

V. G. Lakhotia

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Ref. :

Date : 20th 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. 2294, dated 04.04.2018, 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" are the recorded owners of the said property described in Schedule "B" and have got clear and marketable title, free from all encumbrances.

Place : Amravati
Dated : 20.04.2018



Your's Faithfully

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

SCHEDULE "A"**Name of the owner/title holders and their address :****Marigold Realty, through Partner**

- i) **Shri Surendra Prataprai Kingrani,**
- ii) **Shri Narendra Prataprai Kingrani,**
both r/o. Balramji Town, Nagpur - 440013

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 city, in the area known as 'Maloo & Talda Layout', bearing **Field Survey No. 7**, admeasuring 3 H. 23 R, of which layout conversion is passed by Hon'ble Collector, Amravati, in Rev. Case No. N.A.P. 34/Benoda-106/2013-14, dated 12.03.2014, out of this Layout,

- i) **Plot No. 5**, admeasuring 450 sq. mtrs. (4843.80 sq.ft.)
- ii) **Plot No. 6**, admeasuring 450 sq. mtrs. (4843.80 sq.ft.)

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/Benoda-37/2017-18, dated 31.01.2018, thus total admeasuring **900 sq.mtrs. (9687.60 sq.ft.)**, which are commonly bounded as under :-

- Towards East : Layout Road,
- Towards West : Layout Plot No. 14-B, 15-A, 15-B, 16,
- Towards North : Layout Plot No. 4, and,
- Towards South : Layout Plot No. 7....."

SCHEDULE "C"**LIST OF DOCUMENTS INSPECTED**

- i) Sale Deed dated 22.03.2010, regd. at sr. no. 1328, with the office of Sub Registrar, Amravati City-1, executed by i) Khatunbi Mohboob Khan & other 29, ii) Rewati Estate Agency, through partner Shri Dipak Madhavrao Nilewar, in favour of Maloo & Talda Developers through Partner Shri Pravin Balakrushnaji Maloo, r/o. Amravati, in respect of Area 1 H. 21 R., out of Field Survey No. 7.

- ii) Sale Deed dated 08.08.2012, regd. on 10.08.2012 at sr. no. 4310, with the office of Sub Registrar, Amravati City-3, executed by Shri Umesh Narayandasji Panpalia, r/o. Balaji Plot, Amravati, in favour of Maloo & Talda



Developers, through Partner Shri Pravin Balkrushnaji Maloo, r/o. Amravati, in respect of Area 0 H. 39 R., out of Field Survey No. 7.

iii) Sale Deed dated 08.08.2012, regd. on 10.08.2012 at sr. no. 4312, with the office of Sub Registrar, Amravati City-3, executed by Gopal Narayandasji Panpalla, r/o. Balaji Plot, Amravati, in favour of Maloo & Talda Developers, through Partner Shri Pravin Balkrushnaji Maloo, r/o. Amravati, in respect of Area 0 H. 32 R., out of Field Survey No. 7.

iv) Sale Deed dated 08.08.2012, regd. on 14.08.2012 at sr. no. 4375, with the office of Sub Registrar, Amravati City-3, executed by Shri Govinda Associates, through Proprietor Sau. Sandhya Subhash Talda, r/o. Amravati, in favour of Maloo & Talda Developers through Partner Shri Pravin Balkrushnaji Maloo, r/o. Amravati,, in respect of Area 0 H. 14 R., out of Field Survey No. 7.

v) Sale Deed dated 08.08.2012, regd. on 14.08.2012 at sr. no. 4379, with the office of Sub Registrar, Amravati City-3, executed by Shri Subhash Nanakramji Talda, r/o. Amravati, in favour of Maloo & Talda Developers, through Partner Shri Pravin Balkrushnaji Maloo, r/o. Amravati, in respect of Area 0 H. 32 R., out of Field Survey No. 7.

vi) Sale Deed regd. on 14.08.2012 at sr. no. 4382, with the office of Sub Registrar, Amravati City-3, executed by Shri Pravin Balkrushnaji Maloo, r/o. Camp, Amravati, in favour of Maloo & Talda Developers, through Partner Shri Pravin Balkrushnaji Maloo, r/o. Amravati, in respect of Area 0 H. 39 R., out of Field Survey No. 7.

vii) Sale Deed dated 08.08.2012, regd. on 27.08.2012 at sr. no. 4629, with the office of Sub Registrar, Amravati City-3, executed by Shri Gaurav Gopal Panpalla, r/o. Balaji Plot, Amravati, in favour of Maloo & Talda Developers, through Partner Shri Pravin Balkrushnaji Maloo, r/o. Amravati, in respect of Area 0 H. 30 R., out of Field Survey No. 7.

viii) Sale Deed dated 22.07.2014, regd. at sr. no. 2598, with the office of Sub Registrar, Amravati City-1, executed by Maloo & Talda Developers, through Partner Shri Pravin Balkrushnaji Maloo, r/o. Amravati, in favour of Deepa Developers through Partner Sau. Ritu Sunilkumar Adwani, in respect of Layout Plot No. 5, 6 & some other plots.

ix) Sale Deed dated 29.05.2017, regd. at sr. no. 1375, with the office of Sub Registrar, Amravati City-1, executed by Deepa Developers through Partner Sau. Ritu Sunilkumar Adwani, in favour of Marigold Reality, through



Partner Shri Surendra Prataprai Kingrani & Shri Narendra Prataprai Kingrani, both r/o. Nagpur, in respect of Layout Plot No. 5.

x) Sale Deed dated 29.05.2017, regd. at sr. no. 1376, with the office of Sub Registrar, Amravati City-1, executed by Deepa Developers through Partner Sau. Ritu Sunilkumar Adwani, in favour of Marigold Reality, through Partner Shri Surendra Prataprai Kingrani & Shri Narendra Prataprai Kingrani, both r/o. Nagpur, in respect of Layout Plot No. 6.

xi) N.A. Order dated 12.03.2014 passed by Hon'ble Collector, Amravati in Revenue Case No. N.A.P. 34/Benoda-106/2013-14.

xii) Layout Map passed in Revenue Case No. N.A.P. 34/Benoda-106/2013-14

xiii) Amalgamation Order dated 31.01.2018, passed by Hon'ble Collector, Amravati, in Rev. Case No. N.A.P. 34/Benoda-37/2017-18.

xiv) Amalgamation Map confirmed by Hon'ble Collector, Amravati, in Rev. Case No. N.A.P. 34/Benoda-37/2017-18.

xv) Index - II register of Sale deeds dated 22.03.2010, 10.08.2012, 14.08.2012, 27.08.2012, 22.07.2014, 29.05.2017.

xvi) Gaon Namuna 6/2, dated 26.03.2018, showing ownership of Marigold Reality, through Partner Shri Surendra Prataprai Kingrani & Shri Narendra Prataprai Kingrani, both r/o. Nagpur.

Place : Amravati
Dated : 20.04.2018



Your's Faithfully

V. G. L.
V. G. Lakhota,
Advocate