V. G. Lakhotia
M.Com, LL.B.
Advocate

Rajapeth, Badnera Road, Amravati
☎ (0721) 2677592 Mo.94221 58240
Email - vglakhotia1@rediffmail.com
vglakhotia1@yahoomail.co.in

Ref. :

Date : 18th May 2018

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 2006 to 2018 after depositing requisite fees of Rs. 975/-, vide receipt no. 3313, dated 17.05.2018 with Joint Sub Registrar, Amravati - II.

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" is the recorded owner of the said property described in Schedule "B" and have got clear and marketable title, free from all encumbrances.

Your's Faithfully

V G L

V. G. Lakhotia,
Advocate

Place : Amravati
Dated : 18.05.2018

V. G. LAKHOTIA ★ ADVOCATE ★ AMRAVATI

Scanned by CamScanner

SCHEDULE "A"

Name of the owner/title holder and address :

Shakambari Consultant and Builder, through Proprietor
Shri Kishor Ghisulal Goyanka,
r/o. 52, Vimal Nagar, Amravati - 444606

SCHEDULE "B"

DESCRIPTION OF THE SAID PROPERTY

"All the piece and parcel of land situated at **Mouje - Benoda**, 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. 7 (Part)**, out of which land admeasuring 2 H. 19 R is converted into layout as per order passed by Hon'ble Collector, Amravati in Rev Case No. N.A.P. 34/Benoda-137/2013-14, dated 19.05.2014, out of this

i) **Layout Plot No. 28-B,** area 1687.25 sq. ft. (156.75 sq. mtrs.)
ii) **Layout Plot No. 29-A,** area 1687.25 sq. ft. (156.75 sq. mtrs.)
iii) **Layout Plot No. 29-B,** area 1687.25 sq. ft. (156.75 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/Benoda-130/2016-17, dated 21.06.2017, thus total **admeasuring 5061.75 sq. ft. (470.25 sq. mtrs.)** of land, which is commonly bounded as under :-

Towards East	:	Plot No. 35 (part), 36 & 37 (part),
Towards West	:	12 mtr. wide Layout Road,
Towards North	:	Layout Plot No. 28-A,
Towards South	:	Layout Plot No. 30-A...."

which is hereinafter referred to as the *"land or said plot / land"*.

DESCRIPTION OF THE TDR (RIGHTS)

"T. D. R. (rights) equivalent to 412 sq. mtrs. from out of total rights admeasuring 9020 sq. mtrs. (Zone-B) of TDR certificate issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/111/2017, dated 09.10.2017 and certificate No. 111, for a lieu of 4100 sq. mtrs. of land from out of Field Survey No. 99/3 of Mouje - Rahatgaon, Pragane - Nandgaon Peth, Tq. & Dist. Amravati, acquired by Amravati Municipal Corporation, Amravati for Reservation No. 118 (Play Ground), Reservation No. 121 (Primary School) & 18 mtr. wide D.P. Road...."

V. G. LAKHOTIA ADVOCATE AMRAVATI

Scanned by CamScanner

SCHEDULE "C"
LIST OF DOCUMENTS INSPECTED

i) Sale Deed dated 22.03.2010, registered on 23.03.2010, at Sr. No. 1332, with the office of Sub Registrar, Amravati City-1, executed by Khatunbi Mehboob Khan + Other 29, in favour of M/s. Revati Estate Agency, Yavatmal through partners (I) Shri Deepak Madhavrao Nilawar, r/o. Nagpur, (II) Shri Ravindra Jagannath Yadav, r/o. Yavatmal and (III) Shri Vijay Trilokchand Borundia, r/o. Yavatmal.

ii) Sale Deed dated 06.07.2012, registered at Sr. No. 3799, with the office of Sub Registrar, Amravati City-1, executed by M/s. Revati Estate Agency, Yavatmal through partners (I) Shri Deepak Madhavrao Nilawar, r/o. Nagpur, (II) Shri Ravindra Jagannath Yadav, r/o. Yavatmal and (III) Shri Vijay Trilokchand Borundia, r/o. Yavatmal, in favour of (a) Puranlal Rewachand Hablani (HUF), (b) Jaikumar Narayandas Hemrajani (HUF), (c) Amrutlal Suganchand Mehta (HUF) and (d) Santoshkumar Namomal Sablani, all resident of Amravati.

iii) Sale Deed dated 10.03.2016, regd. at sr. no. 1162, with the office of Sub Registrar, Amravati City-1, executed by (a) Puranlal Rewachand Hablani (HUF), (b) Jaikumar Narayandas Hemrajani (HUF), (c) Amrutlal Suganchand Mehta (HUF) and (d) Santoshkumar Namomal Sablani, all resident of Amravati, in favour of Sau. Ratna Vinod Sabu, r/o. Amravati, in respect of Layout Plot No. 28-B, out of Field Survey No. 7.

iv) Sale Deed dated 10.03.2016, regd. at sr. no. 1163, with the office of Sub Registrar, Amravati City-1, executed by (a) Puranlal Rewachand Hablani (HUF), (b) Jaikumar Narayandas Hemrajani (HUF), (c) Amrutlal Suganchand Mehta (HUF) and (d) Santoshkumar Namomal Sablani, all resident of Amravati, in favour of Sau. Anupama Anil Jawanjal, r/o. Amravati, in respect of Layout Plot No. 29-B, out of Field Survey No. 7.

v) Sale Deed dated 11.03.2016, regd. at sr. no. 1183, with the office of Sub Registrar, Amravati City-1, executed by (a) Puranlal Rewachand Hablani (HUF), (b) Jaikumar Narayandas Hemrajani (HUF), (c) Amrutlal Suganchand Mehta (HUF) and (d) Santoshkumar Namomal Sablani, all resident of Amravati, in favour of Shri Vinod Manaklalji Sabu, r/o. Amravati, in respect of Layout Plot No. 29-A, out of Field Survey No. 7.

vi) Sale Deed dated 07.11.2016, regd. at sr. no. 3409, with the office of Sub Registrar, Amravati City-2, executed by Sau. Anupama Anil Jawanjal, r/o.

V. G. LAKHOTIA ADVOCATE AMRAVATI

Scanned by CamScanner

Amravati, in favour of 'Shakambari Consultant and Builder' through Proprietor Shri Kishor Ghisulal Goyanka, r/o. Amravati, in respect of Layout Plot No. 29-B, out of Field Survey No. 7.

vii) Sale Deed dated 07.11.2016, regd. at sr. no. 3410, with the office of Sub Registrar, Amravati City-2, executed by Shri Vinod Manaklalji Sabu, r/o. Amravati, in favour of 'Shakambari Consultant and Builder' through Proprietor Shri Kishor Ghisulal Goyanka, r/o. Amravati, in respect of Layout Plot No. 29-A, out of Field Survey No. 7.

viii) Sale Deed dated 07.11.2016, regd. at sr. no. 3411, with the office of Sub Registrar, Amravati City-2, executed by Sau. Ratna Vinod Sabu, r/o. Amravati, in favour of 'Shakambari Consultant and Builder' through Proprietor Shri Kishor Ghisulal Goyanka, r/o. Amravati, in respect of Layout Plot No. 28-B, out of Field Survey No. 7.

ix) Sale Deed dated 29.01.2018, registered at sr. no. 316, with the office of Sub Registrar, Amravati City-1, executed by Malu Construction, through Partner (a) Shri Pravin Balkrushna Malu & (b) Shri Suraj Ashokkumar Talda, both r/o. Amravati, in favour of 'Shakambari Consultant and Builder' through Proprietor Shri Kishor Ghisulal Goyanka, r/o. Amravati, in respect of T. D. R. (rights) equivalent to 412 sq.mtr. (4434.76 sq. ft.).

x) N.A. Order dated 19.05.2014 passed by Hon'ble Collector, Amravati in Revenue Case No. N.A.P. 34/Benoda-137/2013-14.

xi) Layout Map confirmed by Hon'ble Collector, Amravati in Revenue Case No. N.A.P. 34/Benoda-137/2013-14.

xii) Building Map sanctioned by Assistant Director, Town Planning, Amravati Municipal Corporation, Amravati, vide building permit no. 0037, dated 27.04.2018 for construction of building.

xiii) Index - II register of Sale deeds dated 22.03.2010, 06.07.2012, 10.03.2016, 11.03.2016, 07.11.2016 and 29.01.2018.

xiv) Gaon Namuna 6 & 2, dated 18.05.2018, showing ownership of 'Shakambari Consultant and Builder' through Proprietor Shri Kishor Ghisulal Goyanka, r/o. Amravati.

Your's Faithfully

V. G. LAKHOTIA ADVOCATE AMRAVATI

V. G. Lakhotia,
Advocate

Place : Amravati
Dated : 18.05.2018

Scanned by CamScanner