



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**

**M/s SKY POINT BULIDERS, Through its Partners
Mr. Abid Khan S/o Late Shabbir Khan, Shaikh Kashif S/o Shaikh
Roushan, Sanaullah Khan S/o Abdullah Khan and Ziyaullah Khan
S/o Samiullah Khan
A Nazul Plot No. 5/2, out of Nazul Sheet No. 13 Total admeasuring
2130.62 Sq.mtrs. (22934 Sq.fts.) out of which admeasuring 1692.55
Sq.mtrs. (18218.61 Sq.fts.) of Mouje- Gaonthan Amravati (Previous-
Camp, Amravati) Tq. & Dist. Amravati, within the local limit of
Municipal Corporation of Amravati and within the jurisdiction of
Sub-Registrar, Amravati**

CERTIFICATE OF TITLE



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

FORMAT - A

To,

Maha RERA

LEGAL TITLE REPORT

SUBJECT :- Title clearance certificate with respect of **Nazul Plot No. 5/2, out of Nazul Sheet No. 13 Total admeasuring 2130.62 Sq.mtrs. (22934 Sq.fts.) out of which admeasuring 1692.55 Sq.mtrs. (18218.61 Sq.fts.) of Mouje- Gaonthan Amravati (Previous-Camp, Amravati) Tq. & Dist. Amravati, within the local limit of Municipal Corporation of Amravati and within the jurisdiction of Sub-Registrar, Amravati, (Hereinafter referred as "said plot")**

Respected Sir,

That I have investigated the title of the said plot on the request of Developer/Owner **M/s SKY POINT BULIDERS, Through its Partners Mr. Abid Khan S/o Late Shabbir Khan, Shaikh Kashif S/o Shaik Roushan, Sanaullah Khan S/o Abdullah Khan and Ziyaullah Khan S/o Samiullah Khan** and following documents i.e. :-

1) Description of the property

"All the piece and parcel of land situated at of **Nazul Plot No. 5/2, out of Nazul Sheet No. 13 Total admeasuring 2130.62 Sq.mtrs. (22934 Sq.fts.) out of which admeasuring 1692.55 Sq.mtrs. (18218.61 Sq.fts.) of Mouje- Gaonthan Amravati (Previous-Camp, Amravati) 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	:	24 mtrs. wide Public Road,
Towards West	:	Property of Mohd. Akram Sayeed,
Towards North	:	Property of Mr. Mohd. Abdul Majeed,
Towards South	:	Property of Mr. Zueb Hassanjee,

2) The documents of allotment of plot :-

- i) Registered sale deed dated 24/08/2021 at Srl. No. 3237-2021.
 - ii) Regd. sale deed of T.D.R. dated 07/09/2021 at Srl. No. 3927-2021
 - iii) Zerox Copy of Will Deed of Khwaja Mahmood Ahmad S/o Khwaja Latif Ahmad dtd. 25 th. Feb. 2013
 - iv) Zerox Copy of Memorandum of Reading of Will Deed of Khwaja Mahmood Ahmad S/o Khwaja Latif Ahmad by Adv. R. H. Dotivalla dtd. 27 th. Feb. 2016
 - v) **Downloaded copy of property card from website mahabhumi.gov.in dated 06/07/2022 mutation entry No. 4676 dated 26/05/2022**
 - vi) Original building permission and commencement certificate vide Building Permit No. 23 dated 12/04/2023 and sanction map of proposed construction.
 - vii) Power of Attorney dtd. 02/08/2021 properly stamped by Jt. District Registrar Amravati vide order dtd. 12/08/2021.
- 3) Downloaded copy of property card from website mahabhumi.gov.in dated 06/07/2022 mutation entry No. 4676 dated 26/05/2022**
- 4) I have conducted a detailed search and investigation from 1994 to 2023 (i.e 30years) by paying necessary charges in the office of Sub-Registrar, Amravati City vide e-challan No. MH002223231202324E dated 18/05/2023 are enclosed with this report.**
- 5) On perusal of above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of Owners M/s SKY POINT BULIDERS, Through its Partners Mr. Abid Khan S/o Late Shabbir Khan,**



Shaikh Kashif S/o Shaik Roushan, Sanaullah Khan S/o Abdullah Khan and Ziyaullah Khan S/o Samiullah Khan is clear, marketable and without any financial encumbrances.

3) **Owner of the land :-**

- 1) **M/s SKY POINT BULIDERS, Through its Partners Mr. Abid Khan S/o Late Shabbir Khan, Shaikh Kashif S/o Shaik Roushan, Sanaullah Khan S/o Abdullah Khan and Ziyaullah Khan S/o Samiullah Khan jointly owns the Nazul Plot No. 5/2, out of Nazul Sheet No. 13 Total admeasuring 2130.62 Sq.mtrs. (22934 Sq.fts.) out of which admeasuring 1692.55 Sq.mtrs. (18218.61 Sq.fts.) of Mouje- Gaonthan Amravati (Previous-Camp, Amravati) Tq. & Dist. Amravati, within the local limit of Municipal Corporation of Amravati and within the jurisdiction of Sub-Registrar, Amravati**
- 2) **Mutation entry No. 4676 dated 26/05/2022**
recorded in the name of **M/s SKY POINT BULIDERS, Through its Partners Mr. Abid Khan S/o Late Shabbir Khan, Shaikh Kashif S/o Shaik Roushan, Sanaullah Khan S/o Abdullah Khan and Ziyaullah Khan S/o Samiullah Khan** as a joint owners of the said plot.
- 3) No other comments/remarks is there on the said plot.
- 4) The report reflecting the flow of the title of joint Owners **M/s SKY POINT BULIDERS, Through its Partners Mr. Abid Khan S/o Late Shabbir Khan, Shaikh Kashif S/o Shaik Roushan, Sanaullah Khan S/o Abdullah Khan and Ziyaullah Khan S/o Samiullah Khan** on the said Plot is enclose here with as annexure.

Encl. : Annexure

Date : 18/05/2023



[Signature]
Atul P. Amale,
Advocate

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) Property Card dtd.06/07/2022.
- 2) Mutation entry No. 4676 dated 26/05/2022
- 3) Search report for 30 years from 1994 to 2023 taken from Sub-Registrar office at Amravati.
- 4) Any other relevant title :-
 - a) That said plot was initially owned and possessed by Mr. Khwaja Mahmood Ahmad S/o Khwaja Latif Ahmad
 - b) That Mr. Khwaja Mahmood Ahmad S/o Khwaja Latif Ahmad executed a Will Deed on 25/02/2013 in respect of his all movable as well as immovable properties.
 - c) That in the said Will Deed Mr. Khwaja Mahmood Ahmad S/o Khwaja Latif Ahmad nominated and appointed Riyaz Hamid Ansari and Mohammad Akram Sayeed as a trustee executors of the said will and it is also clearly mentioned in the said will deed regarding distribution of sale proceeds.
 - d) That Mr. Riyaz Hamid Ansari executed a Power of Attorney dtd. 02/08/2021 which as properly stamped by Jt. District Registrar Amravati vide order dtd. 12/08/2021 in favour of Mohammad Akram Sayeed S/o Mahmmad Abdul Sayeed.
 - e) That thereafter **M/s SKY POINT BULIDERS, Through its Partners Mr. Abid Khan S/o Late Shabbir Khan, Shaikh Kashif S/o Shaik Roushan, Sanaullah Khan S/o Abdullah Khan and Ziyaullah Khan S/o Samiullah Khan jointly purchased the Nazul Plot No. 5/2, out of Nazul Sheet No. 13 Total admeasuring 2130.62 Sq.mtrs. (22934 Sq.fts.) out of which admeasuring 1692.55 Sq.mtrs. (18218.61 Sq.fts.) of Mouje- Gaonthan Amravati (Previous-Camp, Amravati) Tq. & Dist. Amravati, within the local limit of Municipal Corporation of Amravati and within the jurisdiction of Sub-Registrar, Amravati vide Reg. sale deed dated 24/08/2021 at Srl. No. 3237-2021 from Mohammad Akram Sayeed S/o Mahmmad Abdul Sayeed and Mr. Riyaz Hamid Ansari.**
 - f) That **M/s SKY POINT BULIDERS, Through its Partners Mr. Abid Khan S/o Late Shabbir Khan, Shaikh Kashif S/o Shaik Roushan, Sanaullah Khan S/o Abdullah Khan and Ziyaullah Khan**



S/o Samiullah Khan got sanctioned the building permission and commencement certificate and Building Permit No. 23 dated 12/04/2023 issue by Amravati Municipal Corporation Amravati and sanction map of proposed construction over said plot.

h) In view of the above said sequence of documents, **M/s SKY POINT BULIDERS, Through its Partners Mr. Abid Khan S/o Late Shabbir Khan, Shaikh Kashif S/o Shaik Roushan, Sanaullah Khan S/o Abdullah Khan and Ziyaullah Khan S/o Samiullah Khan** are the absolute joint owners of of **Nazul Plot No. 5/2, out of Nazul Sheet No. 13 Total admeasuring 2130.62 Sq.mtrs. (22934 Sq.fts.) out of which admeasuring 1692.55 Sq.mtrs. (18218.61 Sq.fts.) of Mouje-Gaonthan Amravati (Previous-Camp, Amravati) Tq. & Dist. Amravati, within the local limit of Municipal Corporation of Amravati and within the jurisdiction of Sub-Registrar, Amravati**

5) Litigation if any - It is observed that there is no litigation pending in respect of said land/plot.

Date : 18/05/2023




Atul P. Amale,
Advocate



CHALLAN
MTR Form Number-6



GRN MH002223231202324E						BARCODE [Barcode]								Date 18/05/2023-15:56:10							Form ID												
Department Inspector General Of Registration															Payer Details																		
Type of Payment Search Fee Other Items															TAX ID / TAN (If Any)																		
															PAN No.(If Applicable)																		
Office Name AMT1_HQR SUB REGISTRAR AMRAVATI 1															Full Name ADV ATUL AMALE																		
Location AMRAVATI																																	
Year 2023-2024 One Time															Flat/Block No.								AMRAVATI										
Account Head Details										Amount In Rs.					Premises/Building																		
0030072201 SEARCH FEE										750.00					Road/Street																		
															Area/Locality																		
															Town/City/District																		
															PIN												4	4	4	6	0	1	
															Remarks (If Any)																		
															MOUJE AMRAVATI GAONTHAN SHEET NO 13 NAZUL PLOT NO 5/2																		
															1994-2023																		
															Amount In				Seven Hundred Fifty Rupees Only														
Total										750.00					Words																		
Payment Details STATE BANK OF INDIA															FOR USE IN RECEIVING BANK																		
Cheque-DD Details															Bank CIN				Ref. No.				00040572023051873102						IK0CGEVEV6				
Cheque/DD No.															Bank Date				RBI Date				18/05/2023-15:24:56						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. : 0000000000

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 पॅमेन्ट" मध्ये नमुद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोदणी न करावयाच्या दस्तांसाठी लागू नाही.