V. G. Lakhotia
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Ref. :

Date : 29th 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. 5460, 5461, 5463 & 5464, dated 28.07.2017 with Joint 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" except the charge of The Dharampeth Mahila Multistate Co-operative Society Ltd., Branch Nagpur. 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 marketable title, except the **charge of Rupees 15 Crore** of The Dharampeth Mahila Multistate Co-operative Society Ltd., Branch Nagpur.

V. G. LAKHOTIA ★ ADVOCATE ★ AMRAVATI

Your's Faithfully

V. G. Lakhotia,
Advocate

Place : Amravati
Dated : 29.07.2017

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SCHEDULE "A"

Name of the owner/title holders and their address :

M/s Shriniwasa Construction through partners

i) Shri Gopaldas Sohanlal Chandak,

ii) Mrs. Vidhyadevi Gopaldas Chandak,

both resident of Shilangan Road, Opp. Mohod Complex, Amravati.

SCHEDULE "B"

DESCRIPTION OF THE SAID PROPERTY

"All the piece and parcel of land situated at **Mouje - Gaothan Amravati**, Pragane - Badnera, Tq. & Dist Amravati, within the limits of Municipal Corporation of city of Amravati and within the Jurisdiction of Sub-Registrar, Amravati, out of **Nazul Sheet No. 67-C** and following plots :

i) **Nazul Plot No. 47**, admeasuring 1004 sq.ft. (93.27 sq.mtrs.)

ii) **Nazul Plot No. 49**, admeasuring 1949 sq.ft. (181.066 sq.mtrs.),

iii) **Nazul Plot No. 50**, admeasuring 1259 sq.ft. (116.96 sq.mtrs.),

iv) **Nazul Plot No. 59**, admeasuring 1327 sq.ft. (123.28 sq.mtrs.),

v) **Nazul Plot No. 60**, admeasuring 442 sq.ft. (41.063 sq.mtrs.),

vi) **Nazul Plot No. 62**, admeasuring 2289 sq.ft. (212.76 sq.mtrs.),

vii) **Nazul Plot No. 63**, admeasuring 8133 sq.ft. (755.574 sq.mtrs.),

All the plots adjoining to each other, thus total admeasuring **16412.84 sq.ft. (1524.79 sq.mtrs.),** which is commonly bounded as under :-

Towards East	:	Badnera Road,
Towards West	:	Service Line,
Towards North	:	Kiran Chat,
Towards South	:	Namuna Galli....."

SCHEDULE "C"

LIST OF DOCUMENTS INSPECTED

i) Partnership Deed dated 15.01.2005, showing (a) Gopaldas Sohanlal Chandak, and (b) Ashokkumar Hiralal Karwa, as a partners of firm M/s Shriniwasa Construction.

ii) Partnership Deed dated 18.03.2006, showing new partner Mrs. Vidhyadevi Gopaldas Chandak, entered into the partnership firm M/s Shriniwasa Construction.

iii) Partnership Deed dated 20.03.2006, showing existing partner Ashokkumar Hiralal Karwa, retired from the partnership firm M/s Shriniwasa Construction, as such the partners namely (a) Gopaldas Sohanlal Chandak,

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and (b) Mrs. Vidhyadevi Gopaldas Chandak, remains with the firm till this date.

iv) Sale Deed dated 09.05.2005, registered at Sr. No. 1434, with S.R.O. Amravati City-1, executed by i) Sau. Sunita Ramesh Sawarkar, ii) Sau. Asha Manohar Kale and iii) Sau. Sujata Shridhar Sahastrabuddhe, in favour of M/s Shriniwasa Construction, Amravati through partners i) Gopaldas Sohanlalji Chandak and ii) Ashokkumar Hiralal Karwa.

v) Sale Deed dated 24.12.2009, registered at Sr. No. 4987, with S.R.O. Amravati City-1, executed by i) Abdul Majid Abdul Samad and ii) Mohd. Sajid Abdul Samad in favour of M/s Shriniwasa Construction, Amravati through partner Gopaldas Sohanlalji Chandak.

vi) Sale Deed dated 18.02.2011, registered at Sr. No. 973, with S.R.O. Amravati City-1, executed by Mahammad Yusuf Shekh Karim, resident of Namuna, Amravati in favour of M/s Shriniwasa Construction, Amravati through partner Gopaldas Sohanlalji Chandak, resident of Shilangan Road, Amravati.

vii) Sale Deed dated 07.04.2011, registered at Sr. No. 1957, with S.R.O. Amravati City-1, executed by i) Sau. Madhu Vijaykumarji Rathi and ii) Shri Prashant Thakurdasji Rathi in favour of M/s Shriniwasa Construction, Amravati through partner Gopaldas Sohanlalji Chandak.

viii) Sale Deed dated 05.01.2015, registered at Sr. No. 80, with S.R.O. Amravati City-1, executed by M/s Shriniwasa Construction, Amravati through partners i) Gopaldas Sohanlalji Chandak and ii) Mrs. Vidhyadevi Gopaldas Chandak, in favour of Waman Hari Pethe Jwellers, Pune.

ix) Sale Deed dated 12.03.2015, registered at Sr. No. 826, with S.R.O. Amravati City-1, executed by M/s Shriniwasa Construction, Amravati through partners i) Gopaldas Sohanlalji Chandak and ii) Mrs. Vidhyadevi Gopaldas Chandak, in favour of i) Shri Ashok Ramkrushna Gokhale and ii) Aniruddha Achyut Gokhale.

x) Mortgage Deed dated 09.05.2005, registered at Sr. No. 1435, with S.R.O. Amravati City, executed by M/s Shriniwasa Construction, Amravati through partner Gopaldas Sohanlalji Chandak in favour of The Akola Janta Commercial Co-op Bank ltd., Branch Amravati for amount of Rs. 2.25 Crores.

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xi) Deed of Re-conveyance of Mortgaged dated 05.06.2010, registered at Sr. No. 2893, with S.R.O. Amravati City-1, executed by The Akola Janta Commercial Co-op Bank ltd., Branch Amravati in favour of M/s Shriniwasa Construction, Amravati through partner Gopaldas Sohanlalji Chandak for amount of Rs. 2.25 Crores.

xii) Mortgage Deed dated 11.07.2011, registered at Sr. No. 3806, with S.R.O. Amravati City, executed by M/s Shriniwasa Construction, Amravati through partners i) Gopaldas Sohanlalji Chandak and ii) Mrs. Vidhyadevi Gopaldas Chandak in favour of The Akola urban Co-op Bank ltd., Branch Amravati for amount of Rs. 8 Crores.

xiii) Deed of Further Charge dated 03.11.2012, registered at Sr. No. 5603, with S.R.O. Amravati City, executed by M/s Shriniwasa Construction, Amravati through partners i) Gopaldas Sohanlalji Chandak and ii) Mrs. Vidhyadevi Gopaldas Chandak in favour of The Akola urban Co-op Bank ltd., Branch Amravati for amount of Rs. 2 Crores.

xiv) Deed of Re-conveyance of Mortgaged dated 24.02.2015, registered at Sr. No. 617, with S.R.O. Amravati City, executed by The Akola urban Co-op Bank ltd., Branch Amravati in favour of M/s Shriniwasa Construction, Amravati through partners i) Gopaldas Sohanlalji Chandak and ii) Mrs. Vidhyadevi Gopaldas Chandak for amount of Rs. 10 Crores.

xv) Mortgage Deed dated 26.12.2014, registered at Sr. No. 3119, with S.R.O. Amravati City, executed by M/s Shriniwasa Construction, Amravati through partners i) Gopaldas Sohanlalji Chandak and ii) Mrs. Vidhyadevi Gopaldas Chandak in favour of The Dharampeth Mahila Multistate Co-operative Society Ltd., Branch Nagpur for amount of Rs. 5 Crores.

xvi) Mortgage Deed dated 26.12.2014, registered at Sr. No. 3120, with S.R.O. Amravati City, executed by M/s Shriniwasa Construction, Amravati through partners i) Gopaldas Sohanlalji Chandak and ii) Mrs. Vidhyadevi Gopaldas Chandak in favour of The Dharampeth Mahila Multistate Co-operative Society Ltd., Branch Nagpur for amount of Rs. 5 Crores.

xvii) Mortgage Deed dated 22.07.2015, registered on 23.07.2015 at Sr. No. 1635, with S.R.O. Amravati City-2, executed by M/s Shriniwasa Construction, Amravati through partners i) Gopaldas Sohanlalji Chandak and ii) Mrs. Vidhyadevi Gopaldas Chandak in favour of The Dharampeth Mahila Multistate Co-operative Society Ltd., Branch Nagpur for amount of Rs. 5 Crores.

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xviii) Map sanctioned by Assistant Director, Town Planning, Amravati Municipal Corporation, Amravati, vide building permit no. 1308, dated 22.02.2007 for construction of building.

xix) Revised Map sanctioned by Assistant Director, Town Planning, Amravati Municipal Corporation, Amravati, vide building permit no. 759, dated 20.07.2011 for construction of building.

xx) Index - II register of Sale deeds dated 09.05.2005, 24.12.2009, 18.02.2011, 07.04.2011, 05.01.2015, 12.03.2015, Mortgage Deed dated 09.05.2005, 11.07.2011, 26.12.2014, Deed of Re-conveyance of Mortgage dated 05.06.2010, 24.02.2015, Deed of Further Charge dated 03.11.2012

xxi) Property Record Card, dated 29.07.2017, showing ownership of M/s Shriniwasa Construction, Amravati through partners, both resident of Amravati, in respect of Nazul Plot No. 47, Nazul Sheet No. 67-C.

xxii) Property Record Card, dated 29.07.2017, showing ownership of M/s Shriniwasa Construction, Amravati through partners, both resident of Amravati, in respect of Nazul Plot No. 49, 50, 59, 60, Nazul Sheet No. 67-C.

xxiii) Property Record Card, dated 29.07.2017, showing ownership of M/s Shriniwasa Construction, Amravati through partners, both resident of Amravati, in respect of Nazul Plot No. 62, Nazul Sheet No. 67-C.

xxiv) Property Record Card, dated 29.07.2017, showing ownership of M/s Shriniwasa Construction, Amravati through partners, both resident of Amravati, in respect of Nazul Plot No. 63, Nazul Sheet No. 67-C.

Your's Faithfully

V.G.L.

V. G. Lakhotia,
Advocate

V. G. LAKHOTIA ADVOCATE AMRAVATI

Place : Amravati
Dated : 29.07.2017

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