

Ref. :

Date : 5th 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. 1735, dated 28.02.2018 with the office of 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" are the recorded owners 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

V. G. Lakhotia,
Advocate

Place : Amravati
Dated : 05.03.2018



SCHEDULE "A"

Name of the owner/title holders and their address :

M/s. Horizon Creators, through Partner

1. Shri Chetan Surajlalji Desai

r/o. Desai Mansion, Mudholkar Peth, Amravati - 444605

2. Shri Yogendra Surajlalji Desai

r/o. Desai Mansion, Mudholkar Peth, Amravati - 444605

3. Shri Aniket Ramesh Matkar

r/o. New Congress 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, out of **Field Survey No. 48/3**, admeasuring 31.50 R, of which layout conversion is passed by Hon'ble Collector, Amravati, in Rev. Case No. N.A.P. 34/Shegaon-76/2016-17, dated 21.01.2017, and the same is intimated and confirmed by Hon'ble Tahasildar, Amravati vide Rev. Case No. N.A.P. 34/Shegaon-1/2017-18, dated 21.08.2017, from out of this **Layout Plot No. 1**, total **admeasuring 17300 sq.ft. (1607.20 sq. mtr.)** of land, which is bounded as under :-

Towards East : 12 mtr. wide Service Road and Amravati to Kathora Road,
Towards West : Field of others,
Towards North : Rahatgaon Border / Shiv, and,
Towards South : Amenity Plot No. 2 & Nala....."
This is referred and called to as the "said plot/land".

SCHEDULE "C"

LIST OF DOCUMENTS INSPECTED

- i) Sale Deed dated 28.11.2007, regd. at Sr. No. 3257, with the office of Sub Registrar, Amravati City, executed by Shri Harihar Govindraoji Pimpalgaokar, resident of Amravati in favour of (a) Shri Pravin Balkrushna Maloo and (b) Shri Subhash Nanakramji Talda, both r/o. Amravati, in respect of Mouje - Shegaon, Field Survey No. 48/3, land towards northern side of east west division, admeasuring 0 H. 31.50 R.



- ii) Sale Deed dated 18.02.2010, regd. at Sr. No. 0730, with the office of Sub Registrar, Amravati City-I, executed by (a) Shri Pravin Balkrushna Maloo and (b) Shri Subhash Nanakramji Talda, both r/o. Amravati, in favour of Shri Ramniklal Gangadasji Mehta, r/o. Shrikrushna Peth, Amravati, in respect of Mouje - Shegaon, Field Survey No. 48/3, land towards northern side of east west division, admeasuring 0 H. 31.50 R.
- iii) Sale Deed dated 18.11.2011, regd. at Sr. No. 5473, with the office of Sub Registrar, Amravati City-III, executed by Shri Ramniklal Gangadasji Mehta, r/o. Shrikrushna Peth, Amravati, in favour of Shri Nitin Virendra Pande, r/o. Amravati, in respect of Mouje - Shegaon, Field Survey No. 48/3, land towards northern side of east west division, admeasuring 0 H. 31.50 R.
- iv) Sale Deed dated 11.06.2013, regd. on 12.06.2013 at Sr. No. 1436, with the office of Sub Registrar, Amravati City-II, executed by Shri Nitin Virendra Pande, r/o. Amravati, in favour of (a) Sau. Shubha Pradip Chawre, (b) Sau. Neeta Rajesh Jain, (c) Jinesh Mukundchand Guglia HUF, (d) Dilip Roopchand Tawani HUF, and (e) Sau. Revati Deepak Mundhada, all r/o. Karanja Laad & Amravati, in respect of Mouje - Shegaon, Field Survey No. 48/3, land towards northern side of east west division, admeasuring 0 H. 31.50 R.
- v) Sale Deed dated 23.01.2015, regd. on 27.01.2015, at Sr. No. 301, with the office of Sub Registrar, Amravati City-I, executed by (a) Sau. Shubha Pradip Chawre, (b) Sau. Neeta Rajesh Jain, (c) Jinesh Mukundchand Guglia HUF, (d) Dilip Roopchand Tawani HUF, and (e) Sau. Revati Deepak Mundhada, all r/o. Karanja Laad & Amravati, in favour of (a) Shri Suraj Ashokkumar Talda [HUF] and (b) Sau. Kanak Suraj Talda, both resident of Amravati, in respect of Mouje - Shegaon, Field Survey No. 48/3, land towards northern side of east west division, admeasuring 0 H. 31.50 R., from out of this land towards northern side, admeasuring 0 H. 16.50 R.
- vi) Sale Deed dated 23.01.2015, regd. on 27.01.2015, at Sr. No. 302, with the office of Sub Registrar, Amravati City-I, executed by (a) Sau. Shubha Pradip Chawre, (b) Sau. Neeta Rajesh Jain, (c) Jinesh Mukundchand Guglia HUF, (d) Dilip Roopchand Tawani HUF, and (e) Sau. Revati Deepak Mundhada, all r/o. Karanja Laad & Amravati, in favour of (a) Shri Sandip Ashokkumar Talda [HUF], and (b) Shri Amit Ashokkumar Talda, both resident of Amravati, in respect of Mouje - Shegaon, Field Survey No. 48/3, land towards northern side of east west division, admeasuring 0 H. 31.50 R., from out of this land towards southern side, admeasuring 0 H. 16.50 R.



- vii) Sale Deed dated 22.01.2018, regd. at Sr. No. 260, with the office of Sub Registrar, Amravati City-I, executed by (a) Shri Suraj Ashokkumar Talda [HUF], (b) Sau. Kanak Suraj Talda, (c) Shri Sandip Ashokkumar Talda [HUF], and (d) Shri Amit Ashokkumar Talda, all resident of Amravati, in favour of M/s. Horizon Creators, through Partner (1) Shri Chetan Surajlalji Desai, (2) Shri Yogendra Surajlalji Desai, (3) Shri Aniket Ramesh Matkar, r/o. New Congress Nagar, Amravati - 444606, in respect of Mouje - Shegaon, Field Survey No. 48/3, Layout Plot No. 1, admeasuring 17300 sq.ft. (1607.20 sq.mtrs.).
- viii) N.A. order dated 21.01.2017, passed by Hon'ble Collector, Amravati in Rev. Case No. NAP-34/Shegaon-76/2016-17.
- ix) Sanad Order dated 21.08.2017, passed by Hon'ble Tahasildar, Amravati in Rev. Case No. NAP-34/Shegaon-1/2017-18.
- x) Layout Map, confirmed by Hon'ble Tahasildar, Amravati in Revenue Case No. NAP-34/Shegaon-1/2017-18.
- xi) Index - II register of Sale deeds dated 28.11.2007, 18.02.2010, 18.11.2011, 12.06.2013, 27.01.2015 and 22.01.2018.
- xii) Gaon Namuna 6/2, dated 05.09.2017, showing previous ownership of (a) Shri Suraj Ashokkumar Talda [HUF], (b) Sau. Kanak Suraj Talda, (c) Shri Sandip Ashokkumar Talda [HUF], and (d) Shri Amit Ashokkumar Talda, all resident of Amravati, in respect of Mouje - Shegaon, Field Survey No. 48/3, Layout Plot No. 1, admeasuring 17300 sq.ft. (1607.20 sq.mtrs.).
- xiii) Gaon Namuna 6/2, dated 01.03.2018, showing current ownership of M/s Horizon Creators through partner 1) Shri Chetan Surajlalji Desai, 2) Shri Yogendra Surajlalji Desai, 3) Shri Aniket Ramesh Matkar, in respect of Mouje - Shegaon, Field Survey No. 48/3, Layout Plot No. 1, admeasuring 17300 sq.ft. (1607.20 sq.mtrs.).



Place : Amravati
Dated : 05.03.2018

Your's faithfully,

V.G. Lkt

V. G. Lakhota,
Advocate