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Date : 03rd April 2021

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 2009 to 2021 after depositing requisite fee vide receipt no. 2375, dated 01.04.2021 with the office Sub Registrar, Amravati City - 1.
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" at Sr. No. (i) and (ii) and have got clear and marketable title, free from all encumbrances.

Place : Amravati
Dated : 03.04.2021



Your's Faithfully,

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

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

Mr. Geet Kamalkumar Malviya
R/o. Sham Nagar, Amravati - 444606.

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

(i) "Situate at **Mouje - Rahatgaon**, Pragane - Nandgaon Peth, Tq. & Dist. Amravati, within the jurisdiction of Sub Registrar, Amravati, within limits of Municipal Corporation of City of Amravati, out of **Field Survey No. 184/1**, admeasuring 3 H. 78 R, which is converted into non agriculture purpose vide order dated 30.07.2010, passed by Hon'ble Collector, Amravati in Rev. Case No. N.A.P - 34/Rahatgaon-157/2009-10, in the area known as "Parag Township", from out of this,

- i) Layout Plot No. 65-A**, admeasuring 1918 sq. ft. (178.20 sq. mtrs.)
- ii) Layout Plot No. 65-B**, admeasuring 1918 sq. ft. (178.20 sq. mtrs.)
- iii) Layout Plot No. 66-A**, admeasuring 1918 sq. ft. (178.20 sq. mtrs.)
- iv) Layout Plot No. 66-B**, admeasuring 2267 sq. ft. (210.60 sq. mtrs.)

All the above plots are adjoining to each other, total admeasuring 8021 sq. ft. (745.20 sq. mtrs), and amalgamated vide order passed by Tahasildar, Amravati, in Rev. Case No. N.A.P. 34/Rahatgaon-05/2020-21, dated 28.08.2020, bearing Computerised Property No. 184/1/65/A/65/B/66/A/66B, total **admeasuring 8016.16 sq. ft. (744.72 sq. mtrs)** of land after deduction of curvature, which is commonly bounded as under :-

Towards East	:	Layout Plot No. 54-B to 53-A,
Towards West	:	9 mtr. wide Layout Road,
Towards North	:	9 mtr. wide Layout Road, and,
Towards South	:	Layout Plot No. 64-B....."

DESCRIPTION OF THE TDR (RIGHTS)

(ii) "T. D. R. (rights) equivalent to 125 sq. mtrs., from out of total rights admeasuring 8235.25 sq. mtrs. (Zone-N.A.) of TDR certificate issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/141/2019, dated 15.05.2019 and certificate No. 141, for a lieu of 3921.55 sq. mtrs. of



land from out of Field Survey No. 46/1, 46/2, 48/1 of Mouje - Nimbhora Khurd, Pragane - Badnera, Tq. & Dist. Amravati, acquired by Amravati Municipal Corporation, Amravati for Amenity Plot No. 14 & 17...."

SCHEDULE "C"

LIST OF DOCUMENTS INSPECTED

- i) Sale Deed dated 16.08.2010, registered at Sr. No. 3085, with the office of the Sub Registrar, Amravati City-3, executed by Malu & Talda Developers through Partner Shri Pravin Balkrushnaji Malu, R/o. Amravati, in favour of Sau. Pratibha Kamal Malviya, r/o. Amravati in respect of Layout Plot No. 65-A.
- ii) Sale Deed dated 16.08.2010, registered at Sr. No. 3087, with the office of the Sub Registrar, Amravati City-3, executed by Malu & Talda Developers through Partner Shri Pravin Balkrushnaji Malu, R/o. Amravati, in favour of Sau. Pratibha Kamal Malviya, r/o. Amravati in respect of Layout Plot No. 65-B.
- iii) Sale Deed dated 16.08.2010, registered at Sr. No. 3089, with the office of the Sub Registrar, Amravati City-3, executed by Malu & Talda Developers through Partner Shri Pravin Balkrushnaji Malu, R/o. Amravati, in favour of Shri Geet Kamal Malviya, r/o. Amravati in respect of Layout Plot No. 66-A.
- iv) Sale Deed dated 16.08.2010, registered at Sr. No. 3088, with the office of the Sub Registrar, Amravati City-3, executed by Malu & Talda Developers through Partner Shri Pravin Balkrushnaji Malu, R/o. Amravati, in favour of Shri Kamal Digrilal Malviya, r/o. Amravati in respect of Layout Plot No. 66-B.
- v) Sale Deed of T.D.R. dated 26.10.2020, registered at sr. no. 2878, with the office of Sub Registrar, Amravati City-2, executed by Shri Govinda Infra through proprietor Shri Vijay Nanakram Talda, R/o. Amravati, in favour of Shri Geet Kamalkumar Malviya, R/o. Sham Nagar, Amravati.
- vi) Gift Deed dated 27.10.2020, registered at Sr. No. 2280, with the office of the Sub Registrar, Amravati City-1, executed by Sau. Pratibha Kamal Malviya, R/o. Amravati, in favour of Shri Geet Kamalkumar Malviya, r/o. Sham Nagar, Amravati in respect of her 47.826% undivided share out of entire amalgamated Layout Plot No. 65/A/65/B/66/A/66B.



(4)

- vii) Gift Deed dated 27.10.2020, registered at Sr. No. 2281, with the office of the Sub Registrar, Amravati City-1, executed by Shri Kamalkumar Digrilal Malviya, R/o. Amravati, in favour of Shri Geet Kamalkumar Malviya, r/o. Sham Nagar, Amravati in respect of his 28.261% undivided share out of entire amalgamated Layout Plot No. 65/A/65/B/66/A/66B.
- viii) Map sanctioned by Assistant Director, Town Planning, Amravati Municipal Corporation, Amravati, vide building permit no. 56, dated 11.02.2021 for construction of apartment / row houses.
- ix) Index - II register of Sale deeds dated 16.08.2010, 26.10.2020, Gift Deed dated 27.10.2020.
- x) N.A. order dated 30.07.2010, passed by Hon'ble Collector, Amravati in Revenue Case No. N.A.P - 34/Rahatgaon-157/2009-10.
- xi) Layout Map, passed by Hon'ble Collector, Amravati in Revenue Case No. N.A.P - 34/Rahatgaon-157/2009-10, dated 30.07.2010.
- xii) Amalgamation Order dated 28.08.2020, passed by Hon'ble Tahasildar, Amravati in Rev. Case No. N.A.P. - 34/Rahatgaon-05/2020-21, in respect of Layout Plot No. 65-A, 65-B, 66-A & 66-B.
- xiii) Gaon Namuna 7/12, dated 09.02.2021, showing ownership of Shri Geet Kamalkumar Malviya, r/o. Amravati, in respect of Layout Plot No. 184/1/65/A/65/B/66/A/66B, issued by Talathi, Amravati.

Place : Amravati
Dated : 03.04.2021



Your's Faithfully,

V. G. Lakhota

V. G. Lakhotia
Advocate