

Date _____

To,

Whomsoever It May Concern,

TITLE VERIFICATION REPORT

SUBJECT : Title verification report in respect of Layout Plot No.01 out of F.S.No.195/2 at Mouje-Badnera owned and possessed by **Sau. Savita PRalhad Agarkar**, R/o. Parijat Colony, New Town, Badnera (Hereinafter referred to as 'said owner')

Dear Sir,

That the Owner/Promoter Mrs. Savita Pralhad Agarkar 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 i.e. layout converted Plot No.1 admeasuring area of 491.25sq.mtr.(5285.85sq.ft.) come into existence as per order dtd.04.04.2016 passed by then Hon'ble Collector, Amravati in Rev. Case No.N.A.P.-36/Badnera/03/2015-16 after receipt of approval dtd.28.04.1993 from A.D.T.P.M.C.Amt. in respect of place of land already in use with out conversion into residential purposes from F.S.No.195/2, at Mouje-Badnera and the Building '**SHREE SAIKRUPA RESIDENCY**' to be constructed there upon consisting of G+4 floors, i.e. Ground, First, Second, Third & Fourth which approved by A.D.T.P.M.C.Amt vide building permit no.704 dtd.25.08.2015 situated at Ganesh Nagar Near Ziri Mandir, New Town, Badnera within limits of Municipal Corporation, Amravati and jurisdiction of joint Sub Registrar, Amravati City and bounded as :-

Towards East : Plot no.2
Towards West : Road
Towards North : Part of F.S.No.195
Towards South : Road.5-B

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

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

- i) Copy of Sale deed for plot no.1 in favor of present owner.
- ii) Copy of Village Form VI-II for Plot No.1 issued by Talathi
- iii) Copy of order with map passed in Rev. Case NAP-36/Badnera-03/15-16.
- iii) Copy of sale deed for T.D.R. regd at sr.no.699 dtd.13.03.2015
- iv) Copy of building permit No.704 dtd.25.08.15 from A.D.T.P.M.C.Amt
- v) Copy of D.O.D. dtd.09.11.2015 regd. at sr.no.4262

3. That upon perusal of above said documents, it is observed that the layout Plot No.1 had been come into existence in view of approval to the layout by concnered local authority. In view of order passed by then A.D.T.P. M.C.Amravati in respect of layout marked in area of aH.13R land from F.S.No.195(part) at mouje- Badnera. Hence in view of order cum approval dtd.12.05.1993, the Plot no.1 area of 491.25sq.mtr. gets approval as complete plot so as to facilitate residential status. Then the full and complete clothing regarding of non agricultural status with accruing of proper land revneu has been received by said layout Plot No.1 on basis of order dtd.04.04.2016 passed by then Collector, Amravati in revenue case no.N.A.P.-36/Badnera/03/2015-16 whichg submitted by present owner Sau. Savita Agarkar with said authority for N.A. assessment.

The layout Plot No.1 owned by one Vishwanth Pawar as absolute owner. After his death the title, possession as well as ownership of said plot No.1 transferred in favor of his heirs including Shyam, Mangesh, Yogesh, Ku.Vaishali, minor and Smt. Anjanbai Vishwanth Pawar all r/o. New Town, Badnera. Hence all of these 05 owners get confired their names in revenue record related with said plot. Then they sold the said plot to Sau. Savita Pralhad Agarkar then r/o. Warud as per sale deed dtd.05.09.1996 regd. at sr.no.3127. Hence title, possession as well as ownership of entire plot transferred in her favor and recorded in revenue record as owner.

4. Then vide sale deed regd at sr.no.699 dtd.13.03.2015 form owner Swapnil Ashok Joshi, the promoter Sau. Agarakar purchased T.D.R. area of 181.16sq.mtr. out of total area from F.S.No.194 at mouje- Rahatgaon within limits of M.C.Amt. In view of availability of total area of 672.41sq. mtr. land, the owner/grantor/promoter decided to develop and construct Apartment scheme. Thereafter vide building permit No.704 dtd.25.08.2015

5. The said G+4 storied residential cum commercial building 'Shree SaiKrupa Residency' containing of total 13 flats/family units and 02shop/ commercial units which submitted by grantor with provision of The Mah. Apartment ownership Act by execution of Deed of Declaration dtd.09.11.2015 regd. at sr.no.4262 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 the said plots 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. **It is further submitted that** out of total 13+2 units in said building, the owner/grantor/**Promoter** Sau. Agarkar had sold total Flat/ residential unit no.201, and also executed Agreement to Sale in respect of Flat no.201,..... with the prospective purchaser/ owner/ **Allottee**.

As such **the title, ownership** as well as possession of said owner Sau. Savita Pralhad Agarkar over said plot with building 'Shree Saikrupa Residency' including of Apartments/shops therein is clear and marketable and the owner has no obstacle to entrust agreement, transfer of Apartments / shops in said building with the proposed purchaser subject Sale deed, Regd. agreement To Sale already executed to the concerned owner/Allottee, proposed Purchaser as the case may be.

Place - Amravati

Date - 30.07.2017



Adv. Prashant R. Deshmukh
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