V. G. Lakhotia
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Ref. :

Date : 27th July 2017

To whomsoever it may Concern

LEGAL TITLE REPORT

1. That the person named in the Schedule "A" approached with the relevant documents of title and requested to give search / title report in respect of the property described in the Schedule "B".

2. I have perused the documents mentioned in the Schedule "C". I have also caused a search of Index No. II at the Sub-Registrar's office and confirmed the registration of the documents referred to in the Schedule "C".

3. I have caused a search of Index No. II register at the office of Sub-Registrar, Amravati for the period of last 13 years i.e. from 2005 to 2017 after depositing requisite fee vide receipt no. 5390, dated 26.07.2017.

4. That during my search, I did not come across any transactions so as to effect the title of the person named in Schedule "A" in respect of the said property described in the Schedule "B". I have also got confirmed that the said property is not the subject matter of any acquisition proceedings and is not covered under or affected by the Urban Land Ceiling Regulation Act, Bombay Land Requisition Act or Enactment providing for restoration of the land to the persons belonging to Schedule Tribes or any other enactment for the time being in force or sanctioned development plan of Municipal Corporation of City of Amravati.

5. That relying upon the documents referred to in the Schedule "C" and search taken, I am of the opinion and accordingly I certify that the person named in the Schedule "A" are the recorded owners of the said property described in Schedule "B" and have got clear and marketable title, free from all encumbrances.

Your's Faithfully,

V. G. LAKHOTIA ADVOCATE AMRAVATI

Place : Amravati
Dated : 27.07.2017.

V. G. Lakhotia,
Advocate

SCHEDULE "A"

Name of the owner/title holders and their address :

Shri Govinda Construction, through partners

(i) **Shri Shailesh Shankarlal Batra**

(ii) **Shri Vijay Nanakram Talda**

both r/o. Baba Hardasram Society, Kanwar Nagar, Amravati -444606.

SCHEDULE "B"

DESCRIPTION OF THE SAID PROPERTY

"All the piece and parcel of land situated at **Mouje - Rahatgaon**, Pragane Nandgaon Peth, 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. 182/1, 182/1-A, 193/1-A**, admeasuring 3 H. 83 R of land is converted into layout as per order passed by Hon'ble Collector, Amravati in Rev Case No. N.A.P. 34/Rahatgaon-48/2010-11, dated 14.12.2010, out of this

(i) **Layout Plot No. 6,** admeasuring 6297 sq. ft. (585 sq. mtrs.)

(ii) **Layout Plot No. 7,** admeasuring 6297 sq. ft. (585 sq. mtrs.)

both the plots adjoining to each other, thus total **admeasuring 12,594 sq. ft. (1170 sq. mtrs.)** of land, which is commonly bounded as under :-

Towards East	:	Shegaon to Rahatgaon Road,
Towards West	:	Open Space,
Towards North	:	Layout Plot No. 5,
Towards South	:	Layout Plot No. 8....."

SCHEDULE "C"

LIST OF DOCUMENTS INSPECTED

i) Sale Deed dated 18.01.2011 and 21.12.2011, registered at Sr. No. 0333 and 6248 respectively, both with S.R.O. Amravati City-1, executed in favour of Shri Rajat Shriraghunath alias Raghunath Mehta, r/o. Akola, in respect of Layout Plot No. 6 & 7.

ii) Sale Deed of T.D.R. dated 05.10.2016, registered at sr. no. 4081, with the office of Sub Registrar, Amravati City-1, executed in favour of Shri Rajat Shriraghunath alias Raghunath Mehta, r/o. Akola, in respect of TDR admeasuring 942 sq.mtrs.

iii) Sale Deed dated 25.10.2016, registered at Sr. No. 3239, with the office of Sub Registrar, Amravati City-2, executed by Shri Rajat Shriraghunath alias Raghunath Mehta, r/o. Akola, in favour of Shri

V. G. LAKHOTIA ADVOCATE AMRAVATI

Govinda Construction, through partners (a) Shri Shailesh Shankarlal Batra and (b) Shri Vijay Nanakram Talda, both r/o. Baba Hardasram Society, Kanwar Nagar, Amravati, in respect of Layout Plot No. 6, 7 & TDR rights admeasuring 942 sq.mtrs.

iv) Map sanctioned by Assistant Director, Town Planning, Amravati Municipal Corporation, Amravati, vide building permit no. 1325, dated 25.10.2016 for construction of apartment.

v) Deed of Declaration dated 02.02.2017, registered at Sr.No. 427, with the office of Sub-Registrar, Amravati City-2, executed by Shri Govinda Construction, through partners (a) Shri Shailesh Shankarlal Batra and (b) Shri Vijay Nanakram Talda, both r/o. Baba Hardasram Society, Kanwar Nagar, Amravati.

vi) Index - II register of Sale deeds dated 18.01.2011, 21.12.2011, 05.10.2016, 25.10.2016, & Deed of Declaration dated 02.02.2017.

vii) N.A. order dated 14.12.2010, passed by Hon'ble Collector, Amravati in Revenue Case No. N.A.P. 34/Rahatgaon-48/2010-11.

viii) Layout Map, passed by Hon'ble Collector, Amravati in Revenue Case No. N.A.P. 34/Rahatgaon-48/2010-11, dated 14.12.2010.

ix) Gaon Namuna 6/2, dated 15.06.2017 showing ownership of Shri Govinda Construction, through partners (a) Shri Shailesh Shankarlal Batra and (b) Shri Vijay Nanakram Talda, both r/o. Baba Hardasram Society, Kanwar Nagar, Amravati, issued by Talathi, Amravati.

Your's Faithfully,

V.G.L

V. G. Lakhotia,
Advocate

V. G. LAKHOTIA ADVOCATE AMRAVATI

Place : Amravati
Dated : 27.07.2017.