Prashant R. Deshmukh

ADVOCATE

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Date .....

To,

Whomsoever It May Concern,

TITLE VERIFICATION REPORT

SUBJECT : Title verification report in respect of **68** layout Plots including of **Plot** No.65, 66A to 73A,73B,74A,74B to 81B,82, 83, 84A to 91A, 91B, 92A, 92B to 99B,100 respectively out of F.G.Nos.281 & 326 also bearing F.S.No.104/1/1--A mouje-Rewsa owned and possessed ***jointly by*** 1.Shri. Gajanan Builders and Developers, prop. Sudhir Rameshrao Wakode R/o. Amravati, *2A) Shri. Padmakar Babarao Kale, B) Smt. Pushpabai Babarao Kale, 3. Shri. Padmakar Babarao Kale nos.2 to 3 R/o. Revsa Tq. & Dist.* Amravati

(Hereinafter referred to as 'said owners')

Dear Sir,

That the Developers/P.O.A. *firm* **Yogiraj Builders** *through Partners* Shri. Sudhir Rameshrao Wakode, Pratik Padmakarrao Kale, Sanket Shivhari Kulat approached with relevant documents of title and requested to give report regarding Title verification in respect of property described herein below,

DESCRIPTION OF SAID PROPERTY

All that piece and parcel of **68** layout converted Plot including **Plot Nos.**65, 66A to 73A,73B,74A,74B to 81B, 82,83,84A to 91A,91B, 92A, 92B to 99B,100 admeasuring total consolidated area of 8792.29Sq.Mtrs. (94605.Sq.Fts.) which are part and parcel of layout come into existence in respect of area of 06H.28R land from total consolidated area of 9H.46R land from F.G.Nos.278,281,326,F.S.No.104/1/1-A at Mouje-Rewsa for N.A./ resi. layout purposes as per order dtd.17.04. 2018 by Tahasildar, Amravati in Revenue Case No.N.A.P-34/Rewsa-68/17-18 situated within limits of Grampanchayat Rewsa as well as jurisdiction of Joint Sub-Registrar, Amravati Rural & each plot having its separate existing boundaries

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

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.contd..

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

i) Copy of Development Agreement dtd.01.08.2019 regd at sr.no.2830 in between owners Gajanan Builders & others with Yogiraj Firm.

ii) Copy of Gen. Power of Attorney dtd.01.08.2019 regd at sr.no.2834 in between owners Gajanan Builders & others with Yogiraj Firm.

iii) Copy of order for construction over plots passed by Tahsildar, Amravati in Rev. Case No.N.A.P.-34/Revsa-19/2019-20 with map

iv) Copy of layout map attached with N.A. order passed on 17.04.18 in Rev. Case No.NAP-34/Revsa-68/2017-18.

iii) Copy of sale deeds regarding for different portion of agri. Land in name of separate owners from total 03 owners of land.

3. That upon perusal of above said documents, it is observed that total consolidated area of 09H.46R land from separate agricultural lands are owned and possessed by different owners. Out of which the area of 01H.22R from G.No.281 owned by owner no.1 firm Shri Gajanan Builders & Developer through Prop. Sudhir Wakode and area of 03H.92R.land out of F.S.No.281 owned by owner no.2(A) & (B) Smt. Pushpabai & Padmakar Kale jointly, whereas area of 1H.14Rland from F.G.No.326 owned by the owner no.3 Padmakar Babarao Kale respectively. As such the total area 06H.28R land from total area of 09H.46R from these two separate land bearing F.G. Nos.281 & 326 mouje-Rewsa decided to get converted into N.A./ residential layout purposes.

Then these three owners decided to get convert total joint area of 6H.28R. land including the portion area of 1H.22R from G.No.281 owned by firm Gajanan builder, the portion of joint area of 3H.92R from G.No.281 jointly owned by owners Pushpabai & Padmakar Kale and the portion area of 1H.14R from G.No.326 owned by Padmakar Kale and all fields are at mouje- Rewsa into N.A./layout purposes. Accordingly upon their proposal, in Revenue case no.N.A.P.-34/Rewsa-68/2017-18, then Tahsildar, Amravati had after receipt of approval to proposes layout as per order dtd.12.04.2018 by office of town planning Amravati passed final order dtd.17.04.2018 thereby allowed conversion of said land area of 06H.28R land into residential layout purposes.

As such on basis of order of said revenue authority, all of three different owners have jointly acquired title, possession & ownership over said newly existed layout containing total 246 plots from F.G.Nos.

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281,326 respectively numbering from Plot no.1 to 139 as including some of A-B structure.

Thereafter the joint owners of these total N.A. layout Plots namely firm Gajanan Builders, Smt. Pushpabai+ Padmakar Kale and Padmakar Kale have decided to use total 68plots from total converted plots for construction of schemes containing of flats, family units, row houses, twin bunglow as the case may be purely for residential uses. These total 68 Plots including of Plot No.65, 66A to 73A, 73B, 74A, 74B to 81B, 82, 83, 84A to 91A, 91B, 92A, 92B to 99B,100 respectively. So as to suffice their purpose for development and construction of residential accommodation upon these 68plots, they approached with the Developer firm M/s. Yogiraj Builders through partners Sanket Kulat & Sudhir Wakode.

Accordingly the Development Agreement has been entrusted in between these owners and developer firm M/s. Yogiraj Builders. As per Dev. Agreeent regd at sr.no.2830 dtd.01.08.2019, it will be decided that the construction as well as Development work containing of Flat/family units for dwelling purpose upon 68plots and in response to that the Developer agrees to pay the sum of Rs.1,63,00,000/- to the owners in installments. In addition with said Development Agreement the owner also executed General Power of Attorney which is regd. on same day at sr.no.2834 in favor of Developer Firm Yogiraj Builder thereby authorized it to submit proposal for approval to proposed construction, execute Agreement, Deeds etc. as elaborated in said P.O.A. thereof. Hence the firm M/s. Yogiraj Builder have authorized to do the act, activities in relation to development of said plots for residential structures.

Thereafter in view of authority, power as delivered on basis of Dev. Agreement as well P.O.A., the Developer firm submitted proposal for approval to proposed construction upon 56plots out of total 68plots which were agreed to develop. Accordingly, then Tahsildar, Amravati in Revenue Case No.N.A.P.-34/Rewsa-19/2019-20 after receipt of approval as per order dtd.09.8.2019 from town planning authority, Amravati finally sanctioned construction of reside structure upon 56plots including of Plot Nos.66A to 72B,75A to 81B,84A to 90B, 93A to 99B admeasuring total allowed area of 4979.66Sq.Mtr. Hence in view of said order, the Developer authorized to develop said plots for construction of residential building.

Then again the Developer firm submitted proposal for approval to proposed construction upon remaining 12plots out of total 68plots which were agreed to develop. Accordingly, then Tahsildar, Amravati in Revenue

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Case No.N.A.P.-34/Rewsa-57/2019-20 after receipt of approval vide order dtd.03.12.2019 from town planning authority, Amravati finally sanctioned construction of reside structure upon 12plots including of Plot Nos.65,73-A, 73-B,74-A,74-B,82,83,91-A,91-B,92-A,92-B,100 admeasuring total allowed area of 1210.16Sq.Mtr. Hence in view of said order, the Developer authorized to develop said plots for construction of residential building.

On basis of above two separate prior approvals for construction of residential structure upon entire 68plots on basis of order of Revenue authority, competent in that behalf, the Developer firm has authorized to initiate construction of housing project upon said entire 68plots owned by owners named above.

That during said investigation for title verification in respect of said 68 plots, it is firmly submitted that those plots/properties are 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 owners .

As such ***the title, ownership*** as well as possession of said owners including firm **Shri. Gajanan Builder & Developers,** Smt. Pushpabai+ Padmakar Kale and Padmakar Kale over said 68plots are clear and marketable title and in view of Development Agreement as well as P.O.A. same on dtd,01.08.19, the Developer firm M/s. Yogiraj Builders through partners Sanket Kulat & Sudhir Wakode. has no obstacle to develop as well as do all act in relation to construction project upon said plots .

Place - Amravati

Date – 05.12.2019

Encl.:- Search Challan No.MH009038201920E
dtd.02.12.2019

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CHALLAN
MTR Form Number-6

GRN	MH009038138201920E	BARCODE		Date	02/12/2019-18:07:44	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID (If Any)**	
		PAN No.(If Applicable)	
Office Name	AMC_AMRAVATI RURAL SUB REGISTRAR	**Full Name**	ADV PRASHANT R DESHMUKH
Location	AMRAVATI		
Year	2019-2020 One Time	**Flat/Block No.**	V M V
		Premises/Building	
		Road/Street	AMRAVATI
		Area/Locality	AMRAVATI
		Town/City/District	
		PIN	4 4 4 6 0 4

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	650.00
Total	650.00

Remarks (If Any)

MOUJE REVSA GAT NO 281 326 2007-2019

Amount In Words: Six Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572019120216523	IK0AIRPPV2
Cheque/DD No.		Bank Date	RBI Date	02/12/2019-18:24:08	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9421743864

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

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