



ATUL P. AMALE

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Regd. No. MAH/5395/1999

CERTIFICATE OF TITLE

The Flow of title history of the property, as per title deeds and revenue record and search conducted at the office of Sub-Registrar Amravati City on 05/04/2022 in respect of Layout Plot No. 39, Out of field survey no. 162/1-A and 163/2, total admeasuring 3000 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.

DOCUMENTS :

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.
- v) Original Regd. Special Power of Attorney dated 14/12/2020 at Sr. No. 2875.
- vi) Copies of 7/12 issued by Taluka Land Record Office, Amravati on 04/04/2022.





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vii) 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.

viii) Building Sanction Map and order dtd. 25/02/2022 vide order No. 735.

The Title history of Layout Plot No. 39, Out of field survey no. 162/1-A and 163/2, total admeasuring 3000 sq.fts. (278.70 Sq.mtrs.) situated at Mouje-Rahatgaon Pragane - Nandgaon peth, Tq. & Dist. Amravati for Last 30 Years.

1) That upon perusal of above said documents, it is observed that **Mr. Narendrakumar Badrinarayan Khandelwal** purchased the Layout Plot No. 39, Out of field survey no. 162/1-A and 163/2, total admeasuring 3000 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 from **Mrs. Shushma Arvind Verulkar** vide Regd. Sale Deed No. 1378 dtd. 09/06/2016 and accordingly the name of the owner is mutated in record of right.

2) That **Mrs. Shushma Arvind Verulkar** purchased the said plot from **M/s Sudha Trading Company through its Prop.**





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Laxmikant Jaikisanji Zanwar vide Regd. Sale Deed No. 3256
dtd. 17/11/1997.

3) That **M/s Sudha Trading Company through its Prop. Laxmikant Jaikisanji Zanwar** purchased the said plot from **Mr. Nalin @ Narayandas Arjundas Udasi and Mrs. Girija Mukutbihari Sharma** the original layout owner vide Regd. Sale Deed No. 1562 dtd. 17/08/1994.

4) That thereafter aforesaid owners of said Plot i.e. **Mr. Narendrakumar Badrinarayan Khandelwal** has decided to develop plot for their betterment, but he has not experience in development and construction and has no man power, therefore **Mr. Narendrakumar Badrinarayan Khandelwal** entered in to Agreement of Development and Building Construction with **M/s Yash Builders through its Prop. Mr. Shyam Prabhakar Rao Kedare** for the development of the said plot on dated 14/12/2020 at Sr. No. 2866 and also executed a Special Power of Attorney in favour of **M/s Yash Builders through its Prop. Mr. Shyam Prabhakar Rao Kedare** dated 14/12/2020 at Sr. No. 2875.

5) That thereafter **M/s Yash Builders through its Prop. Mr. Shyam Prabhakar Rao Kedare** decided to develop and construct





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Residential and Commercial Complex building on the said plot. 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. 39, Out of field survey no. 162/1-A and 163/2, total admeasuring 3000 sq.fts. (278.70 Sq.mtrs.) situated at Mouje-Rahatgaon Pragane - Nandgaon peth, Tq. & Dist. Amravati in the Office of Sub-Registrar, Amravati on 05/04/2022 through online search. 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 owners and possessor of the said property.

6) As such the title and ownership is vested with **Mr. Narendrakumar Badrinarayan Khandelwal** and As per the Agreement of Development and Building Construction and by Special Power of Attorney possession of the said property is vested with and possessed by **M/s Yash Builders through its Prop. Mr. Shyam Prabhakarrrao Kedare.**

As such it is certify that the Title of **Mr. Narendrakumar Badrinarayan Khandelwal** as a Owner and **M/s Yash Builders through its Prop. Mr. Shyam Prabhakarrrao Kedare** as Possessor is clear and marketable and there has no obstacle





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and there is no legal impediments for creation of any document or transaction under any applicable Law and Rules in force regarding transfer of Shops, office premises and Flats (Apartments) unit in the building to be constructed on the said Plot as per sanctioned Plan by A.M.C. Amravati to any intending purchaser and title therein is clear, marketable and free from encumbrance, charges and/or claims.

The Schedule of Property Above Referred

All the piece and parcel of the land bearing a Layout Plot No. 39, Out of field survey no. 162/1-A and 163/2, total admeasuring 3000 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 which is bounded as under :

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

Date :- 05/04/2022

Place :- Amravati



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Adv. Atul P. Amale