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To,

**Maha RERA,
Nagpur, Tq. Dist. Nagpur**

LEGAL TITLE VERIFICATION REPORT

SUBJECT :- Title verification & Clearance Certificate in respect of Layout Plot situated at Mouje-Rahatgaon Pragane - Nandgaon peth, Tq. & Dist. Amravati, within the local limit of Municipal Corporation of Amravati and within the jurisdiction of Sub-Registrar, Amravati City, Layout Plot No. 39, Out of field survey no. 162/1-A and 163/2, total admeasuring 3000 sq.fts. (278.70 Sq.mtrs.) which was converted in to layout plot vide Revenue Case No.-N.A.P.-34/Rahatgaon-122/1983-84 order dtd. 25/05/1984 (**Hereinafter referred to as "Said Plot"**) .

I have investigated the title of the said plot on the request of **M/s Yash Builders through its Prop. Mr. Shyam Prabhakar Rao Kedare and Following documents.**

1) DESCRIPTION OF SAID PROPERTY

"All the piece and parcel of land situated at Mouje-Rahatgaon Pragane - Nandgaon peth, Tq. & Dist. Amravati, within the local limit of Municipal Corporation of Amravati and





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within the jurisdiction of Sub-Registrar, Amravati, Layout Plot No. 39, Out of field survey no. 162/1-A and 163/2, total admeasuring 3000 sq.fts. (278.70 Sq.mtrs.) which was converted in to layout plot vide Revenue Case No.-N.A.P.-34/Rahatgaon-122/1982-83 order dtd. 25/05/1984 which is bounded as under :

Towards East : Plot No. 40,
Towards West : Plot No. 38,
Towards North : Service Lane,
Towards South : Layout Road

2) DESCRIPTION OF THE DOCUMENT

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 17/08/1994 at Sr. No. 1562.
- ii) Xerox copy of Reg. sale deed dated 17/11/1997 at Sr. No. 3256.
- iii) Xerox copy of Reg. sale deed dated 09/06/2016 at Sr. No. 1378.
- iv) Original Reg. Agreement of Development and Building Construction dated 14/12/2020 at Sr. No. 2866.





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- v) Original Regd. Special Power of Attorney dated 14/12/2020 at Sr. No. 2875..
- vi) Conversation of Non-Agricultural Purpose (N.A.) order in Rev. Case No. N.A.P.-34/Rahatgaon-122/1982-83 order dtd. 25/05/1984.
- vii) Building Sanction Map and order dtd. 25/02/2022 vide order No. 735.
- 3) 7/12 extract or property card issued by Talathi Rahatgaon dtd. 04/04/2022 and Mutation entry no. 36694 dtd 12/102019.**
- 4) Search Report for 30 Years from year 1993 till year 2022.**

On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of **Mr. Narendrakumar Badrinarayan Khandelwal** as a **Owner** of the said plot is clear, marketable and without any encumbrance.

Owner of the Plot :-

- 1) Mr. Narendrakumar Badrinarayan Khandelwal** is the Owner and **M/s Yash Builders through its Prop. Mr. Shyam Prabhakar Rao Kedare** As a Possessors on the basis of **Agreement of Development of** Layout Plot No. 39, Out of field survey no. 162/1-A and 163/2, total admeasuring 3000





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sq.fts. (278.70 Sq.mtrs.) situated at Mouje-Rahatgaon Pragane
 - Nandgaon peth, Tq. & Dist. Amravati, within the local limit of
 Municipal Corporation of Amravati and within the jurisdiction of
 Sub-Registrar, Amravati.

2) Qualifying Comments/Remarks if any :-

The Land does not bear CTS/CSNo.. As it is a land converted for Non-agricultural use of residential purpose, which was previously agricultural land.

The report reflecting the flow of the title of **Mr. Narendrakumar Badrinarayan Khandelwal** is the Owner and **M/s Yash Builders through its Prop. Mr. Shyam Prabhakar Rao Kedare As a Possessors** of the said land is enclosed herewith as Annexure.

Encl. : Annexure

Date :- 05/04/2022

Place :- Amravati



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Adv. Atul P. Amale