



ATUL P. AMALE

B.A., LL.M

Advocate

Office & Resi. :- "Ashirwad", Tarangan Nagar, V.M.V. Road, Amravati.
 Mob No. 9822694997, E-mail – advatulamale75@gmail.com
 Regd. No. MAH/5395/1999

To,

WHOMSOEVER IT MAY BE CONCERN,

TITLE VERIFICATION REPORT

SUBJECT :- Title verification report in respect of Plot No. 4, admeasuring 7696.26 Sq.fts. (715 Sq.mtrs.) out of field survey no. 14/1 of Mouje – Navsari, Pragane – Nandgaon Peth Tq. Dist. Amravati owned by **M/s J. K. Builders & Developers, Through its Proprietor Mr. Satish Jawaharlal Kanojiya** vide Sale Deed dated 05/11/2019, registered at Sr. No. 4368-2019 (**Hereinafter referred to as "Said Owner"**)

Respected Sir,

That the Owner/Grantor **M/s J. K. Builders & Developers, Through its Proprietor Mr. Satish Jawaharlal Kanojiya**, 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

Dist. Amravati, which was converted in Lay-out Plot Vide Rev. Case No. NAP-34/Navsari-18/2015-2016, on the file of Hon'ble Collector, Amravati in which order passed on 07/12/2015, and Layout approved by The Assit. Director of Town Planning Amravati Municipal Corporation, Amravati by its order dtd. 07/11/2015, situated within the local limit of Municipal Corporation of Amravati and within the jurisdiction of Sub-Registrar, Amravati City, which is commonly bounded as under :

Towards East : 9 mtrs. Wide Layout Road,
 Towards West : Another's Agricultural field ,
 Towards North : 9 mtrs. Wide Layout Road coming from East side ,
 Towards South : Plot No. 1, 2 and 3

M/s J. K. Builders & Developers, Through its Proprietor Mr. Satish Jawaharlal Kanojiya to be constructed residential building on the said Plot/Property.

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

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

- i) Xerox copy of Reg. sale deed dated 05/11/2019 at Sr. No.4368-2019.
- ii) Lay-out conversion order passed by Hon'ble Collector, Amravati in Rev. Case No. NAP-34/Navsari-18/2015-2016 dtd. 07/12/2015.
- iii) Copies of Property Record i.e. Gaon Namuna 7 and 12 issued by Talathi Navsari.
- iv) Building Sanction map and order dtd. 31/01/2020 vide no.0301 passed by The Assit. Director of Town Planning Amravati Municipal Corporation, Amravati.



Soni, Maloo and Talda Developers, through its Partners. That M/s Soni, Maloo and Talda Developers, through its Partners applied for conversion of Agricultural for Non-agricultural use and for layout purpose by filing Rev. Case No. NAP-34/Navsari-18/2015-2016 before Hon'ble Collector, Amravati in which Hon'ble Collector Amravati passed the order of conversion of use of land on 07/12/2015 and Layout approved by The Assit. Director of Town Planning Amravati Municipal Corporation, Amravati by its order dtd. 07/11/2015, thereby the Layout Plot No. 4 admeasuring 7696.26 Sq.fts. (715 Sq.mtrs.) out of field survey no. 14/1 of Mouje Navsari Pragane Nandgaon Peth, 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 **M/s Soni, Maloo and Talda Developers, through its Partners.**

That thereafter **M/s J. K. Builders & Developers, Through its Proprietor Mr. Satish Jawaharlal Kanojiya** purchased the said Plot i.e. Layout Plot No. 4 admeasuring 7696.26 Sq.fts. (715 Sq.mtrs.) out of field survey no. 14/1 of Mouje Navsari Pragane Nandgaon Peth, Tq. & Dist. Amravati from **M/s Soni, Maloo and Talda Developers, through its Partners** Vide Regd. Sale Deed dtd. 05/11/2019 Sr. No. 4368-2019 Since then **M/s J. K. Builders & Developers, Through its Proprietor Mr. Satish Jawaharlal Kanojiya** became the owner and possessor of the said Plot. And since then to up till now he is the owner of the said plot.

That thereafter aforesaid owner of said Plot i.e. **M/s J. K. Builders & Developers, Through its Proprietor Mr. Satish Jawaharlal Kanojiya** has decided to develop his plot by constructing a residential building (Apartment Scheme) on it



That during the investigation and title verification upon the basis of above referred document in respect of the said above referred Plot i.e. Layout Plot No. 4 admeasuring 7696.26 Sq.ft. (715 Sq.mtrs.) out of field survey no. 14/1 of Mouje Navsari Pragane Nandgaon Peth, 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 **M/s J. K. Builders & Developers, Through its Proprietor Mr. Satish Jawaharlal Kanojiya.**

That the Title of **M/s J. K. Builders & Developers, Through its Proprietor Mr. Satish Jawaharlal Kanojiya** as a Owners and 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 unit in the building to be constructed on the said Plot i.e. Layout Plot No. 4 admeasuring 7696.26 Sq.ft. (715 Sq.mtrs.) out of field survey no. 14/1 of Mouje Navsari Pragane Nandgaon Peth, Tq. & Dist. Amravati to any intending purchaser and title therein is clear and marketable.

Hence this title verification report.

Date :- 06/07/2020

Place :- Amravati



[Signature]
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Adv. Atul P. Amale