



# 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](mailto:advatulamale75@gmail.com)  
Regd. No. MAH/5395/1999

To,

**WHOMSOEVER IT MAY BE CONCERN,**

## TITLE VERIFICATION REPORT

**SUBJECT :-** Title verification report in respect of Layout Plot No.1, Out of Field Survey No. 215/1-B, total admeasuring 72263.94 sq.fts. (6713.54 Sq.mtrs.) out of which Platable Area 6651 Sq.mtrs. of Mouje- Rahatgaon, Pargane-Nandgaon Peth, Tq. Dist.- Amravati, which is converted in to Layout vide Rev. Case No. N.A.P-34/Rahatgaon-146/2016-2017 order passed by Hon'ble Collector, Amravati on 20/07/2017 and Hon'ble Deputy Director of Town Planning A.M.C. Amravati given sanctioned by its order No. 78/2017 dtd. 18/07/2017 situated within the limit of Municipal Corporation of city of Amravati and within the jurisdiction of Sub-Registrar, Amravati City, owned by **Mrs. Smita Satish Deshmukh (Hereinafter referred to as "Said Owner")** and out of which Agreement of Development & Construction is relates to Commercial Complex Developed on



Layout Plot No.1, Out of Field Survey No. 215/1-B, total admeasuring 72263.94 sq.fts. (6713.54 Sq.mtrs.) out of which Platable Area 6651 Sq.mtrs. of Mouje- Rahatgaon, Pargane-Nandgaon Peth, Tq. Dist.- Amravati Out of which portioned plot admeasuring 3200 Sq.fts. (297.6 Sq.mtrs.) by consuming F.S.I 0.119% by total builtup area 791.36 Sq.mtrs. out of maximum utilization limit of F.S.I. 26604 Sq.mtrs. as per sanctioned Plan by A.M.C. Amravati by vide Agreement of Development and Building Construction with Special Power of Attorney **M/s Nitin Builders & Developers through its Prop. Mr. Nitin Vitthalrao Bhatkar (Hereinafter referred to as "Said Possessor")**

**Respected Sir,**

That the Possessor/Grantor **M/s Nitin Builders & Developers through its Prop. Mr. Nitin Vitthalrao Bhatkar**, 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**

1) "All the piece and parcel of land situated at Layout Plot No.1, Out of Field Survey No. 215/1-B, total admeasuring 72263.94 sq.fts. (6713.54 Sq.mtrs.) out of which Platable Area 6651 Sq.mtrs. of Mouje- Rahatgaon, Pargane-Nandgaon Peth, Tq. Dist.- Amravati, which is converted in to Layout vide Rev. Case No. N.A.P-34/Rahatgaon-146/2016-2017 order passed by



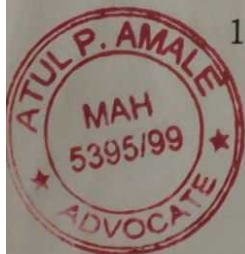
Hon'ble Collector, Amravati on 20/07/2017 and Hon'ble Deputy Director of Town Planning A.M.C. Amravati given sanctioned by its order No. 78/2017 dtd. 18/07/2017 situated within the limit of Municipal Corporation of city of Amravati and within the jurisdiction of Sub-Registrar, Amravati City, which is bounded as under :

Towards East : 18 mtrs. wide Layout Road,  
 Towards West : Field Survey No. 215,  
 Towards North : Field Survey No. 215,  
 Towards South : Field Survey No. 194

**M/s Nitin Builders & Developers through its Prop. Mr. Nitin Vitthalrao Bhatkar** to be constructed commercial building out of which Agreement of Development & Construction is relates to Commercial Complex Developed on Layout Plot No.1, Out of Field Survey No. 215/1-B, total admeasuring 72263.94 sq.fts. (6713.54 Sq.mtrs.) out of which Platable Area 6651 Sq.mtrs. of Mouje- Rahatgaon, Pargane-Nandgaon Peth, Tq. Dist.- Amravati Out of which portioned plot admeasuring 3200 Sq.fts. (297.6 Sq.mtrs.) by consuming F.S.I 0.119% by total builtup area 791.36 Sq.mtrs. out of maximum utilization limit of F.S.I. 26604 Sq.mtrs. as per sanctioned Plan by A.M.C. Amravati.

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

- 2) 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 03/04/2008 at Sr. No. 1271.



- ii) Original Reg. Agreement of Development and Building Construction with Special Power of Attorney dated 10/06/2021 at Sr. No. 3256
- iii) Copies of Property Record issued by Taluka Land Record Office, Amravati.
- iv) Conversation of Non-Agricultural Purpose (N.A.) order in Rev. Case No. N.A.P-34/Rahatgaon-146/2016-2017 order passed by Hon'ble Collector, Amravati on 20/07/2017 and Hon'ble Deputy Director of Town Planning A.M.C. Amravati given sanctioned by its order No. 78/2017 dtd. 18/07/2017.
- v) Building Sanction Map and order dtd. 01/02/2021.

3) That upon perusal of above said documents, it is observed that **Mrs. Smita Satishrao Deshmukh** purchased the Agricultural land admeasuring 0 Hector 81 R out of field survey no. 215/1-B of Mouje- Rahatgaon, Pargane-Nandgaon Peth, Tq. Dist.- Amravati by Sale Deed registered at Sr. No. 1271/2008 dtd. 03/04/2008. That thereafter Mrs.Smita Satishrao Deshmukh applied for conversation for Residential use of the said land vide Rev. Case No. N.A.P-34/Rahatgaon-146/2016-2017 on the file Hon'ble Collector, Amravati in which order was on 20/07/2017 and Hon'ble Deputy Director of Town Planning A.M.C. Amravati given sanctioned by its order No. 78/2017 dtd. 18/07/2017, thereby area admeasuring 6713.54 Sq.mtrs. was allotted under Residential Plot No.1, area under open space was allotted admeasuring 810 Sq.mtrs and area under D.P. Road was allotted admeasuring 576.16 Sq.mtrs. accordingly the name of the owner is mutated in record of right.



That thereafter aforesaid owners of said Plots i.e. **Mrs. Smita Satishrao Deshmukh** has decided to develop plot for her betterment, but She have not experience in development and construction and has no man power, therefore **Mrs. Smita Satishrao Deshmukh** entered in to Agreement of Development and Building Construction with Special Power of Attorney with **M/s Nitin Builders & Developers through its Prop. Mr. Nitin Vitthalrao Bhatkar** for the development of the said plot on dated 10/06/2021 registered at Sr. No. 3256.

That thereafter **M/s Nitin Builders & Developers through its Prop. Mr. Nitin Vitthalrao Bhatkar** decided to develop and construct commercial Complex building on the said portioned 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.1, Out of Field Survey No. 215/1-B, total admeasuring 72263.94 sq.fts. (6713.54 Sq.mtrs.) out of which Platable Area 6651 Sq.mtrs. of Mouje- Rahatgaon, Pargane-Nandgaon Peth, Tq. Dist.- Amravati, which is converted in to Layout vide Rev. Case No. N.A.P-34/Rahatgaon-146/2016-2017 order passed by Hon'ble Collector, Amravati on 20/07/2017 and Hon'ble Deputy Director of Town Planning A.M.C. Amravati given sanctioned by its order No. 78/2017 dtd. 18/07/2017 situated within the limit of Municipal Corporation of city of Amravati and within the jurisdiction of Sub-Registrar, Amravati City. 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 **Mrs. Smita Satishrao Deshmukh** and As per the Agreement of Development and Building Construction with Special Power of Attorney possession of the said property is vested with **M/s Nitin Builders & Developers through its Prop. Mr. Nitin Vitthalrao Bhatkar**.

That the Title of **Mrs. Smita Satishrao Deshmukh** as a Owner and **M/s Nitin Builders & Developers through its Prop. Mr. Nitin Vitthalrao Bhatkar** as 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 Shops and office premises unit in the building to be constructed on the said Plots i.e. Layout Plot No.1, Out of Field Survey No. 215/1-B, total admeasuring 72263.94 sq.fts. (6713.54 Sq.mtrs.) out of which Platable Area 6651 Sq.mtrs. of Mouje- Rahatgaon, Pargane-Nandgaon Peth, Tq. Dist.- Amravati, which is converted in to Layout vide Rev. Case No. N.A.P-34/Rahatgaon-146/2016-2017 order passed by Hon'ble Collector, Amravati on 20/07/2017 and Hon'ble Deputy Director of Town Planning A.M.C. Amravati given sanctioned by its order No. 78/2017 dtd. 18/07/2017 situated within the limit of Municipal Corporation of city of Amravati and within the jurisdiction of Sub-Registrar, Amravati City. Out of



which out of which Agreement of Development & Construction is relates to Commercial Complex Developed on Layout Plot No.1, Out of Field Survey No. 215/1-B, total admeasuring 72263.94 sq.fts. (6713.54 Sq.mtrs.) out of which Platable Area 6651 Sq.mtrs. of Mouje- Rahatgaon, Pargane-Nandgaon Peth, Tq. Dist.- Amravati Out of which portioned plot admeasuring 3200 Sq.fts. (297.6 Sq.mtrs.) by consuming F.S.I 0.119% by total builtup area 791.36 Sq.mtrs. out of maximum utilization limit of F.S.I. 26604 Sq.mtrs. as per sanctioned Plan by A.M.C. Amravati to any intending purchaser and title therein is clear and marketable.

Hence this title verification report.

Date :- 30/06/2021

Place :- Amravati



  
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**Adv. Atul P. Amale**