

Dated - 12th October, 2022

FORMAT - A

To,

MahaRERA

Housefin Bhavan,

Plot No. C-21, E-Block,

Bandra Kurla Complex, Bandra (E),

Mumbai - 410051

LEGAL TITLE REPORT

Subject : Title clearance certificate with respect to Layout Plot No. 139, out of CTS/C.S./F.S. No. 15/1 (bearing Computerised Property No. 15/1/139), situated at Mouje - Tarkheda, Taluka and District Amravati (hereinafter referred as the "said plot").

(1) I have investigated the title of the said plot on the request of owner **Skyline Builders and Developers** through Partners (i) **Sanaullah Khan Abdullaha Khan**, (ii) **Abid Khan Shabbir Khan**, (iii) **Shaikh Kashif Shaikh Raushan**, (iv) **Quazi Zainulabaddin Quazi Arifoddin**, and following documents.

1) Description of said Plot.

(i) "Situate at **Mouje - Tarkheda**, Pragane - Badnera, Tq. & Dist Amravati, within the limits of Municipal Corporation of city of Amravati and within the Jurisdiction of Sub-Registrar, Amravati, bearing **Field Survey No. 15/1**, admeasuring 25 Acre, which is converted into layout as per order passed by Hon'ble Sub-Divisional Officer, Amravati in Rev Case No. 16/II/1967-68 of Tarkheda, dated 18.02.1972, out of this **Layout Plot No. 139** [Computerised Property No. 15/1/139], total **admeasuring 890.73 sq. mtrs. (9585 sq. ft.)** of land, which is bounded as under :-

Towards East : Walgaon Road,
Towards West : Service Line,
Towards North : Layout Road,
Towards South : Layout Plot No. 140..."



(2)

2) The following documents of allotment of said plot have been verified :-

i) Sale Deed dated 21.05.1982, registered at Sr. No. 2680, with the office of the Sub Registrar, Amravati City, executed by Sy. Mahammad Sy. Malu, r/o. Amravati, in favour of Khairunnisa Salam, r/o. Ashti, Dist. Wardha, in respect of Layout Plot No. 139 (part), admeasuring 353.031 sq.mtrs. (3800 sq.ft.).

ii) Sale Deed dated 16.12.2017, registered at Sr. No. 5185, with the office of the Sub Registrar, Amravati City-2, executed by (a) Shakil Ahmad Abdul Salam, (b) Vakil Ahmad Abdul Salam, & (c) Shafi Ahmad Abdul Salam, all r/o. Ashti, Dist. Wardha, in favour of (a) Abdul Wahid Sheikh Nazir, (b) Abdul Juned Abdul Jahir, (c) Mohammad Tarik Abdul Wahab & (d) Sayyed Mohib Sayyed Niyaz Ali, all r/o. Amravati, in respect of Layout Plot No. 139 (part), admeasuring 299.72 sq.mtrs. (3225 sq.ft.)

iii) Sale Deed dated 02.07.2018, registered at Sr. No. 2578, with the office of the Sub Registrar, Amravati City-2, executed by (a) Shakil Ahmad Abdul Salam, (b) Vakil Ahmad Abdul Salam, & (c) Shafi Ahmad Abdul Salam, all r/o. Ashti, Dist. Wardha, in favour of (a) Abdul Jahir Sheikh Nazir, (b) Sayyed Mohib Sayyed Niyaz Ali, (c) Mohammad Rahim Abdul Wahab & (d) Mohammad Tarik Abdul Wahab, in respect of Layout Plot No. 139 (part), admeasuring 591 sq.mtrs. (6360 sq.ft.)



iv) Sale Deed dated 09.03.2022, registered at Sr. No. 929, with the office of the Sub Registrar, Amravati City-2, executed by (a) Sayyed Mohib Sayyed Niyaz Ali, (b) Mohammad Rahim Abdul Wahab, (c) Mohammad Tarik Abdul Wahab, (d) Abdul Jahir Sheikh Nazir, (e) Abdul Juned Abdul Jahir & (f) Abdul Wahid Sheikh Nazir, all r/o. Amravati, in favour of Skyline Builders and Developers through Partners (i) Sanaullah Khan Abdullaha Khan, (ii) Abid Khan Shabbir Khan, (iii) Shaikh Kashif Shaikh Raushan, (iv) Quazi

(3)

Zainulabaddin Quazi Arifoddin, in respect of entire Layout Plot No. 139, admeasuring 890.73 sq.mtrs.

v) Deed of Declaration, dated 15.09.2022, registered at Sr. No. 3643, with the office of the Sub Registrar, Amravati City-1, executed by Skyline Builders and Developers through Partners (i) Sanaullah Khan Abdullah Khan, (ii) Abid Khan Shabbir Khan, (iii) Shaikh Kashif Shaikh Raushan, (iv) Quazi Zainulabaddin Quazi Arifoddin, in respect of building 'Galaxy Tower', constructed over Layout Plot No. 139.

vi) 7/12 Extract issued by Talathi Mouje - Tarkheda, Amravati, dated 19.05.2022, bearing mutation entry no. 26268, dated 19.05.2022, in the name of Skyline Builders and Developers through Partners (i) Sanaullah Khan Abdullah Khan, (ii) Abid Khan Shabbir Khan, (iii) Shaikh Kashif Shaikh Raushan, (iv) Quazi Zainulabaddin Quazi Arifoddin.

vii) Map sanctioned by Amravati Municipal Corporation, vide Building Permit No. 75, dated 25.07.2022.

viii) Search report for 30 years from 1993 till 2022.

(2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Owner / Promoter **Skyline Builders and Developers through Partners (i) Sanaullah Khan Abdullah Khan, (ii) Abid Khan Shabbir Khan, (iii) Shaikh Kashif Shaikh Raushan, (iv) Quazi Zainulabaddin Quazi Arifoddin**, is clear, marketable and without any encumbrances.



Owner of the land :

- 1) **Skyline Builders and Developers through Partners (i) Sanaullah Khan Abdullah Khan, (ii) Abid Khan Shabbir Khan, (iii) Shaikh Kashif Shaikh Raushan, (iv) Quazi Zainulabaddin Quazi Arifoddin**, jointly owns Layout

(4)

Plot No. 139, out of CTS/C.S./F.S. No. 15/1 (bearing Computerised Property No. 15/1/139)

2) No other comments/remarks is there on the said plot.

(3) The report reflecting the flow of the title of **Skyline Builders and Developers through Partners (i) Sanaullah Khan Abdullaha Khan, (ii) Abid Khan Shabbir Khan, (iii) Shaikh Kashif Shaikh Raushan, (iv) Quazi Zainulabaddin Quazi Arifoddin** (owner / promoter) on the said land is enclosed herewith as annexure.

Encl. : Annexure

Date : 12.10.2022



A handwritten signature in purple ink, appearing to read "V. G. Lakhota".

V. G. Lakhota,
Advocate.

Dated - 12th October, 2022

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7 /12 extract as on date of application for registration.
- 2) Mutation Entry No. 26268, dated 19.05.2022.
- 3) Search report for 30 years from 1993 to 2022, Taken from Sub-Registrar office at Amravati, by paying requisite Fees of Rs. 750/-, vide Receipt No. 7471, dated 20.09.2022.
- 4) Other relevant title :
 - a) From perusal of all the title documents, it is observed that the Field Survey No. 15/1, admeasuring 25 Acre, was converted into layout purposes, vide order passed by Hon'ble Sub-Divisional Officer, Amravati in Rev Case No. 16/II/1967-68 of Tarkheda, dated 18.02.1972.
 - b) That from out of this entire layout, the Layout Plot No. 139 (part), admeasuring 353.031 sq.mtrs. (3800 sq.ft.), was initially owned by Khairunnisa Salam, r/o. Ashti, Dist. Wardha, having purchased the same vide Sale Deed dated 21.05.1982, registered at Sr. No. 2680, with the office of the Sub Registrar, Amravati City.
 - c) Likewise, from out of this entire layout, the Layout Plot No. 139 (part), admeasuring 591 sq.mtrs. (6360 sq.ft.), was initially seems to be owned by Abdul Salam Abdul Kadar, r/o. Ashti, Dist. Wardha.
 - d) That Khairunnisa Salam, r/o. Ashti, Dist. Wardha, expired on 31.01.2014, who prior to her death, executed Will Deed on dated 19.11.2011, whereby bequeath her share in said property i.e. Layout Plot No. 139 (part), admeasuring 353.031 sq.mtrs. (3800



sq.ft.) to her sons i.e. (a) Shakil Ahmad Abdul Salam, (b) Wakil Ahmad Abdul Salam, & (c) Shafi Ahmad Abdul Salam, all r/o. Ashti, Dist. Wardha.

e) Likewise, Abdul Salam Abdul Kadar, r/o. Ashti, Dist. Wardha, expired on 23.07.2012, who prior to his death, executed Will Deed on dated 02.09.2011, whereby bequeath his share in said property i.e. Layout Plot No. 139 (part), admeasuring 591 sq.mtrs. (6360 sq.ft.) to her sons i.e. (a) Shakil Ahmad Abdul Salam, (b) Wakil Ahmad Abdul Salam, & (c) Shafi Ahmad Abdul Salam, all r/o. Ashti, Dist. Wardha

f) That (a) Shakil Ahmad Abdul Salam, (b) Wakil Ahmad Abdul Salam, & (c) Shafi Ahmad Abdul Salam, all r/o. Ashti, Dist. Wardha, sold the Layout Plot No. 139 (part), admeasuring 299.72 sq.mtrs. (3225 sq.ft.), vide Sale Deed dated 16.12.2017, registered at Sr. No. 5185, with the office of the Sub Registrar, Amravati City-2, to (a) Abdul Wahid Sheikh Nazir, (b) Abdul Juned Abdul Jahir, (c) Mohammad Tarik Abdul Wahab & (d) Sayyed Mohib Sayyed Niyaz Ali, all r/o. Amravati.

g) Likewise, (a) Shakil Ahmad Abdul Salam, (b) Wakil Ahmad Abdul Salam, & (c) Shafi Ahmad Abdul Salam, all r/o. Ashti, Dist. Wardha, sold the Layout Plot No. 139 (part), admeasuring 591 sq.mtrs. (6360 sq.ft.), vide Sale Deed dated 02.07.2018, registered at Sr. No. 2578, with the office of the Sub Registrar, Amravati City-2, to (a) Abdul Jahir Sheikh Nazir, (b) Sayyed Mohib Sayyed Niyaz Ali, (c) Mohammad Rahim Abdul Wahab & (d) Mohammad Tarik Abdul Wahab.



h) That (a) Sayyed Mohib Sayyed Niyaz Ali, (b) Mohammad Rahim Abdul Wahab, (c) Mohammad Tarik Abdul Wahab, (d) Abdul Jahir Sheikh Nazir, (e) Abdul Juned Abdul Jahir & (f) Abdul Wahid Sheikh Nazir, all r/o. Amravati, jointly sold the entire Layout Plot No. 139, admeasuring 890.73 sq.mtrs., vide Sale Deed dated 09.03.2022, registered at Sr. No. 929, with the office of the Sub Registrar, Amravati City-2, to Skyline Builders and Developers through Partners (i) Sanaullah Khan Abdullaha Khan, (ii) Abid Khan

(3)

Shabbir Khan, (iii) Shaikh Kashif Shaikh Raushan, (iv) Quazi Zainulabaddin Quazi Arifoddin.

i) In view of the above said sequence of documents, Skyline Builders and Developers through Partners (i) Sanaullah Khan Abdullah Khan, (ii) Abid Khan Shabbir Khan, (iii) Shaikh Kashif Shaikh Raushan, (iv) Quazi Zainulabaddin Quazi Arifoddin, became the sole & absolute owner of the entire Layout Plot No. 139 (bearing Computerised Property No. 15/1/139), which can be confirmed by the 7/12 extract, issued by Talathi Mouje - Tarkheda, Amravati, on dated 19.05.2022, bearing mutation entry no. 26268, dated 19.05.2022.

j) That said owner namely Skyline Builders and Developers through Partners (i) Sanaullah Khan Abdullah Khan, (ii) Abid Khan Shabbir Khan, (iii) Shaikh Kashif Shaikh Raushan, (iv) Quazi Zainulabaddin Quazi Arifoddin, intended to construct the building over the said plot, and for which got sanctioned the building map from Amravati Municipal Corporation, vide Building Permit No. 75, dated 25.07.2022.

k) That said owner namely Skyline Builders and Developers through Partners (i) Sanaullah Khan Abdullah Khan, (ii) Abid Khan Shabbir Khan, (iii) Shaikh Kashif Shaikh Raushan, (iv) Quazi Zainulabaddin Quazi Arifoddin, has executed Deed of Declaration, on dated 15.09.2022, regd. at Sr. No. 3643, with the office of the Sub Registrar, Amravati City-1, in respect of building 'Galaxy Tower', constructed over Layout Plot No. 139.

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

Date : 12.10.2022



V. G. Lakhota

V. G. Lakhota,
Advocate