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

Rajapeth, Badnera Road, Amravati -444601
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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 13 years i.e. from 2007 to 2019 after depositing requisite fee vide receipt no. 2450, dated 04.04.2019 with Joint Sub Registrar, Amravati City - 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 The Yavatmal Urban Co-op Bank Ltd., Yavatmal, Branch Mudholkar Peth, Amravati. 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 owner of the said property described in Schedule "B" and have got marketable title, except the **charge of Rupees 1.00 Crore** of The Yavatmal Urban Co-op Bank Ltd., Yavatmal, Branch Mudholkar Peth, Amravati.

V. G. LAKHOTIA ADVOCATE

Your's Faithfully

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

Place : Amravati
Dated : 04.04.2019

SCHEDULE "A"

Name of the owner/title holders and their address :

Mahalle Construction, Proprietor
Shri Ravindra Pundlikrao Mahalle,
resident of Amar Colony, Amravati - 444606.

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 'Shaskiya Karmachari Pragati Gruhnirman Sahakari Sanstha (Haribhau Kaloti Nagar)', bearing **Field Survey No. 38/1,** of which layout conversion is passed in Rev. Case No. N.A.P. 6/II/1961-62 and 54/II/1962-63, dated 04.12.1963, out of this Layout **Plot No. 35, admeasuring 4725 sq.ft. (439.12 sq. mtrs)**, which are bounded as under :-

Towards East	:	House of Shri Muley,
Towards West	:	House of Shri Saraf,
Towards North	:	30 ft. wide Road, and,
Towards South	:	Service Lane....."

DESCRIPTION OF THE TDR (RIGHTS)

"T. D. R. (rights) equivalent to 175.65 sq. mtrs. (1890 sq. ft.) from out of total rights admeasuring 1367.50 sq. mtrs. (Zone-B) of TDR certificate issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/ 37/2011, dated 04.07.2011 and certificate No. 37, for a lieu of 2500 sq. mtrs. of land from out of Field Survey No. 194/1 of Mouje - Rahatgaon, Pragane - Nandgaon Peth, Tq. & Dist. Amravati, acquired by Amravati Municipal Corporation, Amravati for 18 mtr. wide D.P. Road...."

SCHEDULE "C"

LIST OF DOCUMENTS INSPECTED

i) Certificate dated 27.02.2012, issued by Shaskiya Karmachari Pragati Gruhnirman Sahakari Sanstha, Haribhau Kaloti Nagar, Amravati, showing allotment of Plot No. 35, in favour of Shri Uttamrao Mukund Deshpande, vide Resolution No. 2, on dated 24.11.1973.

ii) Copy of Society Resolution No. 3, held in meeting on dated 26.02.2012, issued by Shaskiya Karmachari Pragati Gruhnirman Sahakari Sanstha, Haribhau Kaloti Nagar, Amravati, showing allotment of Plot No. 35, in favour

V. G. LAKHOTIA ADVOCATE AMRAVATI

of Sau. Sulbha Girish Joshi, who is the only legal heir i.e. daughter of Shri Uttamrao Mukund Deshpande.

iii) Sale Deed dated 09.07.2012, registered on 10.07.2012, at sr. no. 2366, with the office of Sub Registrar, Amravati City-2, executed by Sau. Sulbha Girish Joshi, resident of Yavatmal, in favour of Shri Shamsundar Shankarrao Somwanshi, resident of Chaitanya Colony, Amravati.

iv) Sale Deed dated 18.04.2016, registered at Sr. No. 1060, with the office of Sub Registrar, Amravati City-3, executed by Shri Shamsundar Shankarrao Somwanshi, resident of Chaitanya Colony, Amravati, in favour of Mahalle Construction, Proprietor Shri Ravindra Pundlikrao Mahalle, resident of Amar Colony, Amravati.

v) Sale Deed of T.D.R. dated 04.06.2016, registered on 06.06.2016, at sr. no. 1298, with the office of Sub Registrar, Amravati City-2, executed by Shri Atul Wamanrao Joshi & Smt. Sunanda Wamanrao Joshi, both resident of Bhaji Bazar, Amravati, in favour of Mahalle Construction, Proprietor Shri Ravindra Pundlikrao Mahalle, resident of Amar Colony, Amravati.

vi) Map sanctioned by Assistant Director, Town Planning, Amravati Municipal Corporation, Amravati, vide building permit no. 0420, dated 29.03.2019 for construction of apartment.

vii) Index - II register of Sale deeds dated 09.07.2012, 18.04.2016, 04.06.2016.

viii) N.A. order dated 04.12.1963, passed in Revenue Case No. N.A.P. 6/II/1961-62 and 54/II/1962-63.

ix) Layout Map, passed in Revenue Case No. N.A.P. 6/II/1961-62 and 54/II/1962-63, dated 04.12.1963.

x) Mortgage dated 14.02.2017, regd. at Serial No. 557/2017, with the office of Joint Sub Registrar, Amravati City - II, for loan Secured at Rupees 1.00 Crore executed by Mahalle Construction, Proprietor Shri Ravindra Pundlikrao Mahalle in favour of The Yavatmal Urban Co-op Bank Ltd., Yavatmal, Branch Mudholkar Peth, Amravati.

xi) Gaon Namuna 6/2, dated 04.04.2019 showing ownership of Mahalle Construction, Proprietor Shri Ravindra Pundlikrao Mahalle, resident of Amar Colony, Amravati, issued by Talathi, Amravati.

V. G. LAKHOTIA ADVOCATE AMRAVATI

Your's Faithfully

V.G.L.

V. G. Lakhotia,
Advocate

V. G. Lakhotia
Advocate
Rajapeth, Amravati

Place : Amravati
Dated : 04.04.2019