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. 5337, dated 25.07.2017 with the office of Sub Registrar, Amravati City -1.

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.

V. G. LAKHOTIA ADVOCATE AMRAVATI

Your's Faithfully

V. G. Lakhotia

V. G. Lakhotia,
Advocate

Place : Amravati
Dated : 27.07.2017.

SCHEDULE "A"

Name of the owner/title holders and their address :

M/s. R. S. Constructions, through partners

(i) **Shri Samadhan Raghunathji Malve**
r/o. Kamunja - 444801, Dist. Amravati,

(ii) **Shri Kirit Jivanbhai Vachhani**
r/o. Narhari Nagar, Rajapeth, Amravati - 444605

(iii) **Shri Vijay Subhash Wadhwani**
r/o. Shivrasik Nagar, Kathora Road, Amravati - 444604

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, out of the area known as 'Ashish Nagar', bearing **Field Survey No. 171 & 172**, admeasuring 1 H. 21 R, of which layout conversion is passed in Rev. Case No. N.A.P. 34/Rahatgaon-76/2001-02, dated 26.04.2002, out of this Layout,

i) **Plot No. 1-A**, admeasuring 2283.90 sq.ft. (212.18 sq. mtrs)

ii) **Plot No. 1-B**, admeasuring 2244.50 sq.ft. (208.52 sq. mtrs)

iii) **Plot No. 2-A**, admeasuring 2121.36 sq.ft. (197.08 sq. mtrs)

all the plots adjoining to each other, and amalgamated vide order passed by Hon'ble Collector, Amravati in Rev Case No. N.A.P. 34/Rahatgaon-110/2015-16, dated 20.06.2016, thus total **admeasuring 6649.76 sq.ft. (617.78 sq. mtrs)**, which are commonly bounded as under :-

Towards East	:	Field of others,
Towards West	:	Layout Road,
Towards North	:	Layout Road, and,
Towards South	:	Layout Plot No. 2-B....."

SCHEDULE "C"

LIST OF DOCUMENTS INSPECTED

i) Sale Deed dated 16.10.2009, registered at Sr. No. 3856, with the office of Sub Registrar, Amravati City-2, executed by 1) Shri Rameshlal Santomalji Pamnani, 2) Shri Ravikumar Bhagwandas Pamnani and 3) Shri Harishkumar Santomalji Pamnani, all resident of Amravati in favour of Chetan Associates, by Partner Shri Chetan Chandrakant Wardhekar, r/o. Amravati, in respect of Layout Plot No. 1-A, 1-B & 2-A with some other plots.

ii) Sale Deed dated 04.12.2010, registered at Sr. No. 5967, with the office of Sub Registrar, Amravati City, executed by Chetan Associates, by Partner Shri Chetan Chandrakant Wardhekar, r/o.

V. G. LAKHOTIA ADVOCATE AMRAVATI

Amravati, in favour of Shri Amrish Ramkisanji Lahoti, r/o. Mastakgadh, Jalna, in respect of Layout Plot No. 1-A, 1-B & 2-A with some other plots.

iii) Sale Deed dated 27.12.2012, registered at Sr. No. 6547, with the office of Sub Registrar, Amravati City-1, executed by Shri Amrish Ramkisanji Lahoti, r/o. Mastakgadh, Jalna, in favour of Shri Shailesh Ramniklal Mehta (HUF), r/o. Shrikrushna Peth, Amravati, in respect of Layout Plot No. 1-A, 1-B & 2-A.

iv) Sale Deed dated 09.03.2016, registered at Sr. No. 1119, with the office of Sub Registrar, Amravati City-1, executed by Shri Shailesh Ramniklal Mehta (HUF), r/o. Shrikrushna Peth, Amravati, in favour of M/s. R. S. Constructions, through partners i) Shri Samadhan Raghunathji Malve, ii) Shri Kirit Jivanbhai Vachhani, and iii) Shri Vijay Subhash Wadhwani, in respect of Layout Plot No. 1-A, 1-B & 2-A.

v) Map sanctioned by Assistant Director, Town Planning, Amravati Municipal Corporation, Amravati, vide building permit no. 0781, dated 29.07.2016 for construction of apartment.

vi) Deed of Declaration dated 21.11.2016, registered at Sr.No. 2761, with the office of Sub-Registrar, Amravati City-3, executed by M/s. R. S. Constructions, through partners i) Shri Samadhan Raghunathji Malve, ii) Shri Kirit Jivanbhai Vachhani, and iii) Shri Vijay Subhash Wadhwani.

vii) Index - II register of Sale deeds dated 09.03.2016 & Deed of Declaration dated 21.11.2016.

viii) N.A. Tax Receipt of Rs. 520/-, dated 01.03.2016, issued by concern Talathi, showing payment of N.A. Tax till 2016.

ix) N.A. order dated 26.04.2002, passed by Hon'ble Collector, Amravati in Revenue Case No. N.A.P. 34/Rahatgaon-76/2001-02.

x) Layout Map, passed by Hon'ble Collector, Amravati in Revenue Case No. N.A.P. 34/Rahatgaon-76/2001-02, dated 26.04.2002.

xi) Gaon Namuna 6/2, dated 10.02.2017, showing ownership of M/s. R. S. Constructions, through partners i) Shri Samadhan Raghunathji Malve, ii) Shri Kirit Jivanbhai Vachhani, and iii) Shri Vijay Subhash Wadhwani, issued by Talathi, Amravati.

V. G. LAKHOTIA ADVOCATE AMRAVATI

Your's Faithfully

V. G. Lakhotia

V. G. Lakhotia,
Advocate7

Place : Amravati
Dated : 27.07.2017.