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Date .....

To,

Whomsoever It May Concern,

TITLE VERIFICATION REPORT

SUBJECT : Title verification report in respect of Layout **Plot Nos. 4-B & 5-A** out of F.S.No.4/1-A at Mouje-Shegaon owned and possessed by **M/s. Shardul Associates,** a partnership firm thr. Managing Director Shrikant Ramkrihna Dharmale, R/o. Arjun Nagar, Amravati *(* Hereinafter referred to as 'said owner')

Dear Sir,

That the Owner/Promoter **M/s. Shardul Associates** through Mr. Shrikant R. Dharmale approached with relevant documents of title and requested to give report regarding Title verification in respect of the property described herein below,

DESCRIPTION OF SAID PROPERTY

"All that piece and parcel of land i.e. layout converted Plot **No.4-B & Plot No.5-A** admeasuring total area of 400sq.mtr.(4304sq.ft.) out of which each plot admeasuring of 200sq.mtr. and those par part of layout come into existence as per order dtd.19.05.2001 passed in Rev. Case No.N.A.P.-34/ Shegaon-148/2000-01 of land from F.S.No.4/1-A, Mouje-Shegaon Pragane-Nandgaon Peth situated at Baraskar Layout, nr Kewal colony within limits of M.C. Amravati and jurisdiction of Joint Sub Registrar, Amravati City and

i) Plot No.4-B is bounded as:-

Towards East	:	7.5Mtr. Wide Road
Towards West	:	Plot No.11-B
Towards North	:	Plot no.4-A
Towards South	:	Plot No.5-A

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Advocate

ii) Plot No.5-A is bounded as:-

Towards East	:	Road in Layout
Towards West	:	Plot No.10-A

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Towards North : Plot no.4-B
Towards South : Plot No.5-B
(it is hereinafter referred to as "Said Plot / Property.")

2. That I perused following documents for tracing title of said property :-

i) Copy of common Sale deed for plot no.4-B & 5-A in favor of present owner firm

ii) Copy of Village Form VI-II for Plot Nos.4-B & 5-A issued by Talathi

iii) Copy of layout map passed in Rev. Case NAP-34/Shegaon-148/2000-01.

iii) Copy of building permit No.0209 dtd.29.04.16 from A.D.T.P.M.C.Amt

3. That upon perusal of above said documents, it is observed that the agricultural land area of 2Acre from F.S.No.4/1-A Occ..-Class-I, mouje-Shegaon owned by Baraskar family r/o. Amravati including Bhagwant Marotrao, Smt. Shanta Bhagwannt & Vijay Bhagwant all r/o. Amravati. They decided to get converted it into N.A. use. Accordingly upon their proposal bearing Rev. Case no.N.A.P.-34/Shegaon-83/2000-01, the then Collector Amravati upon receipt of approval cum no objection letter dtd.10.01.2001 to the proposed residential layout from concerned A.D.T.P.M.C.Amravati had passed order on dtd.19.05.2001. As such, the layout namely Baraskar Nagar containing Plot Nos.4-B & 5-A admeasuring area of 200sq.mtr. each with others come into existence. Hence initial title, owner ship and possession over entire plot recorded in favor of land owners. Then out of these two plots, the plot no.4-B purchased by Rajesh Ghulaxe, Shivhari Ghulaxe both R/o. Amravati & Onkar Sonare r/o. Karajgaon Tq. Warud from land owners as per regd. sale deed dtd.26.07.2001 who then sold it to Prafull Shriram Patil r/o.Amravati vide sale deed dtd.24.11.2008 regd at sr.no.1683.

Whereas Plot no.5-A owned by Prafull Kathor & Nilesh Dhande both r/o. Amravati from whom it was purchased by Panjabrao Gurjar r/o. Amravati as per sale deed regd at sr.no.11.05.2010 at sr.no.1668. Then it further transferred in favor of Sau. Kalpana Prafull Patil r/o. Amravati in view of sale deed dtd.03.12.2011 regd at sr.no.5955.

4. So far as fact related to title of owner/promoter M/s. Shardul Associates over all these two plots i.e. Plot no.4-B & 5-A is concerned, I come to know that the Grantor firm become the full and absolute owner of them as per common sale deed regd at sr.no.1557 dtd.05.05.

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Advocate

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2015 from its owner Shri. Prafull Shriramji Patil & Sau. Kalpana Prafulla Patil of Plot No.4-B & 5-A respectively

In view of availability of total area of 400sq.mtr. land, the owner/ promoter decided to develop and construct Apartment scheme. Thereafter vide building permit No.0209 dtd.29.04.2016 from A.D.T.P.M.C.Amt, the Promoter has commenced construction of multistoried building known as 'SHREE APARTMENTS' on said plots.

5. The said five floor residential building **'SHREE APARTMENTS'** containing of total 11 flats/family units.

That during said investigation for title verification in respect of said plots alongwith building thereupon, it is firmly submitted that the said plots neither containing of any encumbrance of charge, loan nor containing of any transaction regarding of sale, transfer, lease, mortgage etc. as well as I did not come across any transactions so as to affect adversely to the title of present owner firm.

As such ***the title, ownership*** as well as possession of said owner firm M/s. Shardul Associates through managing director Shrikant Dharmale over said plots with building 'Shree Apartments' including of Apartments therein is clear and marketable and the owner firm has no obstacle to entrust agreement, transfer of Apartments in said building with the proposed purchaser.

Place - Amravati
Date – 23.07.2017

Adv.Prashant R. Deshmukh
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