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 : 06th April 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 fee of Rs. 650/-, vide receipt no. 1329, dated 05.04.2018 with Joint 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" is the recorded owner 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.L.

V. G. Lakhotia,
Advocate
V. G. Lakhotia
Advocate
Rajapeth, Amravati

Place : Amravati
Dated : 06.04.2018

SCHEDULE "A"

Name of the owner/title holders and their address :

Shri Sagar Prakashrao Bute
Proprietor **S. P. Engineer & Developers**
r/o. 34-A, Swapnanagari, Ganesh Colony, Amravati - 444605.

SCHEDULE "B"

DESCRIPTION OF THE SAID PROPERTY

"All the piece and parcel of land situated at **Mouje - Mahajanpur**, 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 'Parwati Nagar No. 3', out of **Field Survey No. 5/1-A,** admeasuring 6 Acre 9 Gunthe, of which layout conversion is passed by Hon'ble S.D.O. Amravati, in Rev. Case No. N.A.P. 34/- Mahajanpur-60/1982-83, dated 19.09.1984, from out of this,

(i) **Layout Plot No. 1**, admeasuring 3500 sq.ft. (325.16 sq. mtrs.)

(ii) **Layout Plot No. 2/1**, admeasuring 1541.29 sq.ft. (143.19 sq.mtrs.)

Both the plots adjoining to each other, and amalgamated vide order passed by Hon'ble Collector, Amravati in Rev Case No. N.A.P. 34/ Mahajanpur-26/2017-18, dated 13.12.2017, thus total admeasuring **5041.29 sq. ft. (468.23 sq.mtrs.)** of land, which is commonly bounded as under :-

Towards East : Remaining part of Layout Plot No. 2 (i.e. 2/2),
Towards West : Road,
Towards North : Road, and,
Towards South : Service Line....."

DESCRIPTION OF THE TDR (RIGHTS)

"T. D. R. (rights) equivalent to 63.64 sq.mtr., out of total rights admeasuring 11,682 sq. mtr. (Zone-A) of TDR certificate bearing No. 75, issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/ 75/2016, dated 19.10.2016 for a lieu of 5,130 sq.mtr. of land from out of Field Survey No. 88/3 of Mauje - Rahatgaon, Tq. & Dist. Amravati acquired by Municipal Corporation, Amravati for 18 mtr. D.P. Road...."

V. G. LAKHOTIA ADVOCATE AMRAVATI

SCHEDULE "C"

LIST OF DOCUMENTS INSPECTED

i) Sale Deed dated 07.01.1985, regd. at Sr. No. 215, with the office of Sub Registrar, Amravati City, executed by Shri Raju Sadashivappa

Mamurkhane and other, r/o. Amravati, in favour of Sau. Varshatai Balkisan Daga, r/o. Amravati, in respect of Layout Plot No. 1.

ii) Sale Deed dated 07.01.1985, regd. at Sr. No. 210, with the office of Sub Registrar, Amravati City, executed by Shri Raju Sadashivappa Mamurkhane and other, r/o. Amravati, in favour of Sau. Basantibai Harikisanji Daga, r/o. Amravati, in respect of Layout Plot No. 2.

iii) Sale Deed dated 18.06.1998, regd. at Sr. No. 2569, with the office of Sub Registrar, Amravati City-2, executed by Sau. Basantibai Harikisanji Daga, r/o. Amravati, in favour of Sau. Shubhangi Ashok Ajmire, r/o. Amravati, in respect of Layout Plot No. 2.

iv) Sale Deed dated 10.07.1998, regd. at Sr. No. 2960, with the office of Sub Registrar, Amravati City-2, executed by Sau. Varshatai Balkisan Daga, r/o. Amravati, in favour of Shri Ashok Bhauraoji Ajmire, r/o. Amravati, in respect of Layout Plot No. 1.

v) Sale Deed dated 29.12.2015, regd. at Sr. No. 5058, with the office of Sub Registrar, Amravati City-1, executed by Shri Ashok Bhauraoji Ajmire, r/o. Amravati, in favour of Shri Sagar Prakashrao Bute, Proprietor S. P. Engineer & Developers, r/o. Amravati, in respect of Layout Plot No. 1.

vi) Sale Deed dated 29.12.2015, regd. at Sr. No. 5059, with the office of Sub Registrar, Amravati City-1, executed by Sau. Shubhangi Ashok Ajmire, r/o. Amravati, in favour of Shri Sagar Prakashrao Bute, Proprietor S. P. Engineer & Developers, r/o. Amravati, in respect of Layout Plot No. 2/1.

vii) Sale Deed dated 04.01.2018, registered at sr. no. 46 with the office of Sub Registrar, Amravati City-2, executed by Shri Pravin Balkrushnaji Malu (HUF), r/o. Amravati, in favour of Shri Sagar Prakashrao Bute, r/o. Amravati, in respect of T. D. R. (rights) equivalent to 63.64 sq.mtr.

viii) N.A. Order dated 19.09.1984 passed by Hon'ble S.D.O. Amravati, in Rev. Case No. N.A.P. 34/- Mahajanpur-60/1982-83.

ix) Layout Map passed in Revenue Case No. N.A.P. 34/- Mahajanpur-60/1982-83, dated 19.09.1984.

x) Amalgamation Map passed by Hon'ble Collector, Amravati in Revenue Case No. N.A.P. 34/Mahajanpur-26/2017-18, dated 13.12.2017.

V. G. LAKHOTIA ADVOCATE AMRAVATI

xi) Map sanctioned by Assistant Director, Town Planning, Amravati Municipal Corporation, Amravati, vide building permit no. 1033, dated 20.03.2018 for construction of building.

xii) Index - II register of Sale deeds dated 29.12.2015 & 04.01.2018.

xiii) Gaon Namuna 6/2, dated 24.01.2018, showing ownership of Shri Sagar Prakashrao Bute, Proprietor S. P. Engineer & Developers, r/o. Amravati.

V. G. LAKHOTIA ADVOCATE AMRAVATI

Your's Faithfully

VG LK

V. G. Lakhotia,
Advocate

V. G. Lakhotia
Advocate
Rajapeth, Amravati

Place : Amravati
Dated : 06.04.2018

346/0
Thursday,05 April 2018 3:49 PM

इतर पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 1329 दिनांक: 05/04/2018

गावाचे नाव: महाजनपूरा
दस्तऐवजाचा अनुक्रमांक: अरन3-0-2018
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: अॅड.व्ही जी लखोटीया रा.अमरावती
वर्णन शोध अर्ज क्र.446/2018 मौजे महाजनपुर स.न.5/1ए मधील प्लॉट नंबर 1व 2/1 सन.2006 ते 2018 (वर्षे13)

शोध व निरीक्षणे	रु. 325.00
एकूण:	रु. 325.00

Joint Sub Registrar Amaravati III
सह दुय्यम निबंधक, अमरावती शहर - ३.

1); देयकाचा प्रकार: By Cash रक्कम: रु 325/-