



Ref.

Date: 15/11/2017

To,

WHOMSOEVER IT MAY BE CONCERN,

**TITLE VERIFICATION REPORT**

**SUBJECT :-** Title verification report in respect of **I**) Plot No. 33 having total ad-measuring 5487.6 sq.fts. (510 sq.mts.) the area known as "Anandwadi, Kathora Road, Amravati", out of Field Survey No. 49/2 and situated at Mouje-Shegaon, Pragane-Nandgaon Peth, Tq. and Dist. Amravati jointly owned by 1) Sau. Nirmalatai Prabhakar Rao Hedao and 2) Sau. Ushatai Gaurishankar Barapatre (**Hereinafter referred to as "Said Owner"**) and said property possessed by vide Agreement of Development and Building Construction with Special Power of Attorney Nilesh Associateas through its Prop. Shri. Nilesh Prakashrao Thakare. (**Hereinafter referred to as "Said Possessor"**) and **II**) Plot No. 34 having total admeasuring 5573.68 sq.fts. (518 sq.mts.) the area known as "Anandwadi, Kathora Road, Amravati", out of Field Survey No. 49/2 and situated at Mouje-Shegaon, Pragane-Nandgaon Peth, Tq. and Dist. Amravati owned and possessed by Nilesh Associateas through its Prop. Shri. Nilesh Prakashrao Thakare. (**Hereinafter referred to as "Said Owner and Possessor"**)

Respected Sir,

That the Owner/Grantor Nilesh Associates through it's Prop. Shri. Nilesh Prakashrao Thakare, 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- 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. 49/2**, out of which 1 Hecter 34 R agriculture land layout conversion is passed by Hon'ble Collector, Amravati vide Rev Case No. NAP-34/Shegaon-34/

1989-90 order dated 31.12.1989, known as "Anandwadi, Kathora Road, Amravati", out of which layout converted Plot No. Plot No. 33 having total admeasuring 5487.6 sq.fts. (510 sq.mts.) and Plot No. Plot No. 34 having total admeasuring 5573.68 sq.fts. (518 sq.mts.) and both plot total admeasuring 1028 sq.mts. (11061.28 sq.fts.) in which plot to be constructed commercial and residential building "**Shri Jai Amba Apartment-XV**", consisting basement, lower and upper floor and five floor, which is approved by ADTP Municipal Corporation of Amravati vide building permit No. 0698 dated 20.09.2017 and said plot is commonly bounded as under :-

- Towards East - Layout Plot No. 14, 16 and 17,  
Towards West - 100 ft. wide Amravati to Kathora Road,  
Towards North - 30 ft. wide Road,  
Towards South - Plot No. 32.

**(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 NA order.
  - ii) Xerox copy of Reg. sale deed dated 22.11.1990 at Srl. No. 4790.
  - iii) Xerox copy of Reg. sale deed dated 29.11.1990 at Srl. No. 4887.
  - iv) Reg. sale deed dated 29.11.1990 at Srl. No. 4913 Chha.
  - v) Reg. sale deed dated 29.11.1990 at Srl. No. 4914 Chha.
  - vi) Original Reg. Agreement of Development and Building Construction with Special Power of Attorney dated 17.12.2016 at Srl. No. 3859.
  - vii) Amalgamation order of Collector dated 31.12.2017.
  - viii) Sale deed of TDR Reg. dated 27.01.2017 at Srl. No. 352.
  - ix) Sale deed of TDR Reg. dated 16.03.2017 at Srl. No. 938
  - x) Xerox copy of building permit No. 0698 dated 20.09.2017 from A.D.T.P. Municipal Corporation of Amravati and sanction map of proposed construction.
  - xi) Xerox copy of 6/2 extract dated 21.08.2017

3) That upon perusal of above said documents, it is observed that the F. S. No. 49/2 agricultural land area of 1 Hector 34 R situated at Mouje-Shegaon, Pragane-

Nandgaon Peth, Tq. and Dist. Amravati and was originally owned and possessed by Shri. Umakant Govindrao Pimpalgaonkar.

Thatafter shri. Umakant Govindrao Pimpalgaonkar has agreed to sale the said field to the Shri. Subhashchand Nathmal Bhandari, Shri. Kamalkishor Badrinarayanji Rathi, Shri. Jugalkishor R. Rathi and Shri. Rajendra Jawaharlalji Chopda and un-registered agreement has been executed in between them.

Thatafter Shri. Subhashchand Nathmal Bhandari, Shri. Kamalkishor Badrinarayanji Rathi, Shri. Jugalkishor R. Rathi and Shri. Rajendra Jawaharlalji Chopda applied before the Hon'ble Collector of Amravati for the conversion of the said agriculture land into non-agriculture i.e. residential purpose, thereby Collector vide Rev Case No. NAP-34/Shegaon-34/1989-91 order passed dated 31.12.1989.

Thatafter Shri. Umakant Govindrao Pimpalgaonkar sold the said layout converted field to Shri. Subhashchand Nathmal Bhandari, Shri. Kamalkishor Badrinarayanji Rathi, Shri. Jugalkishor R. Rathi and Shri. Rajendra Jawaharlalji Chopda vide Reg. sale deed dated 22.11.1990 at Srl. No. 4790 and Reg. sale deed dated 29.11.1990 at Srl. No. 4887. Since then the said four person became the joint owner of the said layout.

Thatafter aforesaid owner of said layout sold the said layout converted **plot No. 33 having admeasuring 510 sq. mts.** to Sau. Nirmalatai Prabhakar Rao Hedao and Sau. Ushatai Gaurishankar Barapatre vide Reg. sale deed dated 29.11.1990 at Srl. No. 4914 Chha.

Thatafter aforesaid owner of said layout sold the said layout converted **plot No. 34 having admeasuring 518 sq. mts.** to Sau. Nirmalatai Prabhakar Rao Hedao and Sau. Mangalatai Ashokrao Sonkusare vide Reg. sale deed dated 29.11.1990 at Srl. No. 4913 Chha.

Thatafter I found that, layout converted **plot No. 34 having admeasuring 518 sq. mts.** came to be purchased by Nilesh Associates through Prop. Shri. Nilesh Prakashrao Thakare from Sau. Nirmalatai Prabhakar Rao Hedao and Sau. Mangalatai Ashokrao Sonkusare vide Reg. sale deed dated 13.10.2016 at Srl No. 4169. Since then Nilesh Associates through Prop. Shri. Nilesh Prakashrao Thakare became the owner of the said plot and he is in actual peaceful possession as a recorded owner thereof.

Thatafter Sau. Nirmalatai Prabhakarrrao Hedao and Sau. Ushatai Gaurishankar Barapatre has decided to develop their plot No. 33 for their betterment, but they have not experience in development and construction and has no man power, therefore they are entered and oral agreement with Nilesh Associates through Prop. Shri. Nilesh Prakashrao Thakare for the development of the said plot.

Thatafter I found that, Nilesh Associates through Prop. Shri. Nilesh Prakashrao Thakare and Sau. Nirmalatai Prabhakarrrao Hedao and Sau. Ushatai Gaurishankar Barapatre has amalgamated the said two plots, as per order passed by Town Planning Authority of Municipal Corporation of Amravati as per vide order No. 1467 dated 21.11.2016 and order passed by Collector as per Rev. Case No. NAP-34/Shegaon-73/2016-17 dated 31.12.2016.

Thatafter I found that, Sau. Nirmalatai Prabhakarrrao Hedao and Sau. Ushatai Gaurishankar Barapatre has executed agreement of development and building construction with special power of attorney in favour of Nilesh Associates through Prop. Shri. Nilesh Prakashrao Thakare dated 17.12.2016 registered at Srl. No. 3859

Thatafter I found that, Nilesh Associates through Prop. Shri. Nilesh Prakashrao Thakare purchased T. D. R. (rights) equivalent to 465 sq.mtrs. from out of rights admeasuring 8800 sq. mtrs. of Field Survey No. 330/3 of Mauje Badnera, Pragane Badnera, Tq. & Dist. Amravati of TDR certificate issued by Amravati Municipal Corporation vide Sale deed dated 04.12.2010 registered at Srl. No. 5972 with the office of Sub-Registrar, Amravati, from Shri. Subhash Devidasrao Bharsakhale, R/o. Rukhmini Nagar, Amravati and purchased T. D. R. (rights) equivalent to 60 sq.mtrs. from out of rights admeasuring 6600 sq. mtrs. of Field Survey No. 25/3 of Mauje Akoli, Pragane Badnera, Tq. & Dist. Amravati of TDR certificate issued by Amravati Municipal Corporation vide Sale deed dated 24.06.2014 registered at Srl. No. 2242 with the office of Sub-Registrar, Amravati, from Datta Fertilizer and Chemical Pvt. Ltd through Manageing Director Shri. Ashokkumar Ratanlalji Soni, R/o. Janardan Peth, Amravati, thereby Grantor have available total TDR (Right) 525 sq.mts.

Thatafter in view of availability of total area of 1026.08 sq.mts. land, the Nilesh Associates through Prop. Shri. Nilesh Prakashrao Thakare decided to develop and construct Apartment scheme on the said plot No. 33 and 34. Accordingly a building plan of the said scheme by named and styled as "Shri Jai Amba

Apartment-XV" was prepared and submitted before the Assistant Town Planning authority of municipal Corporation of Amravati. That said building plan is sanction vide letter No. 0698 dated 20.09.2017 of Assistant Town Planning Officer, Municipal Corporation of Amravati.

The said five floor residential and commercial apartment building "Shri Jai Amba Apartment-XV", consisting basement floor there is exclusively use for ample parking, on lower ground floor there is shop unit and parking, on upper ground and first floor ~~floor~~ there is shop unit and on second floor to fifth floor there are five independent residential unit on each floor.

That during the investigation and title verification upon the basis of above referred document in respect of the said above referred layout converted Plot No. 33 and Plot No. 34 both plot total admeasuring 1028 sq.mts. (after amalgamation 1026.04 sq.mts.) 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 and possessor of the said property.

As such the title, ownership as well as possession of the owner Nilesh Associates through Prop. Shri. Nilesh Prakashrao Thakare and Sau. Nirmalatai Prabhakarrao Hedao and Sau. Ushatai Gaurishankar Barapatre over said plot with building including of Apartment therein is clear and marketable and there has no obstacle to entrust agreement, transfer of residential Apartment and shop unit in the said building to intending purchaser and therein is clear and marketable.

Hence this title verification report.

Date :- 15.12.2017

Place :- Amravati

  
Ramesh S. Shoyar,  
Advocate