



Thursday, 20 July 2017 4:08 PM

इतर पावती

Original/Duplicate

नोंदणी क्र. : 39म

Regn.: 39M

पावती क्र.: 5253 दिनांक: 20/07/2017

गावाचे नाव: राजा पेठ

दस्तऐवजाचा अनुक्रमांक: अरन1-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अहं व्ही जी लखोटिया

वर्णन अर्ज क्र 3333, मौजा राजापेठ सन 7, प्लॉट नं 2, सन 1988 ते 2017 एकुण 30 वर्षे

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Amaravati

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

सह. दुय्यम निबंधक वग-२
अमरावती शहर-२

V. G. Lakhotia

M.Com, LL.B.

Advocate

Rajapeth, Badnera Road, Amravati

☎ (0721) 2677592 Mo.94221 58240

Email - vglakhotia1@rediffmail.com

vglakhotia1@yahoo.co.in

Ref. :

Date : 26th 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 30 years i.e. from 1988 to 2017 after depositing requisite fee vide receipt no. 5253, dated 20.07.2017.
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

VGL

V. G. Lakhotia,
Advocate

Place : Amravati
Dated : 26.07.2017



SCHEDULE "A"

Name of the owner/title holders and their address :

Icon Builders, through Partners

(i) **Shri Rajesh Kishanlal Shadi**

r/o. Bapu Colony, Amravati - 444606

(ii) **Shri Deepak Amarlal Asrani**

r/o. Vivekanand Colony, Amravati - 444606

SCHEDULE "B"

DESCRIPTION OF THE SAID PROPERTY

"Situate at **Mouje - Rajapeth**, Pragane - Badnera, Tq. & Dist. Amravati, within the limits of Municipal Corporation of city of Amravati and within the Jurisdiction of Sub-Registrar, Amravati city in the area known as 'Shivkrupa Co-op. Housing Society', bearing **Field Survey No. 7**, of which layout conversion is passed in Rev. Case No. N.A.P. 34/Rajapeth-32/1974-75, dated 22.10.1975, out of this Layout,

i) **Plot No. 2-A**, admeasuring 3196 sq.ft. (297.02 sq. mtrs)

ii) **Plot No. 2-B**, admeasuring 3196 sq.ft. (297.02 sq. mtrs)

both the plots adjoining to each other, total **admeasuring 6392 sq.ft. (594.04 sq. mtrs)**, which are commonly bounded as under :-

Towards East : Service Line,

Towards West : Road,

Towards North : Layout Plot No. 1, and,

Towards South : Layout Plot No. 3 & 4....."

SCHEDULE "C"

LIST OF DOCUMENTS INSPECTED

i) Sale Deed dated 07.01.2013, registered at Sr. No. 64, with the office of Sub Registrar, Amravati City, executed by Shivkrupa Sahkari Gruh Nirman Society, Amravati, in favour of Shri Vijay Chandrakant Ghuikhedkar (Kakde), r/o. Amravati, in respect of Layout Plot No. 2-A.

ii) Sale Deed dated 07.01.2013, registered at Sr. No. 65, with the office of Sub Registrar, Amravati City, executed by Shivkrupa Sahkari Gruh Nirman Society, Amravati, in favour of Shri Milind Chandrakant Ghuikhedkar (Kakde), r/o. Amravati, in respect of Layout Plot No. 2-B.

iii) Sale Deed dated 18.06.2015, registered on 22.06.2015, at Sr. No. 2304, with the office of Sub Registrar, Amravati City-1, executed by (a) Shri



Vijay Chandrakant Ghuikhedkar (Kakde), and (b) Shri Milind Chandrakant Ghuikhedkar (Kakde), both r/o. Shivkrupa Sahkari Gruh Nirman Society, Chhatri Talao Road, Amravati, in favour of Icon Builders, through Partner (i) Shri Rajesh Kishanlal Shadi, and (ii) Shri Deepak Amarlal Asrani, both resident of Amravati, in respect of plots under the said property.

iv) Sale Deed of T.D.R. dated 19.10.2015, registered at sr. no. 2318, with the office of Sub Registrar, Amravati City-2, executed by Soni, Malu & Talda Developers, through partner Shri Pravin Balkrushnaji Malu & Shri Ashokkumar Ratanlal Soni, both r/o. Amravati, in favour of Icon Builders, through Partner (i) Shri Rajesh Kishanlal Shadi, and (ii) Shri Deepak Amarlal Asrani, both resident of Amravati, in respect of TDR admeasuring 237.62 sq.mtrs. as described at Sr. No. i).

v) Sale Deed of T.D.R. dated 20.08.2016, registered on 22.08.2016, at sr. no. 3541, with the office of Sub Registrar, Amravati City-1, executed by Soni, Malu & Talda Developers, through partner Shri Pravin Balkrushnaji Malu & Shri Ashokkumar Ratanlal Soni, both r/o. Amravati, in favour of Icon Builders, through Partner (i) Shri Rajesh Kishanlal Shadi, and (ii) Shri Deepak Amarlal Asrani, both resident of Amravati, in respect of TDR admeasuring 177.16 sq.mtrs. as described at Sr. No. ii).

vi) Sale Deed of T.D.R. dated 20.08.2016, registered on 22.08.2016, at sr. no. 3542, with the office of Sub Registrar, Amravati City-1, executed by (a) Shri Vilas Eknathrao Tayde, and (b) Shri Sandesh Madhukarrao Patil, both r/o. Amravati, in favour of Icon Builders, through Partner (i) Shri Rajesh Kishanlal Shadi, and (ii) Shri Deepak Amarlal Asrani, both resident of Amravati, in respect of TDR admeasuring 119.70 sq.mtrs. as described at Sr. No. iii).

vii) Map sanctioned by Assistant Director, Town Planning, Amravati Municipal Corporation, Amravati, vide building permit no. 1065, dated 16.09.2016 for construction of apartment.

viii) Deed of Declaration dated 22.11.2016, registered at Sr.No. 3559, with the office of Sub-Registrar, Amravati City-2, executed by Icon Builders, through Partner (i) Shri Rajesh Kishanlal Shadi, and (ii) Shri Deepak Amarlal Asrani, both resident of Amravati.



(4)

ix) Index - II register of Sale deeds dated 07.01.2013, 18.06.2015, 19.10.2015, 20.08.2016 and Deed of Declaration dated 22.11.2016.

x) N.A. order dated 22.10.1975, passed by Hon'ble Collector, Amravati in Revenue Case No. N.A.P. 34/Rajapeth-32/1974-75.

xi) Layout Map, passed by Hon'ble Collector, Amravati in Revenue Case No. N.A.P. 34/Rajapeth-32/1974-75, dated 22.10.1975.

xii) Gaon Namuna 6/2, dated 08.11.2016 showing ownership of Icon Builders, through Partner (i) Shri Rajesh Kishanlal Shadi, and (ii) Shri Deepak Amarlal Asrani, both resident of Amravati, issued by Talathi, Amravati.



Place : Amravati
Dated : 26.07.2017

Your's Faithfully

V.G. LKH
V. G. Lakhotia,
Advocate