

Nilesh R. Metankar

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CERTIFICATE OF TITLE

The Flow of title history of the property, as per title deeds and revenue record and search conducted at the office of Sub-Registrar Amravati City on 07/10/2022 in respect 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.

DOCUMENTS :

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.

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The Title history 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 for Last 30 Years.

- 1) That upon perusal of above said documents, it is observed that Mr. Mir Nisar Ali vald Mir Yavar Ali is the original owner of the said Plot. That **Masarrat Begam Shabbarali** purchased the **Nazul Plot No. 04, Out of Nazul Sheet No. 18-C Total admeasuring 2242.4 Sq.mtrs., out of which Plot admeasuring 6000 Sq.fts. (557 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 from **Mr. Mir Nisar Ali vald Mir Yavar Ali** vide Regd. Sale Deed No. 572 dtd. 28/02/1997 and accordingly the name of the owner is mutated in record of right.
- 2) That thereafter **Masarrat Begam Shabbarali** executed a Sale Deed in favour of **Mr. Abdul Samad Vald Majid** inrespect **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. (278.3 Sq.mtrs.)** situated at **Mouje- Amravati Camp Pragane - Badnera, Tq. & Dist. Amravati**. Thereby **Masarrat Begam Shabbarali** remains the owner 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. (278.3 Sq.mtrs.)** situated at **Mouje- Amravati Camp Pragane - Badnera, Tq. & Dist. Amravati**.
- 3) That thereafter **Masarrat Begam Shabbarali** executed a Sale Deed in favour of **Taskeen Fatema Taju Basit** inrespect **Nazul Plot No. 04, Out of Nazul Sheet No. 18-C Total admeasuring 2242.4 Sq.mtrs., out of which Plot admeasuring**

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1000 Sq.fts. (92.93 Sq.mtrs.) situated at Mouje- Amravati Camp Pragane - Badnera, Tq. & Dist. Amravati. Thereby Masarrat Begam Shabbarali remains the owner of Nazul Plot No. 04, Out of Nazul Sheet No. 18-C Total admeasuring 2242.4 Sq.mtrs., out of which Plot admeasuring 2000 Sq.fts. (185.86 Sq.mtrs.) situated at Mouje- Amravati Camp Pragane - Badnera, Tq. & Dist. Amravati and Taskeen Fatema Taju Basit became the Owner of Plot admeasuring 1000 Sq.fts. (92.93 Sq.mtrs.)

4) That thereafter aforesaid owners of said Plot i.e. **Masarrat Begam Shabbarali** and **Taskeen Fatema Taju Basit** has decided to develop plot for their betterment, but they have not experience in development and construction and has no man power, therefore **Masarrat Begam Shabbarali** and **Taskeen Fatema Taju Basit** entered in to Agreement of Development and Building Construction with **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** for the development of the said plot on dated 09/09/2022 at Sr. No. 5476 and also executed a Special Power of Attorney in favour of **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** dated 09/09/2022 at Sr. No. 5476.

5) That thereafter **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** decided to develop and construct Residential and Commercial Complex building on the said 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.

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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 in the Office of Sub-Registrar, Amravati on 07/10/2022 through online search. 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 owners and possessor of the said property.

6) As such the title and ownership is vested with **Masarrat Begam Shabbarali** and **Taskeen Fatema Taju Basit** and As per the Agreement of Development and Building Construction and by Special Power of Attorney possession of the said property is vested with and possessed by **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 such it is certify that the Title of **Masarrat Begam Shabbarali** and **Taskeen Fatema Taju Basit** as a Owner 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 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, office premises and Flats (Apartments) unit in the building to be constructed on the said Plot as per sanctioned Plan by A.M.C. Amravati to any intending purchaser and title therein is clear, marketable and free from encumbrance, charges and/or claims.

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The Schedule of Property Above Referred

“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

Date :- 07/10/2022

Place :- Amravati



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Adv. Nilesh Metankar

Adv. Nilesh R. Metankar
Pargane-Badnera, Amravati