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

Rajapeth, Badnera Road, Amravati -444601
Mo. 9422158240, 8483042974
E-mail:vglakhotia1@gmail.com,
vglakhotia1@yahoo.co.in

Date : 04th April 2019

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 1989 to 2019 after depositing requisite fee vide receipt no. 2627, dated 02.04.2019 with Joint Sub Registrar, Amravati - City-I.

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 marketable title.

V. G. LAKHOTIA ADVOCATE AMRAVATI

Your's Faithfully

V.G.L

V. G. Lakhotia,
Advocate

Place : Amravati
Dated : 04.04.2019

SCHEDULE "A"

Name of the owner/title holders and their address :

Dhanraj Harichand Khandelwal,
r/o. Congress Nagar Road,
Amravati -444606,

SCHEDULE "B"

DESCRIPTION OF THE SAID PROPERTY AND T.D.R. (RIGHTS)

"All the piece and parcel of land situated at **Mouje - Badnera**, Pragane - Badnera, 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. 310/2, 310/3**, admeasuring 4 H. 02 R of land, which is converted into layout as per order passed by Hon'ble Collector, Amravati in Rev Case No. N.A.P. 34/Badnera-161/2001-02, dated 11.11.2002, out of this

(i) **Layout Plot No. 11**, admeasuring 3228 sq. ft. (300 sq. mtrs.)

(ii) **Layout Plot No. 12**, admeasuring 3228 sq. ft. (300 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/Badnera-108/2016-17, dated 27.03.2017, thus total admeasuring **6456 sq. ft. (600 sq.mtrs.)** of land, which is commonly bounded as under :-

Towards East	:	Layout Plot No. 60-A, 60-B & 61-A,
Towards West	:	Akoli to Badnera D.P. Road,
Towards North	:	Layout Plot No. 10,
Towards South	:	Layout Plot No. 13....."

DESCRIPTION OF THE TDR (RIGHTS)

"T. D. R. (rights) equivalent to 1610.50 sq. mtrs. (17335.42 sq. ft.) from out of total rights admeasuring 2376 sq. mtrs. (Zone-N.A.) of TDR certificate issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/ 72/2016, dated 22.08.2016 and certificate No. 72, for a lieu of 1080 sq. mtrs. of land from out of Field Survey No. 40/2-A of Mouje - Nimbhora Khurd, Pragane - Badnera, Tq. & Dist. Amravati, acquired by Amravati Municipal Corporation, Amravati for 18 Mtr. wide D.P. Road.... out of this T.D.R. (rights) admeasuring 931.42 sq.mtrs. is used and applied"

V.G. LAKHOTIA ADVOCATE AMRAVATI

SCHEDULE "C"

LIST OF DOCUMENTS INSPECTED

I) Sale Deed dated 30.07.1984, registered at Sr. No. 2999, with the office of Sub Registrar, City-Amravati, executed by Gulam Husain Gulam Mustafa, resident of Old Town, Badnera, in favour of Gulam Mukbil Gulam Husain, r/o. Old Town, Badnera, Dist. Amravati.

ii) Sale Deed dated 30.07.1984, registered at Sr. No. 3000, with the office of Sub Registrar, City-Amravati, executed by Gulam Husain Gulam Mustafa, resident of Old Town, Badnera, in favour of Shyamsannisa Begam Gulam Husain, r/o. Old Town, Badnera, Dist. Amravati.

iii) Sale Deed dated 17.03.1999, registered at Sr. No. 1185, with the office of Sub Registrar, City-2, Amravati, executed by Gulam Mukbil Gulam Husain, r/o. Old Town, Badnera, Dist. Amravati, in favour of Sau. Pushpabai Roopchandji Khandelwal, resident of Congress Nagar, Amravati.

iv) Sale Deed dated 17.03.1999, registered at Sr. No. 1186, with the office of Sub Registrar, City-Amravati, executed by Gulam Mukbil Gulam Husain, r/o. Old Town, Badnera, Dist. Amravati, in favour of Sau. Shantabai Harichandraji Khandelwal, resident of Congress Nagar, Amravati.

v) Sale Deed dated 26.03.1999, registered at Sr. No. 1329, with the office of Sub Registrar, City - 2, Amravati executed by i) Shyamsannisa Begam Gulam Husain, resident of Old Town, Badnera, in favour of (a) Shri Kamalkishor Hiralalji Goyanka, resident of Khaparde Bagicha, Amravati, and (b) Shri Rajesh Chhaganlalji Agrawal, resident of Joglekar Plot, Amravati.

vi) Sale Deed dated 10.12.1999, registered at Sr. No. 4717, regularised on 06.02.2001, at Sr. No. 566, with the office of Sub Registrar, City-2, Amravati, executed by (a) Shri Kamalkishor Hiralalji Goyanka, resident of Khaparde Bagicha, Amravati and (b) Shri Rajesh Chhaganlalji Agrawal, resident of Joglekar Plot, Amravati, in favour of Sau. Pushpabai Dhanrajji Khandelwal, resident of Congress Nagar, Amravati.

vii) Sale Deed dated 10.12.1999, registered at Sr. No. 4718, regularised on 07.02.2001, at Sr. No. 567, with the office of Sub Registrar, City-2, Amravati, executed by (a) Shri Kamalkishor Hiralalji Goyanka, resident of Khaparde Bagicha, Amravati and (b) Shri Rajesh Chhaganlalji Agrawal, resident of Joglekar Plot, Amravati, in favour of Sau. Shantabai Harichandji Khandelwal, resident of Congress Nagar, Amravati.

V. G. LAKHOTIA ADVOCATE AMRAVATI

viii) Extract of Mutation / Pherphar Patrak, of Entry No. 9435/4869, dated 15.09.2009, showing mutation in respect of part of Field Survey No. 310/2 and 310/3, in favour of Sau. Shantabai Harichandra Khandelwal, resident of Amravati.

ix) Copy of N.A. Order, in respect of Field Survey No. 310/2 & 310/3, passed by Hon'ble Collector, vide its Order dated 11.11.2002, in Rev. Case No. N.A.P. 34/Badnera - 161/2001-02.

x) Memorandum of Oral Partition, dated 09.09.2009, executed between Sau. Shantabai Harichandra Khandelwal, Sau. Pushpa Dhanraj Khandelwal and Sau. Pushpa Roopchand Khandelwal, all resident of Amravati.

xi) Gift Deed dated 31.12.2014, regd. on 31.01.2015, at Sr. No. 313, with S.R.O. Amravati City-3, executed by Smt. Shantabai Harichandji Khandelwal, r/o. Amravati, in favour of Shri Dhanraj Harichand Khandelwal, r/o. Amravati, in respect of total 36 plots, which includes Plot No. 11 & 12 i.e. said property, out of Field Survey No. 310/2 & 310/3.

xii) N.A. Order dated 11.11.2002 passed by Hon'ble Collector, Amravati in Rev Case No. N.A.P. 34/Badnera-161/2001-02.

xiii) Layout Map passed in Rev Case No. N.A.P. 34/Badnera-161/2001-02.

xiv) Sale Deed dated 09.06.2017, regd. at sr. no. 1084, with the office of Sub Registrar, Amravati City-3, executed by (a) Shri Ashish Jaikishorji Karwa, (b) Sau. Jyoti Ashish Karwa, (c) Shri Pankaj Bansilalji Gandhi, (d) Shri Ajay Ghanshyamdasji Rathi, all r/o. Amravati, in favour of Shri Dhanraj Harichand Khandelwal, r/o. Amravati, in respect of T.D.R. (Rights).

xv) Map sanctioned by Assistant Director, Town Planning, Amravati Municipal Corporation, Amravati, vide building permit no. 0014, dated 11.04.2018 for construction of building.

xvi) Index - II register of Sale deeds dated 30.07.1984, 17.03.1999, 26.03.1999 and 10.12.1999, 09.06.2017, Gift Deed dated 31.12.2014

xvii) Gaon Namuna 2, dated 25.08.2018, showing ownership of Dhanraj Harichand Khandelwal, r/o. Amravati.

Your's Faithfully

V. G. LAKHOTIA ADVOCATE AMRAVATI

V. G. Lakhotia,
Advocate

Place : Amravati
Dated : 04.04.2019