

Ramesh S. Bhoyar
Advocate



Resi/Office Add.
'Ashirwad', 44, Mahatma Fule Nagar,
Near Rathi Nagar, Amravati - 03
Resi. No. 0721 - 2664461
Mob. No. 9822236844

Date: 24/07/2017

Ref.

To,
WHOMSOEVER IT MAY BE CONCERN,

TITLE VERIFICATION REPORT

SUBJECT :- Title verification report in respect of Layout Plot No. 1 (One), out of Field Survey No. 85/3 at Mouje-Kathora Bu., Pragane-Nandgaon Peth, Tq. and Dist. Amravati owned and possessed by SSB Associates through its partners 1) Shri. Kapil Surendra Ande and 2) Shri. Swapnil Anil Dhawle, both R/o. 4th Floor, City Centre, Radha Nagar, Amravati.
(Hereinafter referred to as "Said Owner")

Ramesh S. Bhoyar
Advocate
44, Mahatma Fule Nagar,
Near Rathi Nagar, Amravati

Respected Sir,

That the Owner/Grantor SSB Associates through its partners 1) Shri. Kapil Surendra Ande and 2) Shri. Swapnil Anil Dhawle, approached with relevant documents of title and requested to me, give report regarding Title Verification in respect of the property described herein below.

DESCRIPTION OF SAID PROPERTY

1) "All the piece and parcel of land, of **Mouje- Kathora Bu.**, Pragane-Nandgaon Peth, Tq. Dist. Amravati, within the limits of Grampanchayat, Kathora Bu., and jurisdiction of Sub Registrar of Amravati Rural, out of which **Field Survey No. 85/3**, out of which 0 Hec. 54 R agriculture land layout conversion is passed by Hon'ble Tahsildar, Amravati vide Rev Case No. NAP-34/Kathora Bu.-29/2015-16 order dated 06.05.2016, out of which layout converted **plot No. 1 (One) total admeasuring 2871.34 sq. mts.** in which plot to be constructed building "**SAI CITY**". That the said building has two Wings, **WING "A"** known as "**SAMPADA RESIDENCY**" of the said building consist of Ground floor, and four upper floors & **WING "B"** known as "**GARIMA RESIDENCY**" of the said building consist of Ground floor, and four upper floors. In **Wing "A" "Sampada Residency"** there are total 30 (Thirty) residential units, on the ground floor 3 (Three) independent apart-



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ments / family units, on 1st and 2nd floor 8 (Eight) independent apartments / family units in each floor, on 3rd floor 7 (Seven) independent apartments / family units and on 4th floor 4 (Four) independent apartments / family units. In Wing "B" "Garima Residency" there are total 30 (Thirty) residential units, on the ground floor 3 (Three) independent apartments / family units, on 1st and 2nd floor 8 (Eight) independent apartments / family units in each floor, on 3rd floor 7 (Seven) independent apartments / family units and on 4th floor 4 (Four) independent apartments / family units and the remaining entire area is reserved for lift and covered / open parking place. That all the apartments / family units on the 1st to 4th floor of the Wing "A" and Wing "B" are to be utilized for residential purposes and which is approved and sanction by A.D.T.P Municipal Corporation of Amravati vide building permit No. 2045 dated 28.10.2016 and situated at Near Potdar School, Kathora Road, Amravati, within the limits of Grampanchayat of Kathora Bu., and jurisdiction of Joint Sub Registrar of Amravati Rural and said plot is bounded as under :-

Towards East	- Ramnand layout,
Towards West	- Shri. Mehata Field Survey No. 85/2,
Towards North	- 9 mtr. wide Layout Road & Open space,
Towards South	- Owner/Grantor land & Nalla.

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

2) That the Owner of the above referred land peruse the following document before me i.e

- i) Xerox copy of Reg. sale deed dated 15.07.1998 at Srl. No. 994.
- ii) Xerox copy of Reg. sale deed dated 04.11.2009 at Srl. No. 2676.
- iii) Xerox copy of Reg. sale deed dated 15.07.2014 at Srl. No. 2205.
- iv) Xerox copy of layout map and N. A Order No. R.C. No. NAP-34/Kathora Bu., -29/2015-16 order passed dated 06.05.2016.
- v) Xerox copy of Construction permission vide R.C.No. NAP-34/Kathora Bu., -06/2016-17 order passed dated 11.11.2016 from Tahsildar of Amravati.
- vi) Xerox copy of building permit No. 2054 dated 28.10.2016 from A.D.T.P. Municipal Corporation of Amravati.
- vii) Xerox copy of Deed of Declaration Reg. dated 17.12.2016 at Srl. No. 3865.

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3) That upon perusal of above said documents, it is observed that the out of F. S. No. 85/3 agricultural land area of 1 Hector 71 R, out of which 0 Hector 54 R land of Mouje-Kathora Bu., was owned and possessed by Shri. Panditrao Rupraoji Langote, R/o. Thugaon (Pimpri), Tq. Chandur Bazar, Dist. Amravati vide Reg. sale deed dated 10.07.1996 at Srl. No. 29. Thatafter I came to know that, Shri. Panditrao Rupraoji Langote sold the said agricultural land to Shri. Suresh Govindrao Malviya, R/o. Rathi Nagar, Amravati vide Reg. sale deed dated 15.07.1998 at Srl. No. 994. Thatafter Shri. Suresh Govindrao Malviya sold the said agricultural land to Sau. Shilatai Pundalikrao Turkhade vide Reg. sale deed dated 04.11.2009 at Srl. No. 2676 and thatafter Sau. Shilatai Pundalikrao Turkhade sold the said agricultural land to SSB Associates through its partners 1) Shri. Kapil Surendra Ande and 2) Shri. Swapnil Anil Dhawle vide Reg. sale deed dated 15.07.2014 at Srl. No. 2205

Thatafter SSB Associates through its partners 1) Shri. Kapil Surendra Ande and 2) Shri. Swapnil Anil Dhawle applied before the Hon'ble Tahsildar of Amravati for the conversion of the said agriculture land into non-agriculture i.e. residential purpose, thereby Tahsildar vide Rev.C.No. NAP-34/Kathora Bu.,-29/2015-16 order passed dated 06.05.2016 and converted said land into non agriculture, thatafter the conversion plot No. 1, 2 and 3 came into existence. Thatafter Owner granted permission for construction from Tahsildar of Amravati vide Rev.C.No. NAP-34/Kathora Bu.,-06/2016/2017 order passed dated 11.11.2016 upon receipt of approval cum no objection letter dated 28.10.2016 to proposed residential layout from concerned ADTP of Municipal Corporation of Amravati.

So far as fact and documents related to title of Owner/Grantor SSB Associates through its partners 1) Shri. Kapil Surendra Ande and 2) Shri. Swapnil Anil Dhawle over all these layout plots in concerned, I came to know that the Grantor become the full and absolute owner and possession of the layout converted plot No. 1.

Thatafter in view of availability of total area of plot, the owner/grantor decided to develop and construct Apartment scheme. Thereafter vide building permit No. 2054 dated 28.10.2016. Thatafter owner/grantor given said multistoried Apartment building name and known as **"SAI CITY"**, That the said building has two Wings, **WING "A"** known as **"SAMPADA RESIDENCY"** of the said building consist of Ground floor, and four upper floors & **WING "B"** known as **"GARIMA RESIDENCY"** of the said building consist of Ground floor, and four upper floors. In

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Wing "A" "Sampada Residency" there are total 30 (Thirty) residential units, on the ground floor 3 (Three) independent apartments / family units, on 1st and 2nd floor 8 (Eight) independent apartments / family units in each floor, on 3rd floor 7 (Seven) independent apartments / family units and on 4th floor 4 (Four) independent apartments / family units. In **Wing "B" "Garima Residency"** there are total 30 (Thirty) residential units, on the ground floor 3 (Three) independent apartments / family units, on 1st and 2nd floor 8 (Eight) independent apartments / family units in each floor, on 3rd floor 7 (Seven) independent apartments / family units and on 4th floor 4 (Four) independent apartments / family units and which is submitted by grantor with provision of Maharashtra Apartment Ownership Act by execution of Deed of Declaration dated 17.12.2016 reg. at Srl. No. 3865 containing of its administration, affairs etc.

That during the investigation and title verification upon the basis of above referred document in respect of the said plot No. 1 alongwith building thereupon, it is submitted that the said property is neither containing of any encumbrance of charge, loan nor containing of any transaction regarding of sale, transfer, lease, mortgage, as well as I did not come across any transaction so as to affect adversely to the title of present owner of the said property.

As such the title, ownership as well as possession of the owner SSB Associates through its partners 1) Shri. Kapil Surendra Ande and 2) Shri. Swapnil Anil Dhawle over said plot with building including of Apartment therein is clear and marketable.

Hence this title verification report.

Date :- 24.07.2017

Place :- Amravati

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