

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 30 years i.e. from 1988 to 2017 after depositing requisite fee vide receipt no. 4912, dated 12.06.2015 and receipt no. 2459, dated 27.07.2017 with Joint Sub Registrar, Amravati City - 3.
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 : 27.07.2017

Your's Faithfully

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

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

M/s. Tarun Construction Co., through partner
Shri Baldeo Omprakashji Mandhani,
 resident of Pooja Colony, Farshi Stop, Dastur Nagar, Amravati

SCHEDULE "B"**DESCRIPTION OF THE SAID PROPERTY****DESCRIPTION OF SAID PLOT**

"All the piece and parcel of land situated at **Mouje - Rahatgaon**, Pragane Nandgaon Peth, 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 '**Purab Township**', out of **Field Survey No. 182/1-A, 182/1 Part, 193/1**, of which layout conversion is passed by Hon'ble Collector, Amravati, in Rev. Case No. N.A.P. 34/Rahatgaon-48/2010-11, dated 14.12.2010, from out of this,

i) **Layout Plot No. 41**, admeasuring 6753.17 sq.ft. (627.38 sq.mtr.)

ii) **Layout Plot No. 42**, admeasuring 5400.83 sq.ft. (501.75 sq.mtr.)

both the above plots are adjoining to each other, thus total admeasuring 12154 sq. ft. (1129.13 sq.mtrs.) of land, which is commonly bounded as under :-

Towards East : Layout Plot No. 39-A to 40,

Towards West : Layout Plot No. 43,

Towards North : Layout of Others, and,

Towards South : 18 mtr. wide Layout Road....."

DESCRIPTION OF THE TDR RIGHTS

"T. D. R. (rights) equivalent to 451.51 sq.mtr. (4860.05 sq. ft.) out of total rights admeasuring 2588.50 sq.mtr. of TDR certificate bearing No. 33, issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/33/2011, dated 19.04.2011 for a lieu of 7300 sq.mtr. of land from out of Field Survey No. 82 (Part) of Mauje - Peth Amravati, Tq. & Dist. Amravati acquired by Amravati Municipal Corporation, Amravati for Dispensary & Maternity Home...."

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

- i) Sale Deed dated 21.11.2012, registered at Sr. No. 4030, with the office of Sub Registrar, Amravati City-2, executed by (a) Shri Omprakash Kodumal Khemchandani, (b) Shri Sudhir Umedrai Shah, (c) Shri Dharmesh Umedrai Shah and (d) Shri Sudhir Vasudeo Khemchandani, all resident of Amravati, in favour of Shri Shrikant



Gargovindji Kalantri and Sau. Smita Sharad Kasat, both resident of Gawande Layout, Mahesh Nagar, Amravati.

ii) Sale Deed of T.D.R. dated 25.06.2013 registered at sr. no. 2995 with the office of Sub Registrar, Amravati City-1, executed by Shri Pravin Balkrushnaji Maloo, resident of Amba Peth, Amravati, in favour of Shree Concern, through partner Sau. Smita Sharad Kasat & Shri Shrikant Gargovindji Kalantri, both resident of Gawande Layout, Mahesh Nagar, Amravati.

iii) Sale Deed dated 09.04.2015, registered at Sr. No. 1207, with the office of Sub Registrar, Amravati City, executed by Shri Shrikant Gargovindji Kalantri and Sau. Smita Sharad Kasat, both resident of Gawande Layout, Mahesh Nagar, Amravati, in favour of M/s. Tarun Construction Co., through partner Shri Baldeo Omprakashji Mandhani, resident of Pooja Colony, Farshi Stop, Dastur Nagar, Amravati, regarding layout plot no. 41 & 42.

iv) N. A. Order dated 14.12.2010 passed by Collector, Amravati in Rev. Case No. N.A.P. 34/Rahatgaon-48/2010-11.

v) Layout sanction map vide Order dated 14.12.2010 passed by Collector, Amravati in Rev. Case No. N.A.P. 34/Rahatgaon-48/2010-11 in respect of F. S. No. 182/1-A, 182/1 Part, 193/1.

vi) Map sanctioned by Assistant Director, Town Planning, Amravati Municipal Corporation, Amravati, vide building permit no. 733 dated 30.08.2013 for construction of residential apartment.

vii) Deed of Declaration dated 11.06.2015 registered at Sr.No. 1365, with the office of Sub-Registrar, Amravati City-2, executed by M/s. Tarun Construction Co., through partner Shri Baldeo Omprakashji Mandhani, resident of Pooja Colony, Farshi Stop, Dastur Nagar, Amravati.

viii) Index - II register of Sale deed dated 21.11.2012, 25.06.2013, 09.04.2015, and day book of Deed of declaration dated 11.06.2015.

ix) Gaon Namuna 6/2 dated 10.06.2015 showing ownership of M/s. Tarun Construction Co., through partner Shri Baldeo Omprakashji Mandhani, resident of Pooja Colony, Farshi Stop, Dastur Nagar, Amravati, issued by concerned Talathi, Amravati.



Place : Amravati
Dated : 27.07.2017

Your's Faithfully

V. G. L.

V. G. Lakhota,
Advocate