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

Rajapeth, Badnera Road, Amravati
☎ (0721) 2677592 Mo.94221 58240
Email - vglakhotia1@rediffmail.com
vglakhotia1@yahoomail.co.in

Ref. :

Date : 31th March 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 fee vide receipt no. 2663, dated 27.03.2018.

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,

V. G. LAKHOTIA ADVOCATE

V. G. Lakhotia,

Place : Amravati

SCHEDULE "A"

Name of the owner/title holders and address :

Decent Construction through
Shri Jayant Parmanand Chutlani,
r/o. Shivshakti Nagar, Shegaon - Rahatgaon Road,
Amravati - 444604

SCHEDULE "B"

DESCRIPTION OF THE SAID PROPERTY

"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, bearing **Field Survey No. 192/1-A**, admeasuring 2 H. 93 R of land is converted into layout as per order passed by Hon'ble Collector, Amravati in Rev Case No. N.A.P. 34/Rahatgaon-4/2010-11, dated 30.08.2010, out of this **Layout Plot No. 26, admeasuring 3817.45 sq. ft. (354.65 sq. mtrs.)** of land, which is bounded as under :-

Towards East	:	Layout Road,
Towards West	:	Layout of Field Survey No. 192,
Towards North	:	Layout Plot No. 8-B,
Towards South	:	Layout Road...."

SCHEDULE "C"

LIST OF DOCUMENTS INSPECTED

i) Sale Deed dated 09.09.2010, regd. at Sr. No. 4512, with Sub Registrar Office, Amravati City - 1 executed by (a) Omprakash Kodumal Khemchandani, r/o. Ambika Nagar, Amravati, (b) Sudhir Umedrai Shah, r/o. Camp, Amravati, (c) M/s S.K. Industries through partner Omprakash Kodumal Khemchandani, r/o. Ambika Nagar, Amravati, in favour of (a) Sau. Sadhna alias Vipul Uttam Jadhav and (b) Ku. Pranoti Uttam Jadhav, both r/o. Amravati.

V. G. LAKHOTIA ADVOCATE AMRAVATI

ii) Sale Deed dated 17.06.2013, regd. at Sr. No. 2869, executed by (a) Sau. Sadhna alias Vipul Uttam Jadhav and (b) Ku. Pranoti Uttam Jadhav, both r/o. Amravati, in favour of Shri Madhav Tulshiramji Aarsode, r/o. Hiwara Khurd, Dist. Buldhana.

iii) Sale Deed dated 29.06.2017, regd. at Sr. No. 2724, executed by Shri Madhav Tulshiramji Aarsode, r/o. Hiwara Khurd, Dist. Buldhana, in favour of

Decent Construction through Shri Jayant Parmanand Chutlani, r/o. Shivshakti Nagar, Shegaon - Rahatgaon Road, Amravati - 444604.

iv) Index - II register of Sale deeds dated 17.06.2013, 29.06.2017.

v) N.A. order dated 30.08.2010, passed by Hon'ble Collector, Amravati in Revenue Case No. N.A.P. 34/Rahatgaon-4/2010-11.

vi) Layout Map, passed by Hon'ble Collector, Amravati in Revenue Case No. N.A.P. 34/Rahatgaon-4/2010-11, dated 30.08.2010.

vii) Gaon Namuna 6/2, dated 21.08.2017 showing ownership of Decent Construction through Shri Jayant Parmanand Chutlani, r/o. Shivshakti Nagar, Shegaon - Rahatgaon Road, Amravati - 444604, issued by Talathi, Amravati.

Your's Faithfully,

V G L 31-3-2018

V. G. Lakhotia,
Advocate

Place : Amravati
Dated : 31.03.2018

V. G. LAKHOTIA ★ ADVOCATE ★ AMRAVATI