"Shri Datta Prabhu"

Nilesh Mahadeo Choudhari
Advocate
B.A., LL.M

C/o. 'Mahadeo' Niwas,
Ravinagar, Ward No. 02 Wani,
Tq. Po. Wani, Dist. Yavatmal.

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Trace of Title/ History of Passing of title. Details of antecedent title deeds:-

Description of Property

Sheet no. 18-A, Plot no. 39 (Part), area 375.46 sq.mt.
At mouza Wani, Gaon no. 337,
Tq. Wani, Dist. Yavatmal.

Boundaries of Property

To East : Yash Lawn,
To West : Part of Plot no. 39,
To North : 6 mt. Road,
To South : Blue Diamond Bar.

Owner of Property

Amer Developers and Builders
through **Shri. Jamir Khan Mehbub Khan**
R/o. Wani, Tq. Wani, Dist. Yavatmal

1] The land comprised in **Plot no. 39 (Part), area 375.46 sq.mt.** was part of **Plot no. 39, total area 631.97 sq. mt.** in **Sheet no. 18-A of mouza Wani, Gaon no. 337, Tq. Wani, Dist. Yavatmal** and originally it was owned by **Sau. Priya Abhinav Bhaskarwar.**

2] Originally **Plot no. 39, area 1588.40 sq. mt.** in **Sheet no. 18-A of mouza Wani, Gaon no. 337, Tq. Wani, Dist. Yavatmal** was owned by **Shri. Shivrai Krushnnaya Gangshettiwar** and **Sau. Shashikala Shivrai Gangshettiwar.**

Said **Shri. Shivrai Krushnnaya Gangshettiwar** purchased said **Plot no. 39, area 1588.4 sq. mt.** in **Sheet no. 18-A of mouza Wani, Gaon no. 337, Tq. Wani, Dist. Yavatmal** from **Shri. Baba Gangadhar Komati** on dated 16/12/1924 on consideration of Rs. 10,000/-. And from **Shri. Laxman Ramchandra Dhume** on dated 29/09/1931 on Consideration of Rs. 2665/.

Then after said **Sau. Shashikala Shivrai Gangshettiwar** purchased **2000 sq. ft. land in Plot no. 39** in **Sheet no. 18-A of mouza Wani, Gaon no. 337, Tq. Wani, Dist. Yavatmal** from **Shri. Shivrai Krushnnaya Gangshettiwar** on dated 13/03/1975.

3] Said **Shri. Shivrai Krushnnaya Gangshettiwar** died on 19/07/1989 and said **Sau. Shashikala Shivrai Gangshettiwar** died on 31/07/1987. And after their sad demise their legal hairs named **Shri. Arunkumar Shivrai Gangshettiwar, Sau. Pushpa Ashokrao Bongirwar** and **Sau. Anupama Arunrao Bhaskarwar** became an owner of above mentioned property. But said **Sau. Pushpa Ashokrao Bongirwar** and **Sau. Anupama Arunrao Bhaskarwar** relinquishes their share in favor of **Shri. Arunkumar Shivray....**

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.....**Gangshettiwar** about above mentioned property on dated 21/08/1989 and 28/11/1989. Thus said **Shri. Arunkumar Shivrai Gangshettiwar** was absolute owner of **Plot no. 39, area 1588.40 sq.mt.** in **Sheet no. 18-A of mouza Wani, Gaon no. 337, Tq. Wani, Dist. Yavatmal.**

4] Then after sad demise of said **Shri. Arunkumar Shivrai Gangshettiwar** his legal hairs i.e. 4 daughter named **Sau. Rani Jeevanrao Poshettiwar, Sau. Sonali Shyam Pampattiwar, Sau. Priaya Abhinav Bhaskarwar** and **Sau. Pallavi Rahul Upganlawar** became an owner of said **Plot no. 39, area 1588.40 sq. mt.** in **Sheet no. 18-A of mouza Wani, Gaon no. 337, Tq. Wani, Dist. Yavatmal.**

But in said owner one **Sau. Pallavi Rahul Upganlawar** filed partition suit against remaining owner about above mention property before Civil Judge Senior Division Kelapur vide Special Civil Suit no. 30/2008 on dated 08/09/2008. During Pendency of the suit the parties have conducted family meting and decided to compromise the suit by accepting ¼ th share each in each property left by their father **Shri. Arunkumar Shivray Gangshettiwar.** And as per that compromise **Hon'ble Civil Judge Senior Division Kelapur** passed compromise judgment and decree on dated 12/04/2010.

In said partition before Civil Court said **Sau. Priaya Abhinav Bhaskarwar** got

:- **residential area in Sheet no. 18-A (i.e. 278.81 sq.mt)** bounded as **East-** Part of Bikaner & Sonali, **West -** Open land & Wani Warora Road, **North-** Common Road of our Property, **South -**Anna Pampattiwar & Dhume and

:- **6231.81 sq.mt. land in Sheet no. 18-A of mouza Wani, Gaon no. 337, Tq. Wani, Dist. Yavatmal** bounded as **East-** Part of Pallavi, **West** – S.D.O. Quarter, **North-** Common Road, **South** –Nagar Parishad Road.

Then after concerned **T.I.L.R. Office** taking mutation entry no. **11439**, dated 22/11/2010 in revenue record on the name of **Sau. Priaya Abhinav Bhaskarwar** about **residential area in Sheet no. 18-A (i.e. 278.81 sq.mt)** bounded as **East-** Part of Bikaner & Sonali, **West -** Open land & Wani Warora Road, **North-** Common Road of our Property, **South -**Anna Pampattiwar & Dhume and **6231.81 sq.mt. land in Sheet no. 18-A of mouza Wani, Gaon no. 337, Tq. Wani, Dist. Yavatmal** bounded as **East-** Part of Pallavi, **West** – S.D.O. Quarter, **North-** Common Road, **South** –Nagar Parishad Road and Revenue Inspector registered it. Thus **Sau. Priaya Abhinav Bhaskarwar** is absolute owner of above mentioned Property.

5] Then after said **Sau. Priaya Abhinav Bhaskarwar** proposed to construct a flat scheme upon said **Plot no. 39, area 631.97 sq.mt. (6800 sq. ft.) in Sheet no. 18-A of mouza Wani, Gaon no. 337, Tq. Wani, Dist. Yavatmal** under the name and impression of **'Yash Enclaves'** and after preparing a plan of building map she filed application for construction before Nagar Parishad Wani and Nagar Parishad Wani gave permission to said flat scheme by issuing certificate on dated 20/12/2013.

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6] Then after again said **Sau. Priaya Abhinav Bhaskarwar** proposed to construct a flat scheme upon said **Plot no. 39, area 375.46 sq.mt. (4040.00 sq. ft.) in Sheet no. 18-A of mouza Wani, Gaon no. 337, Tq. Wani, Dist. Yavatmal** and after preparing a plan of building map she filed application for construction before Nagar Parishad Wani and Nagar Parishad Wani gave permission to said flat scheme by issuing certificate on dated 29/09/2017.

In between said **Sau. Priaya Abhinav Bhaskarwar** sold **375.46 sq.mt. (4040.00 sq. ft.) land in Plot no. 39 in Sheet no. 18-A of mouza Wani, Gaon no. 337, Tq. Wani, Dist. Yavatmal** with **Permission of building Plan** to **Shri. Amer Developers and Builders** through **Shri. Jamir Khan Mehbub Khan,** vide Regd. Sale deed no. 2461/2017 on dated 06/10/2017 on consideration of Rs. 50,00,000/-. Then after concerned **T.I.L.R. Office** taking **mutation entry no. 17175/2017** on dated 07/11/2017 and the name of **Amer Developers and Builders** through **Shri. Jamir Khan Mehbub Khan** was inserted in Revenue Record as an owner of **Plot no. 39, area 375.46 sq.mt. (4040.00 sq. ft.) in Sheet no. 18-A of mouza Wani, Gaon no. 337, Tq. Wani, Dist. Yavatmal.**

Hence said **Shri. Jamir Khan Mehbub Khan** is absolute owner of **Plot no. 39, area 375.46 sq.mt. (4040.00 sq. ft.) in Sheet no. 18-A of mouza Wani, Gaon no. 337, Tq. Wani, Dist. Yavatmal.**

The link in the chain of title has been properly established. All the transaction has been duly verified from the relevant record of register of documents, Revenue Department.

Description of Documents scrutinized

No.	Document	Date
1)	Court Judgment,	Dt. 12/04/2010,
2)	Decree	Dt. 12/04/2010,
3)	Akhiv-patrika	Dt. 05/12/2017,
4)	Sanction Building map,	Dt. 29/09/2017,
5)	Mutation Entry,	Dt. 22/11/2010,
6)	Hakk -Nodani,	Dt. 16/10/2003,
7)	Hakk -Nodani,	Dt. 16/10/2003,
8)	Construction Permission,	Dt. 20/12/2013,
9)	Sale-deed,	Dt. 06/10/2017,
10)	Mutation Entry no. 17175/2017	Dt. 05/12/2017.

Adv. Nilesh Mahadeo Choudhari
Wani

Date : -26/12/2017.
Place : -Wani.

Advocate NILESH MAHADEO CHAUDHARI B. A. LL.M R.No.MAH1240/2004 Es. Date. 30.7.2004 Ravi Nagar WANI Tq. Wani Dist. Yavatmal Mob. 9823277004

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