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To,

WHOMSOEVER IT MAY BE CONCERN,

TITLE VERIFICATION REPORT

SUBJECT :- Title verification report in respect of **I)** Plot No. 1/15, Out of Sheet No. 46-B, total admeasuring 1213 Sq.fts. (112.69 Sq.mtrs.) and **II)** Plot No. 180/8 out of Sheet No. 46-A, total admeasuring 13377.38 Sq.fts. (1242.8 Sq.mtrs.) out of which southern portion admeasuring 5977 Sq.fts. (555.28 Sq.mtrs.) total admeasuring of these two plot 7190 sq.fts. (667.97 Sq.mtrs.) jointly owned by **Mrs. Nilima Manikrao Dhoke and Mrs. Rajani Madhukarrao Choudhary** jointly vide Sale Deed dated 10/04/1975, registered at Sr. No. 724 (**Hereinafter referred to as "Said Owner"**) and said property possessed by vide Agreement of Development and Building Construction with Special Power of



Attorney **M/s Nitin Builders & Developers** through its Prop. Mr. **Nitin Vitthalrao Bhatkar**. (Hereinafter referred to as "Said Possessor")

Respected Sir,

That the Possessor/Grantor **M/s Nitin Builders & Developers** through its Prop. Mr. **Nitin Vitthalrao Bhatkar**, 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 situated at Mouje Amravati Pragane Badnera, Tq. & Dist. Amravati, within the local limit of Municipal Corporation of Amravati and within the jurisdiction of Sub-Registrar, Amravati, Plot No. 1/15, Out of Sheet No. 46-B, total admeasuring 1213 Sq.fts. (112.69 Sq.mtrs.) and Plot No. 180/8 out of Sheet No. 46-A, total admeasuring 13377.38 Sq.fts. (1242.8 Sq.mtrs.) out of which southern portion admeasuring 5977 Sq.fts. (555.28 Sq.mtrs.) total admeasuring of these two plot 7190 sq.fts. (667.97 Sq.mtrs.) which is commonly bounded as under :



Towards East : Service Lane,
 Towards West : Main Road,
 Towards North : Rest of the Portion of Plot No. 180/8,
 Towards South : Plot of Mr. Ganorkar

M/s Nitin Builders & Developers through its Prop. Mr. Nitin Vitthalrao Bhatkar to be constructed commercial and residential building .

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

2) That the Owners and Possessor of the above referred Plot given the following document to me for inspection i.e

- i) Xerox copy of Reg. sale deed dated 10/04/1975 at Sr. No. 724.
- ii) Original Reg. Agreement of Development and Building Construction with Special Power of Attorney dated 26/12/2017 at Sr. No. 5327-2017.
- iii) Copies of Property Record issued by Taluka Land Record Office, Amravati.
- iv) Building Permission Order No. 1027 dtd.16/03/2018 issued by Hon'ble Assit. Director Town Planning Amravati Municipal Corporation, Amravati

3) That upon perusal of above said documents, it is observed that the Plot No. 1/15, Out of Sheet No. 46-B, total admeasuring 1213 Sq.fts. (112.69 Sq.mtrs.) and Plot No. 180/8 out of Sheet No. 46-A, total admeasuring 13377.38 Sq.fts. (1242.8 Sq.mtrs.) out of



which southern portion admeasuring 5977 Sq.fts. (555.28 Sq.mtrs.) total admeasuring of these two plot 7190 sq.fts. (667.97 Sq.mtrs.) of Mouje Amravati Pragane Badnera, Tq. & Dist. Amravati, within the local limit of Municipal Corporation of Amravati and within the jurisdiction of Sub-Registrar, Amravati originally owned and possessed by **Mr. Jaywant Ramchandra Junghare.**

That thereafter **Mrs. Nilima Manikrao Dhoke and Mrs. Rajani Madhukarrao Choudhary** jointly purchased the said Plots i.e. Plot No. 1/15, Out of Sheet No. 46-B, total admeasuring 1213 Sq.fts. (112.69 Sq.mtrs.) and Plot No. 180/8 out of Sheet No. 46-A, total admeasuring 13377.38 Sq.fts. (1242.8 Sq.mtrs.) out of which southern portion admeasuring 5977 Sq.fts. (555.28 Sq.mtrs.) total admeasuring of these two plot 7190 sq.fts. (667.97 Sq.mtrs.) of Mouje Amravati Pragane Badnera, Tq. & Dist. Amravati, from **Mr. Jaywant Ramchandra Junghare** Vide Regd. Sale Deed dtd. 10/04/1975 Sr. No. 724 Since then **Mrs. Nilima Manikrao Dhoke and Mrs. Rajani Madhukarrao Choudhary** became the joint owner and possessor of the said Plot. And since then to up till now they are the joint owner of the said plots.

That thereafter aforesaid owners of said Plots i.e. **Mrs. Nilima Manikrao Dhoke and Mrs. Rajani Madhukarrao Choudhary** has decided to develop their plots for their betterment, but they have not experience in development and construction and has no man



power, therefore they are entered in to Agreement of Development and Building Construction with Special Power of Attorney with **M/s Nitin Builders & Developers through its Prop. Mr. Nitin Vitthalrao Bhatkar** for the development of the said plots on dated 26/12/2017 registered at Sr. No. 5327-2017.

That thereafter **M/s Nitin Builders & Developers through its Prop. Mr. Nitin Vitthalrao Bhatkar** decided to develop and construct residential and commercial apartment building scheme on the said plots. That **M/s Nitin Builders & Developers through its Prop. Mr. Nitin Vitthalrao Bhatkar** applied to Amravati Municipal Corporation, Amravati for sanctioning the Building Plan vide Application No. 0699 dtd. 10/07/2017. That thereafter Hon'ble Commissioner Amravati Municipal Corporation, Amravati issued its order dtd. 12/03/2018 and as per the said order Hon'ble Assit. Director Town Planning Amravati Municipal Corporation, Amravati issued the Permission Order No. 1027 dtd. 16/03/2018. That as per sanction map Apartment Building Consist of five Floors including the Ground Floor. Each Floor Consist of 4 Flats i.e. in the Apartment Building Total 16 Flats and on the Ground Floor consist of Parking area and one Commercial office premise.

That during the investigation and title verification upon the basis of above referred document in respect of the said above referred Plots i.e. Plot No. 1/15, Out of Sheet No. 46-B, total admeasuring 1213 Sq.fts. (112.69 Sq.mtrs.) and Plot No. 180/8 out of Sheet No.



46-A, total admeasuring 13377.38 Sq.fts. (1242.8 Sq.mtrs.) out of which southern portion admeasuring 5977 Sq.fts. (555.28 Sq.mtrs.) total admeasuring of these two plot 7190 sq.fts. (667.97 Sq.mtrs.) of Mouje Amravati Pragane Badnera, Tq. & Dist. Amravati, 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 and ownership is vested with **Mrs. Nilima Manikrao Dhoke and Mrs. Rajani Madhukarrao Choudhary** and As per the Agreement of Development and Building Construction with Special Power of Attorney possession of the said property is vested with **M/s Nitin Builders & Developers through its Prop. Mr. Nitin Vitthalrao Bhatkar.**

That the Title of **Mrs. Nilima Manikrao Dhoke and Mrs. Rajani Madhukarrao Choudhary** as a Owners and **M/s Nitin Builders & Developers through its Prop. Mr. Nitin Vitthalrao Bhatkar** as Possessor is clear and marketable and there has no obstacle and there is no legal impediments for creation of any document or transaction under any applicable Law and Rules in force regarding transfer of residential Apartment and office premises unit in the building to be constructed on the said Plots i.e. Plot No. 1/15, Out of Sheet No. 46-B, total admeasuring 1213 Sq.fts. (112.69



Sq.mtrs.) and Plot No. 180/8 out of Sheet No. 46-A, total admeasuring 13377.38 Sq.fts. (1242.8 Sq.mtrs.) out of which southern portion admeasuring 5977 Sq.fts. (555.28 Sq.mtrs.) total admeasuring of these two plot 7190 sq.fts. (667.97 Sq.mtrs.) of Mouje Amravati Pragane Badnera, Tq. & Dist. Amravati, as per Building Permission Order No. 1027 dtd.16/03/2018 issued by Hon'ble Assit. Director Town Planning Amravati Municipal Corporation, Amravati to any intending purchaser and title therein is clear and marketable.

Hence this title verification report.

Date :- 19/03/2018

Place :- Amravati




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Adv. Atul P. Amale