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 : 15th Sept. 2017

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 2005 to 2017 after depositing requisite fee vide receipt no. 3696, dated 13.05.2014 with the office of Sub Registrar, Amravati - I and receipt no. 6402, dated 14.09.2017 with the office of Sub Registrar, Amravati - II.

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 immoveable property described in Schedule "B" and have got clear and marketable title, free from all encumbrances, and the owners have rightly constructed the building known as "Shrigajanan Tower", over the land under the said property.

V. G. LAKHOTIA ADVOCATE AMRAVATI

Your's Faithfully

V G Lakhe

V. G. Lakhotia,
Advocate

Place : Amravati
Dated : 15.09.2017

SCHEDULE "A"

Name of the owner/title holders and their address :

TEJAS ASSOCIATES, (PAN : AAGFT5571P) through partners :

i) **Shri Ravish Vedprakash Agrawal**,
aged 40 years, occ.- business,

ii) **Sau. Kamlesh Vedprakash Agrawal**,
aged 67 years, occ. - business,

both r/o. 21, Jijau Nagar, Amravati - 444602.

SCHEDULE "B"

DESCRIPTION OF THE SAID PROPERTY

"Flat No. 101 at First Floor, Flat No. 202 at Second floor, Flat No. 302 at Third Floor, Flat No. 401 at Fourth floor and Flat No. 502 at Fifth Floor in the building known as "Shri Gajanan Tejas Tower" constructed on land / 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 which is bounded towards East by Apartment of Shri Patil, towards West by Anant Mangal Karyalay, towards North by Government Road, and Towards South by Service Line..."

SCHEDULE "C"

LIST OF DOCUMENTS INSPECTED

i) Sale Deed dated 13.08.1982, regd. 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, regd. 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, regd. 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, regd. 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, regd. 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.

vi) Deed of Rectification dated 07.12.2013, regd. 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 regd. 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) Sale Deed dated 22.12.2015, regd. at sr. no. 2786 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 r/o. Jijau Nagar, Amravati, in favour of Ku. Aditi Nikesh Gupta, r/o. Amravati, in respect of Shop No. S-1 & S-2.

x) Sale Deed dated 11.12.2015, regd. at sr. no. 2915 with the office of Sub Registrar, Amravati City-3, executed by Tejas Associates, through partners Shri Ravish Vedprakash Agrawal and Sau. Kamlesh Vedprakash Agrawal, both r/o. Jijau Nagar, Amravati, in favour of Mrs. Charulata Nandkumar Jaswante, r/o. Amravati, in respect of Shop No. S-3.

xi) Sale Deed dated 29.12.2015, regd. at sr. no. 2882 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 r/o. Jijau Nagar, Amravati, in favour of Shri Ramdas Pandurang Gadekar, r/o. Amravati, in respect of Shop No. S-4.

xii) Agreement of Sale dated 19.11.2014, regd. at sr. no. 2550 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 r/o. Jijau Nagar, Amravati, in favour of Sau. Prabha Subhashrao Deshmukh, r/o. Amravati, in respect of Shop No. S-5.

xiii) Sale Deed dated 30.11.2015, regd. at sr. no. 2615 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 r/o. Jijau Nagar, Amravati, in favour of Sau. Prabha Subhashrao Deshmukh, r/o. Amravati, in respect of Shop No. S-5.

xiv) Sale Deed dated 06.05.2016, regd. at sr. no. 1010 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 r/o. Jijau Nagar, Amravati, in favour of Sau. Mamta Naresh Karnawat, r/o. Amravati, in respect of Shop No. S-6.

xv) Sale Deed dated 06.10.2016, regd. at sr. no. 3008 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 r/o. Jijau Nagar, Amravati, in favour of Dr.

Mrs. Vijayini Vijay Joshi & Shri Vijay Madhav Joshi, both r/o. Mehkar, in respect of Flat No. 102.

xvi) Sale Deed dated 06.10.2016, regd. at sr. no. 3009 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 r/o. Jijau Nagar, Amravati, in favour of Mrs. Savita Bhaskar Joshi & Niveda Abhay Pitale, both r/o. Amravati, in respect of Flat No. 103.

xvii) Sale Deed dated 30.03.2016, regd. on 12.05.2016, at sr. no. 1078 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 r/o. Jijau Nagar, Amravati, in favour of Sau. Kalpana Namdevrao Holey & Shri Namdevrao Gulabrao Holey, both r/o. Mozari, in respect of Flat No. 104.

xviii) Agreement of Sale dated 20.10.2015, regd. at sr. no. 2323 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 r/o. Jijau Nagar, Amravati, in favour of Sau. Megha Amit Chandak & Shri Amit Naresh Chandak, both r/o. Amravati, in respect of Flat No. 201.

xix) Sale Deed dated 31.05.2016, regd. on 06.06.2016, at sr. no. 1311 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 r/o. Jijau Nagar, Amravati, in favour of Sau. Megha Amit Chandak & Shri Amit Naresh Chandak, both r/o. Amravati, in respect of Flat No. 201.

xx) Sale Deed dated 18.03.2017, regd. at sr. no. 970 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 r/o. Jijau Nagar, Amravati, in favour of Shri Sharadchandra Damodhar Sahastrabudhe & Sau. Sunanda Sharadchandra Sahastrabuddhe, r/o. Amravati, in respect of Flat No. 203.

xxi) Agreement of Sale dated 30.12.2014, regd. on 07.01.2015 at sr. no. 59, 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 r/o. Jijau Nagar, Amravati, in favour of Shri Mahendrasing Ganpatsing Chauhan, r/o. Amravati, in respect of Flat No. 204.

xxii) Sale Deed dated 02.07.2016, regd. at sr. no. 1751, 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 r/o. Jijau Nagar, Amravati, in favour of Shri Mahendrasing Ganpatsing Chauhan, r/o. Amravati, in respect of Flat No. 204.

xxiii) Sale Deed dated 24.01.2017, regd. at sr. no. 319, 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 r/o. Jijau Nagar, Amravati, in favour of Sau. Meena Purushottam Agrawal & Shri Ankur Purushottam Agrawal, r/o. Amravati, in respect of Flat No. 301.

xxiv) Sale Deed dated 20.08.2014, regd. at sr. no. 1895, 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 r/o. Jijau Nagar, Amravati, in favour of Shri Ravindrakumar Tulshiram Mishra, r/o. Amravati, in respect of Flat No. 303.

xxv) Sale Deed dated 26.05.2016, regd. at sr. no. 1210, 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 r/o. Jijau Nagar, Amravati, in favour of Shri Ravindrakumar Tulshiram Mishra, r/o. Amravati, in respect of Flat No. 303.

xxvi) Sale Deed dated 22.09.2016, regd. at sr. no. 2897 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 r/o. Jijau Nagar, Amravati, in favour of Shri Rajesh Bhujangrao Wankhade, r/o. Amravati, in respect of Flat No. 304.

xxvii) Sale Deed dated 27.10.2016, regd. at sr. no. 3281 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 r/o. Jijau Nagar, Amravati, in favour of Sau. Sneha Sandip Joshi, r/o. Amravati, in respect of Flat No. 404.

xxviii) Sale Deed dated 29.04.2017, regd. on 02.05.2017, at sr. no. 1140 with the office of Sub Registrar, Amravati City-1, executed by Tejas Associates, through partners Shri Ravish Vedprakash Agrawal and Sau. Kamlesh Vedprakash Agrawal, both r/o. Jijau Nagar, Amravati, in favour of Sau. Nikita Mahesh Jaiswal, r/o. Amravati, in respect of Flat No. 501.

xxix) Index - II register of Sale deed dated 13.08.1982, 13.08.1982, 20.12.1985, 05.12.2013, 22.12.2015, 11.12.2015, 29.12.2015, 30.11.2015, 06.05.2016, 06.10.2016, 06.10.2016, 12.05.2016, 31.05.2016, 18.03.2017, 02.07.2016, 24.01.2017, 20.08.2014, 26.05.2016, 22.09.2016, 27.10.2016, 02.05.2017, Agreement of Sale dated 18.07.2013, 19.11.2014, 20.10.2015, 30.12.2014, Deed of Rectification dated 07.12.2013, and Deed of declaration dated 08.05.2014.

xxx) Property Record Card dated 11.09.2017, 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.

V. G. LAKHOTIA ADVOCATE AMRAVATI

Your's Faithfully

V. G. Lakhotia,
Advocate

V. G. Lakhotia
Advocate
Rajapeth, Amravati

Place : Amravati
Dated : 15.09.2017

211/0

Thursday,14 September 2017 3:31 PM

इतर पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 6402 दिनांक: 14/09/2017

गावाचे नाव: राजा पेठ

दस्तऐवजाचा अनुक्रमांक: अरन2-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड.व्हि.जी.लखोटीया रा.राजापेठ,अम

वर्णन शोध अर्ज क्र.-2331/2017, मौजे - राजापेठ,अमरावती, न.शिट क्र.53 सी,53 ए,प्लॉट क्र.33,3/3,गजानन तेजस टॉवर(वर्ष 2014 ते 2017) एकुण 4 वर्ष

शोध व निरीक्षणे रु. 100.00

एकूण: रु. 100.00

Joint Sub Registrar Amaravati II

1): देयकाचा प्रकार: By Cash रक्कम: रु 100/-

9/14/2017