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Ref.

Date : 14/11/2017

To,

WHOMSOEVER IT MAY BE CONCERN,

TITLE VERIFICATION REPORT

SUBJECT :- Title verification report in respect of Nazul Sheet No. 49-B, Nazul Plot No. 3/53 having total admeasuring 4998 sq.fts. (464.49 sq.mts.) the area known as "Shrikrushna Peth, Amravati" situated at Mouje-Amravati (Tarkheda), Pragane-Badnera, Tq. and Dist. Amravati jointly owned and possessed by 1) Shri. Vishwajeetsigh Yuvrajsigh Raghuwanshi, 2) Shri. Dipaksigh Lokpalsigh Raghuwanshi, 3) Smt. Komal Sagarsigh Raghuwanshi, No. 1 to 3 R/o. Shrikrushna Peth, Amravati, 4) Priyanka Sagarsigh Raghuwanshi, R/o. Inside of Amba Gate, Amravati and 5) Khushbu Sagarsigh Raghuwanshi, R/o. Near Bus Stand, Nandgaon Peth, Amravati **(Hereinafter referred to as "Said Owner")** and said property possessed by vide Agreement of Development and Building Construction with Special Power of Attorney Shri. Gajanan Construction theough it's Partner 1) Shri. Bhushan Khushalchandji Rathi, R/o. Flat No. 403, Vinayak Tower, Medical Square, Nagpur, 2) Shri. Yogesh Vasantrao Samudre, R/o. 15, Shivshakti Nagar, Opp. Police Station, Dattawadi, Wadi, Nagpur and 3) Shri. Pranay Anup Tiwari, R/o. Khaparde Bagicha, Amravati. **(Hereinafter referred to as "Said Possessor")**

Respected Sir,

That as per Agreement of Development and Building Construction with Special Power of Attorney Shri. Gajanan Construction theough it's Partner 1) Shri. Bhushan Khushalchandji Rathi, 2) Shri. Yogesh Vasantrao Samudre and 3) Shri. Pranay Anup Tiwari, 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 Amravati (Tarkheda)**, Pragane Badnera, Tq. & Dist. Amravati, within the limit of Municipal Corporation of city of

Amravati and within the jurisdiction of Sub-Registrar, Amravati and the area known as **"Shrikrushna Peth, Amravati"**, Out of **Nazul Sheet No. 49-B**, **Nazul Plot No. 3/53 having total admeasuring 4998 sq.fts. (464.49 sq.mtr.)** and having AMC property No. 73 and situated at Ward No. 24 of Amravati Municipal Corporation of Amravati in which plot to be constructed residential building **"Raghukunj"**, **consisting lower ground, upper ground and three floor, which is approved by ADTP Municipal Corporation of Amravati vide building permit No. 0782 dated 17.10.2017** and said plot is bounded as under :-

Towards East	:	Galli & thenafter house of Shri. Gulhane,
Towards West	:	Space of Dharmadai Cotton Fund,
Towards North	:	Service lane, and,
Towards South	:	Road.

(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 24.04.1941 at Srl. No. I-148.

ii) Xerox copy of unregistered Will deed dated 19.03.1991.

iii) Xerox copy of Reg. sale deed dated 24.05.2016 at Srl. No. 2406.

iv) Certified copy of Property Card dated ..../11/2017

v) Original Reg. Agreement of Development and Building Construction with Special Power of Attorny dated 03.05.2017 at Srl. No. 1765.

vi) Xerox copy of building permit No. 0782 dated 17.10.2017 from A.D.T.P. Municipal Corporation of Amravati and sanction map of proposed construction.

3) That upon perusal of above said documents, it is observed that the out of Nazul Sheet No. 49-B, Nazul Plot No. 3/53 having total admeasuring 4998 sq.fts. (464.49 sq.mts.) the area known as "Shrikrushna Peth, Amravati" at Mouje-Amravati (Tarkheda), Pragane-Badnera, Tq. and Dist. Amravati was originaly owned and possessed by Shri. Laxman Ramkrushna Pote, R/o. Amravati, Dist. Amravati. Thatafter Shri. Laxman Ramkrushna Pote through its power of attorney Shri. Shridhar Ramkrushna Pote, R/o. Amravati sold the said plot to Shri. Bhagwansigh Hanumansigh Thakur, R/o. Amravati vide Reg. sale deed dated 24.04.1941 at Srl. No. I-148 and thatafter the purchased of the above referred property Late.

Bhagwansigh Hanumansigh Thakur (Raghuwanshi) constructed double storied house.

Thatafter Late. Bhagwansigh Hanumansigh Thakur (Raghuwanshi) made a Will deed on 19.03.1991 infront of and their signature of seven witnessess and as per said will deed above referred property was given with equal share to his grand-sons namely Shri. Sagarsigh Lokpalsigh Raghuwanshi and Shri. Dipaksigh Lokpalsigh Raghuwanshi and sons namely Shri. Yuvrajsigh and Yogeshwarsigh Bhagwansigh Raghuwanshi. Thatafter Late. Bhagwansigh Hanumansigh Thakur (Raghuwanshi) died on 06.06.1991 and his wife Sau. Kalawatibai Bhagwansigh Thakur (raghuwanshi) died on 25.04.1985. Thatafter Shri. Sagarsigh Lokpalsigh Raghuwanshi died on 11.08.2004 therefore 1/4 share of the above referred property came in the name of his wife Smt. Komal Sagarsigh Raghuwanshi and two daughter namely Priyanka Sagarsigh Raghuwanshi and Khushbu Sagarsigh Raghuwanshi they became the joint owner of the 1/4 share of the said property and after all above referred event they mutated their name in property card vide mutation entry No. 7815 dated 02.05.2012. Thatafter Shri. Yuvrajsigh Bhagwansigh Raghuwanshi died on 08.12.2009 therefore 1/4 share of the above referred property came in the name of his only one son Shri. Vishwajeetsigh Yuvrajsigh Raghuwanshi and he became the owner of the 1/4 share of the said property. Thatafter Yogeshwarsigh Bhagwansigh Raghuwanshi sold his undivided 1/4 share of the said property to Shri. Vishwajeetsigh Yuvrajsigh Raghuwanshi vide Registered sale deed dated 24.05.2016 at Srl. No. 2406/2016 before Sub-Registrar, Amravati City No. 1, and same is mutated in property card vide mutation entry No. 9823 dated 16.11.2016 and thereby Shri. Vishwajeetsigh Yuvrajsigh Raghuwanshi is the owner & possessor of the 1/2 (Half) undivided share of the above referred property and Shri. Dipaksigh Lokpalsigh Raghuwanshi is the 1/4 undivided share and Smt. Komal Sagarsigh Raghuwanshi, Priyanka Sagarsigh Raghuwanshi and Khushbu Sagarsigh Raghuwanshi is the 1/4 joint undivided share of the above reffered property, and accordingly the name of the owner is mutated in record of right.

Thatafte I found that the above reffered property is too old and chances to demolish any time therefor above mention all owner decided to develop the said property and the owner has no experience in development and construction, as such it is not possible for the owner to get the said property developed and hence the owner 1) Shri. Vishwajeetsigh Yuvrajsigh Raghuwanshi, 2) Shri. Dipaksigh Lokpalsigh Raghuwanshi, 3) Smt. Komal Sagarsigh Raghuwanshi, 4) Priyanka Sagarsigh Raghuwanshi, and 5) Khushbu Sagarsigh Raghuwanshi has jointly en-

ter into Agreement of Development and Building Construction with Special Power of Attorny with Shri. Gajanan Construction theough it's Partner 1) Shri. Bhushan Khushalchandji Rathi, 2) Shri. Yogesh Vasantrao Samudre, and 3) Shri. Pranay Anup Tiwari vide Agreement of Development and Building Construction with Special Power of Attorny dated 03.05.2017 at Srl. No. 1765/2017

So far as fact and documents related to title infavour of joint Owner 1) Shri. Vishwajeetsigh Yuvrajsigh Raghuwanshi, 2) Shri. Dipaksigh Lokpalsigh Raghuwanshi, 3) Smt. Komal Sagarsigh Raghuwanshi, 4) Priyanka Sagarsigh Raghuwanshi, and 5) Khushbu Sagarsigh Raghuwanshi over this plot in concerned and possession infavour of Shri. Gajanan Construction theough it's Partner 1) Shri. Bhushan Khushalchandji Rathi, 2) Shri. Yogesh Vasantrao Samudre, and 3) Shri. Pranay Anup Tiwari vide Agreement of Development and Building Construction with Special Power of Attorny.

Thatafter in view of availability of total area of 4998 sq.fts. (464.49 sq.mts.) land, the owner and grantor (possessor) decided to develop and construct Apartment scheme. Thereafter vide building permit No. 0782 dated 17.10.2017. owner and grantor (possessor) given said multistoried residencial Apartment building name and known as "Raghukunj".

The said three floor residensial apartment building "Raghukunj", consisting lower ground floor for ample parking, on upper ground floor there is parking and residential unit, on first floor to third floor there are residential unit.

That during the investigation and title verification upon the basis of above referred document in respect of the said Nazul Sheet No. 49-B, Nazul Plot No. 3/53 having total admeasuring 4998 sq.fts. (464.49 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 **joint title and ownership** infavour of owner **1) Shri. Vishwajeetsigh Yuvrajsigh Raghuwanshi, 2) Shri. Dipaksigh Lokpalsigh Raghuwanshi, 3) Smt. Komal Sagarsigh Raghuwanshi, 4) Priyanka Sagarsigh Raghuwanshi, and 5) Khushbu Sagarsigh Raghuwanshi** over said plot and **possession** infavour **Shri. Gajanan Construction theough it's Partner 1) Shri.**

Bhushan Khushalchandji Rathi, 2) Shri. Yogesh Vasantrao Samudre, and 3) Shri. Pranay Anup Tiwari over said plot with building including of Apartment therein is clear and marketable and the **Shri. Gajanan Construction through it's Partner 1) Shri. Bhushan Khushalchandji Rathi, 2) Shri. Yogesh Vasantrao Samudre, and 3) Shri. Pranay Anup Tiwari** firm has no obstacle to entrust agreement, transfer of residential Apartment in the said building to intending purchaser and therein is clear and marketable.

Hence this title verification report.

Date :- 14.11.2017
Place :- Amravati

Ramesh S. Bhoyar,
Advocate