

Nilesh R. Metankar

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To,

**Maha RERA,
Nagpur, Tq.Dist. Nagpur**

LEGAL TITLE VERIFICATION REPORT

SUBJECT :-Title verification & Clearance Certificate in respect of Layout Plot situated at Mouje-Amravati Camp Pragane - Badnera Tq. & Dist. Amravati, within the local limit of Municipal Corporation of Amravati and within the jurisdiction of Sub-Registrar, Amravati City, Nazul Plot No. 4, Out of Nazul Sheet No.18-C, total admeasuring 3000 sq.fts. (278.79 Sq.mtrs.) **(Hereinafter referred to as "Said Plot") .**

I have investigated the title of the said plot on the request of **M/s Universal Builder through its Partners and Following documents.**

1) DESCRIPTION OF SAID PROPERTY

"All the piece and parcel of land situated at Mouje - Amravati Camp, Pargane-Badnera Tq. & Dist. Amravati, within the local limit of Municipal Corporation of Amravati and within the jurisdiction of Sub-Registrar, Amravati, Nazul Plot No. 04, Out of Nazul Sheet No. 18-C Total admeasuring 2242.4 Sq.mtrs., out of which Plot admeasuring 3000 Sq.fts. (278.79 Sq.mtrs.)which is bounded as under :

Towards East : By-pass Road 30mtrs. wide,
Towards West : House Abdul Samad Abdul Majjid,
Towards North : Commissioner Colony Road 9 mtrs wide,
Towards South : Road 6 mtrs wide

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2) DESCRIPTION OF THE DOCUMENT

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 28/02/1997 at Sr. No. 572.
- ii) Xerox copy of Reg. sale deed dated 24/06/2014 at Sr. No. 2247.
- iii) Original Reg. Agreement of Development and Building Construction dated 09/09/2022 at Sr. No. 5476.
- v) Original Regd. Special Power of Attorney dated dated 09/09/2022 at Sr. No. 5476.
- vi) Deed of Declaration dated 15/09/2022 at Sr. No.5561
- vii) Building Sanction Map and order dtd. 23/08/2022 vide order No.101.
- viii) Sale Deed of TDR Rights dated 29/12/2021 at Sr. No. 4656.

3) Property Card issued by Assit. Superintendent of Land Record, Amravati dtd. 01/04/2022 and Mutation entry no. 5024 dtd 30/05/1997 and Mutation entry no.2830 dtd.20/11/2015 .

4) Search Report for 30 Years from year 1993 till year 2022.

On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of **Masarrat Begam Shabbarali and Taskeen Fatema Taju Basit** as a **Owner** of the said plot is clear, marketable and without any encumbrance.

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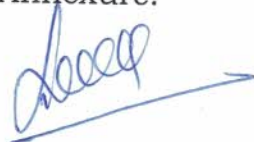
Owner of the Plot :-

1) Masarrat Begam Shabbarali is the owner of plot admeasuring 2000 sq.fts. (185.86 Sq.mtrs.) and Taskeen Fatema Taju Basit is the Owner of Plot admeasuring 1000 sq.fts. (92.93 Sq.mtrs.) and M/s Universal Builders through its Partners 1) Mr. Abid Khan Shabbir Khan, 2) Mr. Mohammad Shoeb Alam Mohammad Ayyub, and 3) Mr. Rehan Israil Pathan, As a Possessors on the basis of Agreement of Development of Nazul Plot No. 04, Out of Nazul Sheet No. 18-C Total admeasuring 2242.4 Sq.mtrs., out of which Plot admeasuring 3000 Sq.fts. (278.79 Sq.mtrs.) situated at Mouje- Amravati Camp Pragane - Badnera, Tq. & Dist. Amravati, within the local limit of Municipal Corporation of Amravati and within the jurisdiction of Sub-Registrar, Amravati.

2) Qualifying Comments/Remarks if any :- The Land bear CTS/CS No. 18-C Plot No. 4

The report reflecting the flow of the title of Masarrat Begam Shabbarali is the owner of plot admeasuring 2000 sq.fts. (185.86 Sq.mtrs.) and Taskeen Fatema Taju Basit is the Owner of Plot admeasuring 1000 sq.fts. (92.93 Sq.mtrs.) and M/s Universal Builders through its Partners 1) Mr. Abid Khan Shabbir Khan, 2) Mr. Mohammad Shoeb Alam Mohammad Ayyub, and 3) Mr. Rehan Israil Pathan, As a Possessors of the said land is enclosed herewith as Annexure.

Encl. : Annexure
Date :- 07/10/2022
Place :- Amravati


Adv. Nilesh Metankar

Adv. Nilesh R. Metankar
Pragane Nagar, Amravati