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Ref. :

Date : **14th May, 2014**

- TO WHOMSOEVER IT MAY CONCERN -

SEARCH AND TITLE VERIFICATION REPORT

SUBJECT : Search and Title Verification Report for the period of last 30 years in respect of Shop No. S-1, S-2, S-3, S-4, S-5, S-6, S-7, S-8 on Ground Floor, Apartments / Flat No. 101, 102, 103 & 104 on First floor, Apartments / Flat No. 201, 202, 203 & 204 on Second floor, Apartments / Flat No. 301, 302, 303 & 304 on Third Floor and Apartment / Flat No. 401, 402, 403 & 404 on Fourth floor, from out of Shri Gajanan Tejas Tower, constructed on Nazul Sheet No. 53-C, Nazul Plot No. 33, admeasuring 5205 sq.ft. and Nazul Plot No. 53-A, Nazul Plot No. 3/3, admeasuring 355 sq.ft., total admeasuring 5560 sq. ft. (516.54 sq. mtrs.), of Mouje Rajapeth, owned and possessed by Tejas Associates, through partners Shri Ravish Vedprakash Agrawal & Sau. Kamlesh Vedprakash Agrawal, both resident of Jijau Nagar, Amravati.

Dear Sir / Madam,

1. That **Shri Ravish Vedprakash Agrawal,** resident of Jijau Nagar, Amravati, one of the partner of Tejas Associates, Amravati, approached with the relevant documents of title and requested to give search report in respect of the property described herein below, which is hereinafter referred to as "said plot".

DESCRIPTION OF SAID PLOT

"Situated at **Mouje Rajapeth**, Pragane Badnera, Tq. & Dist. Amravati, within the jurisdiction of Sub Registrar, Amravati, within limits of Municipal Corporation of City of Amravati, out of this,

i) **Nazul Sheet No. 53-C, Nazul Plot No. 33**, total admeasuring 13704 sq.ft., from out this portion towards western side of north south division, **admeasuring 5205 sq.ft.**

ii) **Nazul Sheet No. 53-A, Nazul Plot No. 3/3, admeasuring 355 sq.ft.**,

both the plots adjoining to each other forming one compact piece of land, altogether total **admeasuring 5560 sq.ft. (516.54 sq.mtrs.)**, which is commonly bounded as under :-

Towards East : by Apartment of Shri Patil,
Towards West : Anant Mangal Karyalay,
Towards North : Government Road, and

DESCRIPTION OF THE SAID APARTMENTS /FLATS

"All that piece and parcel of Shop No. S-1, S-2, S-3, S-4, S-5, S-6, S-7, S-8 on Ground Floor, Apartments / Flat No. 101, 102, 103 & 104 on First floor, Apartments / Flat No. 201, 202, 203 & 204 on Second floor, Apartments / Flat No. 301, 302, 303 & 304 on Third Floor and Apartment / Flat No. 401, 402, 403 & 404 on Fourth floor, from out of the building known as "Shri Gajanan Tejas Tower", situated in the area known as Rajapeth, Amravati, to be constructed on the said plot described above according to map sanctioned by Assistant Director, Town Planning, Amravati Municipal Corporation, Amravati, vide Building Permit No. 316 dated 21.12.2013, alongwith undivided proportionate share in the abovesaid property, which is bounded as per sanctioned map, the details of the said Shop, Flat / Apartment / Family Unit is as under :-

Situation of the Floor	Shop / Flat Nos.	Builtup area in Sq.mtrs.	Percentage (%) of Land Share
Ground Floor	S-1 (East)	9.610	1.15
	S-2 (North East Corner)	10.440	1.20
	S-3 (middle of Northern)	10.340	1.20
	S-4 (middle of Northern)	10.860	1.30
	S-5 (middle of Northern)	10.860	1.30
	S-6 (middle of Northern)	10.340	1.20
	S-7 (North West Corner)	10.440	1.20
	S-8 (West)	9.610	1.15
First Floor	101 (South East Corner)	52.490	6.20
	102 (South West Corner)	55.880	6.60
	103 (North West Corner)	53.720	6.30
	104 (North East Corner)	51.600	6.10
Second Floor	201 (South East Corner)	52.490	6.20
	202 (South West Corner)	55.880	6.60
	203 (North West Corner)	53.720	6.30
	204 (North East Corner)	51.600	6.10
Third Floor	301 (South East Corner)	39.150	4.60
	302 (South West Corner)	40.050	4.70
	303 (North West Corner)	53.730	6.30
	304 (North East Corner)	52.600	6.20
Fourth Floor	401 (South East Corner)	38.530	4.50
	402 (South West Corner)	39.510	4.60
	403 (North West Corner)	40.050	4.70
	404 (North East Corner)	36.810	4.30
Grand Total			**100%**

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2. That I have caused the search of following documents for tracing the title of said plot :-

i) Sale Deed dated 13.08.1982, registered at Sr. No. 4127, with the office of Sub Registrar, Amravati City, executed by Shri Pandurang Tryambakrao Joshi, resident of Vakil Line, Amravati, in favour of Shri Arun Krushnarao Mankar, resident of Rajapeth, Amravati.

ii) Sale Deed dated 13.08.1982, registered at Sr. No. 4128, with the office of Sub Registrar, Amravati City, executed by Shri Pandurang Tryambakrao Joshi, resident of Vakil Line, Amravati, in favour of Shri Deepak Krushnarao Mankar, resident of Rajapeth, Amravati.

iii) Sale Deed dated 20.12.1985, registered at Sr. No. 7698, with the office of Sub Registrar, Amravati City, executed by Shri Pandurang Tryambakrao Joshi, resident of Vakil Line, Amravati, in favour of Shri Raju Krushnarao Mankar, resident of Rajapeth, Amravati.

iv) Agreement of Sale Deed dated 18.07.2013, registered at sr. no. 2917 with the office of Sub Registrar, Amravati City-3, executed by i) Shri Arun Krushnarao Mankar, ii) Shri Deepak Krushnarao Mankar & iii) Shri Raju alias Rajendra Krushnarao Mankar, all resident of Rajapeth, Amravati, in favour of Tejas Associates, through partners Shri Ravish Vedprakash Agrawal and Sau. Kamlesh Vedprakash Agrawal, both resident of Jijau Nagar, Amravati.

v) Sale Deed dated 05.12.2013, registered at sr. no. 2504 with the office of Sub Registrar, Amravati City-2, executed by i) Shri Arun Krushnarao Mankar, ii) Shri Deepak Krushnarao Mankar & iii) Shri Raju alias Rajendra Krushnarao Mankar, all resident of Rajapeth, Amravati, in favour of Tejas Associates, through partners Shri Ravish Vedprakash Agrawal and Sau. Kamlesh Vedprakash Agrawal, both resident of Jijau Nagar, Amravati.

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vi) Deed of Rectification dated 07.12.2013, registered at sr. no. 2522 with the office of Sub Registrar, Amravati City-2, executed by i) Shri Arun Krushnarao Mankar, ii) Shri Deepak Krushnarao Mankar & iii) Shri Raju alias Rajendra Krushnarao Mankar, all resident of Rajapeth, Amravati, in favour of Tejas Associates, through partners Shri Ravish Vedprakash Agrawal and Sau. Kamlesh Vedprakash Agrawal, both resident of Jijau Nagar, Amravati.

vii) Map sanctioned by Assistant Director, Town Planning, Amravati Municipal Corporation, Amravati, vide building permit no. 316, dated 21.12.2013 for construction of commercial cum residential apartment.

viii) Deed of Declaration dated 08.05.2014 registered at Sr.No. 1031, with the office of Sub-Registrar, Amravati City-2, executed by Tejas Associates, through partners Shri Ravish Vedprakash Agrawal and Sau. Kamlesh Vedprakash Agrawal, both resident of Jijau Nagar, Amravati.

ix) Index - II register of Sale deed dated 13.08.1982, 20.12.1985, 05.12.2013, Agreement of Sale dated 18.07.2013, Deed of Rectification dated 07.12.2013, and Day Book of Deed of declaration dated 08.05.2014.

x) Property Record Card dated 08.01.2014 showing ownership of Tejas Associates, through partners Shri Ravish Vedprakash Agrawal and Sau. Kamlesh Vedprakash Agrawal, both resident of Jijau Nagar, Amravati, issued by concerned Talluka Inspector, Land Records, Amravati.

3. That upon perusal of above said documents it is observed that Nazul Sheet No. 53-C, Nazul Plot No. 33, admeasuring 5205 sq.ft. and Nazul Plot No. 53-A, Nazul Plot No. 3/3, admeasuring 355 sq.ft., total total admeasuring 5560 sq. ft. (516.54 sq. mtrs.), i.e. said plot, was previously owned and possessed by Shri Pandurang Tryambakrao Joshi, resident of Vakil Line, Amravati.

4. That Shri Pandurang Tryambakrao Joshi, resident of Vakil Line, Amravati, sold 1/3rd undivided share from out of said plot vide Sale Deed dated 13.08.1982, registered at Sr. No. 4127, with the office of Sub Registrar, Amravati City, to Shri Arun Krushnarao Mankar, resident of Rajapeth, Amravati.



Likewise, Shri Pandurang Tryambakrao Joshi, resident of Vakil Line, Amravati, sold 1/3rd undivided share from out of said plot vide Sale Deed dated 13.08.1982, registered at Sr. No. 4128, with the office of Sub Registrar, Amravati City, to Shri Deepak Krushnarao Mankar, resident of Rajapeth, Amravati.

So also, Likewise, Shri Pandurang Tryambakrao Joshi, resident of Vakil Line, Amravati, sold 1/3rd undivided share from out of said plot vide Sale Deed dated 20.12.1985, registered at Sr. No. 7698, with the office of Sub Registrar, Amravati City, to Shri Raju Krushnarao Mankar, resident of Rajapeth, Amravati.

5. That in pursuance of the sale deeds dated 13.08.1982, registered at Sr. No. 4127 4128, and sale deed dated 20.12.1985, registered at Sr. No. 7698, Shri Arun Krushnarao Mankar, Shri Deepak Krushnarao Mankar and Shri Raju Krushnarao Mankar, all resident of Amravati, became the joint and absolute owners of the said plot and accordingly mutated their names in records of right.

6. That i) Shri Arun Krushnarao Mankar, ii) Shri Deepak Krushnarao Mankar & iii) Shri Raju alias Rajendra Krushnarao Mankar, all resident of Rajapeth, Amravati, jointly agreed to sale the said plot vide Agreement of Sale Deed dated 18.07.2013, registered at sr. no. 2917 with the office of Sub Registrar, Amravati City-3, and thereafter sold the same vide Sale Deed dated 05.12.2013, registered at sr. no. 2504 with the office of Sub Registrar, City-2, Amravati, to Tejas Associates, through partners Shri Ravish Vedprakash Agrawal and Sau. Kamlesh Vedprakash Agrawal, both resident of Jijau Nagar, Amravati, which is rectified vide Deed of Rectification dated 07.12.2013, registered at sr. no. 2522 with the office of Sub Registrar, Amravati City-2.

7. That in pursuance of the sale deed dated 05.12.2013, registered at Sr. No. 2504, Tejas Associates, through partners Shri Ravish Vedprakash Agrawal and Sau. Kamlesh Vedprakash Agrawal, both resident of Jijau Nagar, Amravati, became the absolute owner of the said property and accordingly mutated their names in records of right, which can be perused from the Property Record Card dated 08.01.2014, issued by Talluka Inspector, Land Records, Amravati.

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8. That Tejas Associates, through partners Shri Ravish Vedprakash Agrawal and Sau. Kamlesh Vedprakash Agrawal, both resident of Jijau Nagar, Amravati, have got the map sanctioned by the Municipal Corporation of Cit y of Amravati vide Building Permit No. 316, dated 21.12.2013 and thereby intended to construct the building known as "Shri Gajanan Tejas Tower" which consists of all together 8 (eight) shops and 16 (sixteen) independent apartments on different floors, as per specification mentioned in description of the said Flats / Apartments. That Tejas Associates, through partners Shri Ravish Vedprakash Agrawal and Sau. Kamlesh Vedprakash Agrawal, both resident of Jijau Nagar, Amravati, have already commenced the construction of the said "Shri Gajanan Tejas Tower".

9. That Tejas Associates, through partners Shri Ravish Vedprakash Agrawal and Sau. Kamlesh Vedprakash Agrawal, both resident of Jijau

Nagar, Amravati, have also submitted the said plot and Apartments to be constructed thereon to the provisions of the Maharashtra Apartment Ownership Act, 1970 under section 2 of the said Act by duly executing and registering the Deed of declaration as provided by sec. 11 of the said Act, registered on 08.05.2014 at Sr. No. 1031, with the office of the Sub-Registrar, City-2, Amravati.

10. I have caused a search of Index No. II at the Sub Registrar's office and confirmed the registration of the documents referred in the para number two.

11. I have also caused a search of Index No. II at the office of Sub Registrar, Amravati for the period of last 30 years i.e. from the year 1985 to 2014, vide receipt no. 3696, dated 13.05.2014, but the Index - II register for the period of year 2013-14 is yet not prepared as such the search for the said period could not be obtained.

12. That during my search, I did not come across any transactions so as to effect title of Tejas Associates, through partners Shri Ravish Vedprakash Agrawal and Sau. Kamlesh Vedprakash Agrawal, both resident of Jijau Nagar, Amravati, in respect of said plot. I have also got confirmed that the said plot is not the subject matter of any acquisition proceeding 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 of any other enactment for the time being in force or sanctioned development plan of Municipal Corporation of City of Amravati.

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13. That relying upon the documents referred to in para number two above and search taken, I am of the opinion and accordingly I certify that Tejas Associates, through partners Shri Ravish Vedprakash Agrawal and Sau. Kamlesh Vedprakash Agrawal, both resident of Jijau Nagar, Amravati, are the absolute owners of land / plot, and has every right to construct the said building known as "Shri Gajanan Tejas Tower" over the said plot, and further to dealt with the same as per their wish.

Your's faithfully,

Place : Amravati
Dated : 14.05.2014

V. G. Lakhotia,
Advocate

V. G. Lakhotia
Advocate
Raisoeth, Amravati

Encl.: ***Receipt no. 3696, dated 13.05.2014***