

V. G. Lakhota
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Date : 07th May 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. 3459, dated 06.05.2019 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.

Place : Amravati
Dated : 07.05.2019



Your's Faithfully

VGL
V. G. Lakhota,
Advocate

SCHEDULE "A"**Name of the owner/title holder and his address :****M/s. Tulsi Associates** through Proprietor**Nitesh Shyam Bunde**

R/o. Narayan Nagar, Kathora Naka, Amravati - 444604.

SCHEDULE "B"**DESCRIPTION OF THE SAID PROPERTY AND T.D.R. (RIGHTS)**

"All the piece and parcel of land situated at **Mouje - Shegaon**, Pragane - Nandgaon Peth, 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. 57/1-C**, admeasuring 4 Acre of land, which is converted into layout as per order passed by Hon'ble Sub Divisional Officer, Amravati in Rev Case No. N.A.P. 34/Shegaon-96/1982-83, dated 09.06.1983, in the area known as "Damodhar Colony", out of this **Layout Plot No. 28**, having size 50 x 80 ft., **admeasuring 4000 sq. ft. (371.74 sq. mtrs.)**, of land, which is bounded as under :-

Towards East	:	Road,
Towards West	:	Service Line,
Towards North	:	House of Shri Nage,
Towards South	:	Road...."

DESCRIPTION OF THE TDR (RIGHTS)

"T. D. R. (rights) equivalent to 82 sq. mtrs. (882.64 sq. ft.) from out of total rights admeasuring 4180 sq. mtrs. (Zone-N.A.) of TDR certificate issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/104/2017, dated 02.08.2017 and certificate No. 104, for a lieu of 4180 sq. mtrs. of land from out of Field Survey No. 3/3 of Mouje - Navsari, Pragane - Nandgaon Peth, Tq. & Dist. Amravati, acquired by Amravati Municipal Corporation, Amravati for 12 Mtr. wide D.P. Road...."

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

i) Sale Deed dated 27.05.1974, registered at Sr. No. 1570, with the office of Sub Registrar, Amravati City, executed in favour of Sau. Vatsalabai Anandrao Raut, resident of Amravati.

ii) Gift Deed dated 23.12.1981, registered at Sr. No. 3887, with the office of Sub Registrar, Amravati City, executed by Sau. Vatsalabai Anandrao Raut, resident of Amravati, in favour of (a) Shri Damodar Anandrao Raut, (b) Shri Ramesh Anandrao Raut, (c) Shri Vijay Anandrao Raut, (d) Shri Suresh Anandrao Raut, (e) Shri Arun Anandrao Raut, and (f) Shri Anandrao Pandurang Raut, all resident of Mangilal Plot, Amravati.



iii) Copy of N.A. Order, in respect of Field Survey No. 57/1-C, passed by Hon'ble Sub Divisional Officer, vide its Order dated 09.06.1983, in Rev. Case No. N.A.P. 34/Shegaon-96/1982-83.

iv) Sale Deed dated 10.06.1998, registered at Sr. No. 2053, with the office of Sub Registrar, Amravati City -1, executed by (a) Smt. Vimal Damodar Raut, (b) Shri Nitin Damodar Raut, (c) Ku. Anuradha Damodar Raut, (d) Shri Sachin Damodar Raut, (e) Shri Ramesh Anandrao Raut, (f) Shri Vijay Anandrao Raut, (g) Shri Suresh Anandrao Raut, (h) Shri Arun Anandrao Raut, and (i) Shri Anandrao Pandurang Raut, all resident of Mangilal Plot, Amravati in favour of Sau. Ragini Pramodrao Gawande, resident of Karanja Lad, Dist. Akola.

v) Sale Deed dated 16.11.2018, registered at Sr. No. 2930, with the office of Sub Registrar, Amravati City-3, executed by Sau. Ragini Pramodrao Gawande, resident of Murtizapur, Dist. Akola, in favour of M/s. Tulsi Associates through Prop. Nitesh Shyam Bunde, r/o. Narayan Nagar, Kathora Naka, Amravati.

vi) Sale Deed of T.D.R. registered on dated 16.02.2019, at sr. no. 750, with the office of Sub Registrar, Amravati City-2, executed by Maloo Construction through partner Shri Pravin Balkrushnaji Maloo, resident of Camp, Amravati, in favour of M/s. Tulsi Associates through Prop. Nitesh Shyam Bunde, r/o. Narayan Nagar, Kathora Naka, Amravati.

vii) Layout Map passed in Rev Case No. N.A.P. 34/Shegaon-96/1982-83, dated 09.06.1983.

viii) Map sanctioned by Assistant Director, Town Planning, Amravati Municipal Corporation, Amravati, vide building permit no. 0017, dated 12.04.2019 for construction of building.

ix) Index - II register of Sale deeds dated 10.06.1998, 16.11.2018 & 16.02.2019.

x) Gaon Namuna 7, dated 20.12.2018, showing ownership of M/s. Tulsi Associates through Prop. Nitesh Shyam Bunde, r/o. Narayan Nagar, Kathora Naka, Amravati.

Place : Amravati
Dated : 07.05.2019



Your's Faithfully

V. G. Lakhota
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Advocate