

Ref. :

Date : 27th 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 13 years i.e. from 2005 to 2017 after depositing requisite fee vide receipt no. 5270, dated 27.07.2017 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" except the charge of State Bank of India, Branch Hingna, Nagpur. 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 marketable title, except the **charge of Rupees 15.90 Crore** of State Bank of India, Branch Hingna, Nagpur.



Place : Amravati
Dated : 27.07.2017

Your's Faithfully

V.G. Lakhotia

V. G. Lakhotia,
Advocate

SCHEDULE "A"**Name of the owner/title holders and their address :**

Dhanraj Harichand Khandelwal,
resident of 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. 319/1 (part)**, admeasuring 1 H. 15 R of land is converted into layout as per order passed by Hon'ble Collector, Amravati in Rev Case No. N.A.P. 34/Badnera-58/2004-05, dated 10.11.2005, out of this

- (i) **Layout Plot No. 5-A**, admeasuring 2517.84 sq. ft. (234 sq. mtrs.)
- (ii) **Layout Plot No. 5-B**, admeasuring 2517.84 sq. ft. (234 sq. mtrs.)
- (iii) **Layout Plot No. 6**, admeasuring 4390.08 sq. ft. (408 sq. mtrs.)
- (iv) **Layout Plot No. 7**, admeasuring 4390.08 sq. ft. (408 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/Badnera-14/2014-15, dated 15.09.2014, thus total admeasuring **13815.84 sq. ft. (1284 sq.mtrs.)**, of land, which is commonly bounded as under :-

Towards East	:	Survey No. 320,
Towards West	:	Layout Road,
Towards North	:	Layout Plot No. 1,2,3 & 4,
Towards South	:	Layout Road....."

DESCRIPTION OF THE TDR (RIGHTS)

"T. D. R. (rights) equivalent to 513.37 sq. mtrs. (5525.91 sq. ft.) from out of total rights admeasuring 7446.40 sq. mtrs. (Zone-B) of TDR certificate issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/ 27/2011, dated 13.04.2011 and certificate No. 27, for a lieu of 20,500 sq. mtrs. of land from out of Field Survey No. 339/1 and 339/1-A of Mouje Badnera, Pragane - Badnera, Tq. & Dist. Amravati, acquired by Amravati Municipal Corporation, Amravati for Garden...."

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

- i) Sale Deed dated 18.12.1991, registered at Sr. No. 731, with S.R.O. Amravati City-2, executed by Shri Vithoba Sansthan, Karla by Managing Trustee Smt. Sarubai Eknath Chavhan, resident of Karla, Tq. Chandur



Railway, Amravati in favour of Shri Dhanraj Harichand Khandelwal, resident of Amravati.

ii) N.A. Order dated 10.11.2005 passed by Hon'ble Collector, Amravati in Rev Case No. N.A.P. 34/Badnera-58/2004-05.

iii) Layout Map passed in Rev Case No. N.A.P. 34/Badnera-58/2004-05.

iv) Sale Deed dated 10.02.2012, registered at sr. no. 703, with the office of Sub Registrar, Amravati City-3, executed by Maloo & Talda Developers through partner Shri Pravin Balkrushnaji Maloo, r/o. Ambapeth, Amravati, in favour of Shri Dhanraj Harichand Khandelwal, resident of Amravati, in respect of T.D.R. (Rights).

v) Sale Deed dated 21.09.2016, registered at sr. no. 2893, with the office of Sub Registrar, Amravati City-2, executed by Maloo & Talda Developers through partner Shri Pravin Balkrushnaji Maloo, r/o. Ambapeth, Amravati, in favour of Shri Dhanraj Harichand Khandelwal, resident of Amravati, in respect of T.D.R. (Rights).

vi) Deed of Rectification dated 21.09.2016, registered at sr. no. 2892, with the office of Sub Registrar, Amravati City-2, executed by Maloo & Talda Developers through partner Shri Pravin Balkrushnaji Maloo, r/o. Ambapeth, Amravati, in favour of Shri Dhanraj Harichand Khandelwal, resident of Amravati, in respect of T.D.R. (Rights).

vii) Map sanctioned by Assistant Director, Town Planning, Amravati Municipal Corporation, Amravati, vide building permit no. 1667, dated 20.12.2016 for construction of building.

viii) Index - II register of Sale deeds dated 18.12.1991, 10.02.2012, 21.09.2016 & Deed of Rectification dated 21.09.2016.

ix) Gaon Namuna 2, dated 15.06.2017, showing ownership of Dhanraj Harichand Khandelwal, resident of Amravati.

x) Equitable Mortgage dated 28.08.2015, regd. on 16.09.2015, at Serial/Filing No. 2086/2015, with the office of Joint Sub Registrar, Amravati City - II, for loan Secured at Rupees 15.90 Crore executed by Dhanraj Harichand Khandelwal in favour of State Bank of India, Branch Hingna, Nagpur.



Place : Amravati
Dated : 27.07.2017

Your's Faithfully

V.G. Lkh
V. G. Lakhota,
Advocate