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Date _____

To,
Whomsoever It May Concern,

TITLE VERIFICATION REPORT

SUBJECT : Title verification report in respect of Layout **Plot Nos. 22,23** out of F.S.Nos.162/1 & 163/2 at Mouje-Rahatgaon owned and possessed by **M/s. Shardul Associates ,** a partnership firm through Managing Director Shrikant Ramkrihna Dharmale, R/o. Arjun Nagar, Amravati (Hereinafter referred to as 'said owner')

Dear Sir,

That the Owner/Grantor **M/s. Shardul Associates** thr. Mr. Shrikant R. Dharmale 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.22, & Plot No.23** admeasuring total area of 557.4sq.mtr.(6000sq.ft.) out of which each plot admeasuring of 278.70sq.mtr. and those par part of layout which come into existence as per order dtd.25.05.1984 passed in Rev. Case No. NAP-34/TRahatgaon-122/1983-84 in respect of land from F.S.Nos.162/1, 163/2 at Mouje-Rahatgaon Pragane-Nandgaon Peth and the Building **'SHREE SHARDUL NEST'** to be constructed there upon consisting of Six floors, i.e. Basement, Lower & Upper Ground, First, Second, & Third which approved by A.D.T.P.M.C.Amt vide building permit no.1052 dtd.15.09.2016 situated at Shivaji Nagar Nr Arjun Nagar limits of Municipal Corporation, Amravati as well as jurisdiction of joint Sub Registrar, Amravati City and said plots commonly bounded as :-

Towards East	:	Plot No.21
Towards West	:	Plot No.24
Towards North	:	40' Road
Towards South	:	7' Service Lane

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

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

i) Copy of common Sale deed for plot no.22 & 23 in favor of present owner firm

ii) Copy of Village Form VI-II for Plot Nos.22 & 23 issued by Talathi

iii) Copy of layout map passed in Rev. Case NAP-34/Rahatgaon-122/83-84.

iii) Copy of sale deed for T.D.R. regd at sr.no.2926 dtd.30.06.2016

iv) Copy of building permit No.1052 dtd.15.09.16 from A.D.T.P.M.C.Amt

v) Copy of D.O.D. dtd.17.04.2017 regd. at sr.no.957

3. That upon perusal of above said documents, it is observed that the agricultural land area of 12Acre 34Gunthe from F.S.Nos.162/1 & 163/2 Occ..-Class-I, mouje-Rahatgaon get converted it into N.A.use as per order dtd.25.05.1984 passed by then S.D.O. Amravati in Rev. Case no.N.A.P.-34/ Rahatgaon-122/1983-84, upon receipt of approval cum no objection letter to the proposed residential layout from concerned A.D.T.P.M.C.Amravati. As such, the layout containing Plot Nos.22 & 23 admeasuring area of 278.70 sq.mtr. each with others come into existence. Hence initial title, owner ship and possession over entire plot recorded in favor of land owners. Then out of these two plots, the plot no.22 purchased by Subhash Bapurao Nage and Surendra Shridharrao Nakade both r/o. Amravati as per sale deed dtd.25.04.1985 regd at sr.no.2095 whereas Plot no.23 purchased by Dr. Haribhau Pandahri Borase r/o. Amravati

4. So far as fact related to title of owner/grantor M/s. Shardul Associates over all these two plots i.e. Plot no.22 & 23 is concerned, I come to know that the Grantor firm become the full and absolute owner of them as per common sale deed regd at sr.no.117 dtd.08.01.2016 from its owner Shri. Nage, Nakade & Dr. Borse respectively

Then as per sale deed regd at sr.no.2926 dtd.30.06.2016 form owner Soni, Maloo & Talda Developers thr.Manoj Bhattad, the grantor firm purchased T.D.R. area of 362.31sq.mtr. out of total area from F.S.No.73/2 at mouje- Peth Amravati within limits of M.C.Amt. In view of availability of total area of 919sq.mtr. land, the owner/ grantor decided to develop and construct Apartment scheme. Thereafter vide building permit No.1052 dtd. 15.09.2016 from A.D.T.P.M.C.Amt, the Grantor has commenced construction of multistoried building known as 'SHREE SHARDUL NEST' on said plots.

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Advocate

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5. The said five floor residential cum commercial building **'SHREE SHARDUL NEST'** containing of total 32 flats/family units and 16 shop/ commercial units which submitted by grantor with provision of The Mah. Apartment ownership Act by execution of Deed of Declaration dtd.17. 04.2017 regd. at sr.no.957 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 firm.

As such ***the title, ownership*** as well as possession of said owner firm M/s. Shardul Associates through managing director Shrikant Dharmale over said plots with building 'Shree Shardul Nest' including of Apartments/shops therein is clear and marketable and the owner firm has no obstacle to entrust agreement, transfer of Apartments/shops in said building with the proposed purchaser.

Place - Amravati
Date – 21.07.2017

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