

19th Dec. 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 fees of Rs. 325/-, vide receipt no. 9571, dated 15.12.2018 with Joint Sub Registrar, Amravati - 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 clear and marketable title, free from all encumbrances.

Your's Faithfully

VGL

V. G. Lakhota,
Advocate

Place : Amravati
Dated : 19.12.2018



SCHEDULE "A"**Name of the owner/title holder and address :****G.K.P. Associates**, through Proprietor**Kamalkumar Digrilalji Malviya**,

r/o. Sham Nagar, Amravati -444606

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

"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. 43/1**, 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-70/1981-82, dated 29.07.1982, out of this **Layout Plot No. 3**, bearing Computerised Property No. 43/1/3, having size 60 ft. x 100 ft., total **admeasuring 6000 sq. ft. (557.418 sq. mtrs.)** of land, which is re-surveyed and now included in Nazul Sheet No. 23, Nazul Plot No. 1845, the said plot is bounded as under :-

Towards East : Kathora Road,
 Towards West : 7.50 ft. wide Service Line,
 Towards North : Layout Plot No. 2 (Nazul Plot No. 1844),
 Towards South : Layout Plot No. 4 (Nazul Plot No. 1848)....."

which is hereinafter referred to as the "land or said plot / land".

DESCRIPTION OF THE TDR (RIGHTS)

"T. D. R. (rights) equivalent to 476.14 sq. mtrs. (5125.17 sq.ft.) from out of total rights admeasuring 3066.80 sq. mtrs. (Zone-N.A.) of TDR certificate issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/125/2018, dated 01.03.2018 and certificate No. 125, for a lieu of 1394 sq. mtrs. of land from out of Field Survey No. 26/3 of Mouje - Rajapeth, Pragane - Badnera, Tq. & Dist. Amravati, acquired by Amravati Municipal Corporation, Amravati for 18 Mtr. D.P. Road...."

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

- i) Sale Deed dated 05.07.1993, registered at Sr. No. 1095, with the office of Sub Registrar, Amravati City-1, executed by Kalpana Agency, through Partner Shri Atmaram Motiramji Karde, in favour of (a) Shri Ramkrushna Govindrao Deshmukh, and (b) Shri Yadavrao Devrao Deshmukh, both resident of Amravati, in respect of Layout Plot No. 3, out of Field Survey No. 43/1.



ii) Sale Deed dated 19.07.2018, regd. at sr. no. 2622, with the office of Sub Registrar, Amravati City-1, executed by (a) Shri Ramkrushna Govindrao Deshmukh, and (b) Shri Yadavrao Devrao Deshmukh, both resident of Amravati, in favour of G.K.P. Associates, through Proprietor Shri Kamalkumar Digrilalji Malviya, r/o. Sham Nagar, Amravati, in respect of Layout Plot No. 3, out of Field Survey No. 43/1.

iii) Sale Deed dated 10.08.2018, registered on 13.08.2018, at sr. no. 2040, with the office of Sub Registrar, Amravati City-3, executed by (1) Shri Jaiprakash Chunnilal Mantri, (2) Ashok Chunnilal Mantri, (a) Sudhadevi Ashokkumar Mantri, (3) Kishor Chunnilal Mantri, (4) Pushpa Omprakash Mantri, (a) Vikrant Omprakash Mantri, (b) Neha Vikrant Mantri, (c) Ram Omprakash Mantri, (d) Rakhi Ram Mantri, all r/o. Amravati, in favour of G.K.P. Associates, through Proprietor Shri Kamalkumar Digrilalji Malviya, r/o. Sham Nagar, Amravati, in respect of T. D. R. (rights) equivalent to 476.14 sq.mtr. (5125.17 sq. ft.).

iv) N.A. Order dated 29.07.1982 passed by Hon'ble Sub-Divisional Officer, Amravati in Revenue Case No. N.A.P. 34/Shegaon-70/1981-82.

v) Layout Map confirmed by Hon'ble Sub-Divisional Officer, Amravati in Revenue Case No. N.A.P. 34/Shegaon-70/1981-82.

vi) Building Map sanctioned by Assistant Director, Town Planning, Amravati Municipal Corporation, Amravati, vide building permit no. 0279, dated 29.11.2018 for construction of building.

vii) Index - II register of Sale deeds dated 05.07.1993, 19.07.2018, 13.08.2018.

viii) Computerised Gaon Namuna 7/12, dated 13.08.2018, showing ownership of G.K.P. Associates, through Proprietor Shri Kamalkumar Digrilalji Malviya, r/o. Sham Nagar, Amravati.

Place : Amravati
Dated : 19.12.2018



Your's Faithfully

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