.A. order passed on 09.04.98 in Rev. Case No.NAP-34/Shegaon-28/1997-98.

iii) Copy of sale deed for T.D.R. regd at sr.no.1340 dtd.18.05.2016

iv) Copy of building permit No.0975 dtd.30.08.16 from A.D.T.P.M.C.Amt

v) Copy of D.O.D. dtd.14.09.2016 regd. at sr.no.3450

3. That upon perusal of above said documents, it is observed that the agricultural land area of 03H.24R. from F.S.No.48/1-A, Occ.Class-I, mouje-Shegaon which owned by Arunkumar Narsinh Tank r/o.Amravati get converted it into N.A. use as per order dtd.09.04.1998 passed by Collector, Amravati in Rev. Case no.N.A.P.-34/ Shegaon/28/1997-98, upon receipt of approval cum no objection letter dtd.02.12.1997 to proposed residential layout from concerned A.D.T.P.M.C.Amravati. As such, the layout containing Plot Nos.26-B, 27-A,27-B,28-A,28-B with other plots (nos.1 to 63 including sub division into A-B of plot total upto 62) come into existence. Hence as owner of land, said Tank acquired initial title, ownership as well as possession over entire plots.

So far as fact related to title of owner/grantor Shri. Gajajnan Builder & Developers over all these four plots in concerned, I come to know that he Grantor become the full and absolute owner of the plot No.26-B as per sale deed regd at sr.no.52 dtd.07.01.2016 from its owner Sau. Vaishali Sanjay Jawanjal r/o.Amravati and plot No.27-A,27-B as per common sale deed regd at sr.no.684 dtd.15.03.2016 from owner Ramchandra Kundanmal Mulani r/o.Amravati whereas the plot No.28-B vide sale deed regd at sr.no.1172 from Smt. Nimadevi Kamalkishor Rathi r/o.Amravati and plot No.28-A by way of sale deed regd at sr.no.1173 from its owner Sau. Chanchal Girish Rathi r/o. Pannalal Nagar, Amravati and both sale deeds executed on dtd.29.04.2016.

Then as per sale deed regd at sr.no.1340 dtd.18.05.2016 form owner Maloo & Talda Developers thr.Manoj Bhattad, the grantor firm purchased T.D.R. area of 679sq.mtr. out of total area from F.S.Nos.295/1,295/2 at mouje-Badnera within limits of M.C.Amt. In view of availability of total area of 1724.66sq.mtr. land, the owner/ grantor decided to develop and construct Apartment scheme. Thereafter vide building permit No.0975 dtd.30.08.2016 from A.D.T.P.M.C. Amravati, the Grantor has commenced construction of

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multistoried Apartment building known as **'SHREE GURU PUSHP AMRUT PARIWAR'** on said plots.

Then so as to fulfill said construction work of six storied apartment scheme, grantor availed loan facility. Accordingly, bank namely Dr. Panjabrao Deshmukh Urban Co-op. Bank Ltd. Br.:--City, Amravati has sanctioned Term Loan facility of Rs.2,00,00,000/- (Rupees Two Crore Only) as project loan. Hence there is existence of charge of loan of said Dr.P.D.Co-op. Bank upon said plot of land alongwith proposed building to be constructed thereupon.

The said six floor residential apartments building **'SHREE GURU PUSHP AMRUT PARIWAR'** containing of total 37 flats/family units which submitted by grantor with provision of Mah. Apartment ownership Act by execution of Deed of Declaration dtd.14.09.2016 regd. at sr.no.3450 containing of its administration, affairs etc.

That during said investigation for title verification in respect of said plots alongwith building thereupon, it is firmly submitted that except of existence of charge of loan of Rs.2,00,00,000/- of Dr.P.D.Bank. Amravati for which it is mortgaged as per Deed of Simple Mortgage dtd..... Regd at sr.no.....,said property is neither containing of any encumbrance of charge, loan nor containing of any transaction regarding of sale, transfer, lease, mortgage etc. as well as I did not come across any transactions so as to affect adversely to the title of present owner firm .

As such. ***the title, ownership*** as well as possession of said owner **Shri. Gajanan Builder & Developers** over said plots with building includeing of Apartments therein is clear and marketable ***subject of existence*** of charge of Dr.P.D.Bank's **loan** and the owner firm has no obstacle to entrust agreement, transfer of Apartments in said building to proposed purchaser in view of reconveyancing of concerned flat form said. bank after repayment of partial amount as per ratio laid down by bank's norm.

Place - Amravati
Date – 16.07.2017

16-7-17

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