

Ref. :

Date :

29<sup>th</sup> 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. 5306, dated 28.07.2017 with the office of Sub Registrar, Amravati - III.
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.



**Place : Amravati**  
**Dated : 29.07.2017**

Your's Faithfully

*V.G. Lakhotia*

**V. G. Lakhotia,**  
**Advocate**

**SCHEDULE "A"**

**Name of the owner/title holders and their address :**

**Shri Jitendra Sureshkumar Keshwani,**  
resident of Bapu Colony, Amravati - 444606

**SCHEDULE "B"**

**DESCRIPTION OF THE SAID PROPERTY**

"All the piece and parcel of land situated at **Mouje - Jewad**, Pragane Badnera, Tq. & Dist Amravati, within the limits of Municipal Corporation of city of Amravati and within the Jurisdiction of Sub-Registrar, Amravati, in the area known as '**Dwarkanath Colony**', out of **Field Survey No. 48**, of which layout conversion is passed by Hon'ble Sub Divisional Officer, Amravati, in Rev.Case No. N.A.P. 34/-Jewad-22/1982-83, dated 26.07.1983, from out of this, **Layout Plot No. 6**, total **admeasuring 4912 sq.ft. (456 sq.mtr.)** of land, which is bounded as under :-

Towards East : Service Line and Layout Plot No. 2,  
Towards West : 30 Ft. wide Layout Road,  
Towards North : Layout Plot No. 5, and,  
Towards South : 40 ft. wide Road....."  
which is hereinafter referred to as the "said plot/land".

**DESCRIPTION OF THE TDR (RIGHTS)**

"T. D. R. (rights) equivalent to 182.55 sq.mtr. (1965 sq. ft.) out of transferable rights admeasuring 17,200 sq. mtr. (Zone-B) of TDR certificate bearing No. 50, issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/50/2012, dated 30.04.2013 for a lieu of 17,200 sq.mtr. of land from out of Field Survey No. 73/2 of Mauje - Peth Amravati, Tq. & Dist. Amravati acquired by Amravati Municipal Corporation, Amravati for Municipal Purpose and D.P. Site...."

**SCHEDULE "C"**

**LIST OF DOCUMENTS INSPECTED**

- i) Sale Deed dated 12.09.1983, registered at Sr. No. 3190, with the office of Sub Registrar, Amravati, executed by Amarjyotsing Jaswantsing Jaggi & Others, all r/o. Amravati in favour of Shri Jayprakash Ramchandra Mattani, resident of Amravati.
- ii) Sale Deed dated 06.01.1988, registered at Sr. No. 93, with the office of Sub Registrar, Amravati, executed by Shri Jayprakash Ramchandra Mattani,



(3)

r/o. Amravati in favour of Shri Vijaykumar Laxmandas Ghundiya, resident of Amravati.

iii) Sale Deed dated 21.12.1990, registered at Sr. No. 5314, with the office of Sub Registrar, Amravati, executed by Shri Vijaykumar Laxmandas Ghundiya, r/o. Amravati in favour of Sau. Sangita Sunilkumar Ghundiya, resident of Amravati.

iv) Sale Deed dated 22.08.1995, registered at Sr. No. 340, with the office of Sub Registrar, Amravati, executed by Sau. Sangita Sunilkumar Ghundiya, r/o. Amravati in favour of Shri Meghnath Dwarkanath Arora, resident of Amravati.

v) Sale Deed dated 17.07.2015, registered at Sr. No. 2690, with the office of Sub Registrar, Amravati City-1, executed by Shri Meghnath Dwarkanath Arora, r/o. Amravati in favour of Shri Jitendra Sureshkumar Keshwani, resident of Amravati.

vi) T.D.R. Sale Deed dated 30.07.2015, registered at sr. no. 1689 with the office of Sub Registrar, Amravati City-2, executed by Soni, Malu & Talda Developers, through partners i) Shri Pravin Balkrushnaji Malu & ii) Shri Ashokkumar Ratanlalji Soni, both resident of Amravati in favour of Shri Jitendra Sureshkumar Keshwani, resident of Amravati.

vii) Map sanctioned by Assistant Director, Town Planning, Amravati Municipal Corporation, Amravati, vide building permit no. 1240, dated 18.12.2015 for construction of building known as "Adarsh Residency".

viii) Deed of Declaration dated 30.05.2016 at Sr. No. 2513, with the office of Sub-Registrar, Amravati City-1, executed by Shri Jitendra Sureshkumar Keshwani, resident of Amravati.

ix) Index - II register of Sale deeds dated 22.08.1995, 17.07.2015, 30.07.2015, Deed of declaration dated 30.05.2016

x) Gaon Namuna 6/2, dated 26.06.2017, showing ownership of Shri Jitendra Sureshkumar Keshwani, resident of Amravati.



**Place :** Amravati  
**Dated :** 29.07.2017

Your's Faithfully

*V. G. L.*

**V. G. Lakhotia,**  
Advocate