ANNEXURE-A

Name of the Advocate, Ajay S. Ingle

Address: Dadaji Niwas, Yashoda Nagar No.2, Amravati 444606

Ref. No.: _____ Date: 29 /08/2017

To whom so ever it may concerned

Subject : Search and title deed verification report in the matter of property belongs to Shri. Ashok Satyanarayan Joshi.

Dear Sir,

Having been engaged by Shri. Ashok Satyanarayan Joshi, R/o, Amravati and requested for search and title verification report in respect of property, which is owned and possessed by Shri. Ashok Satyanarayan Joshi. I, Adv. Ajay S. Ingle, R/o. Amravati do hereby submit my title report as under.

DESCRIPTION OF PROPERTY

Layout Converted plot No. 20, total admeasuring 432.00 sq.mtrs. (4650 sq.ft.) from Survey No. 7-Part, of Mouje – Benoda, Pragane –Nandgaon peth, Tq. & Dist. Amravati the same is bounded as under :

Towards East : Plot No.21/A

Towards West : Plot No. 19

Towards North : Others Layout

Towards South : Layout Road

Situated within the limits of Municipal Corporation Amravati.

TITLE REPORT DETAILS OF THE TITLE REPORT

Upon verification of the Index-II register and Revenue Records and relevant documents. I find that the Field Survey No. 7-Part, total admeasuring 5 H. 71 R. of mouje -Benoda, Pragane Nandgaon peth, Tq. & Dist. Amravati was owned and possessed by Shri. Puranlal Rewachand Hablani (HUF), Shri. Jaykumar Narayandas Hemrajani (HUF), Shri. Amrutlal Suganchand Mehata (HUF) & Shri. Santoshkumar Namomal Sablani, who acquired title by virtue of registered sale deed dated 06/07/2012 registered at serial No. 3799

Thereafter I find that, aforesaid field owner has converted the aforesaid field admeasuring 2 Hec. 42 R, into non agricultural i.e. for residential purpose as per Rev.C.No. NAP-34/Benoda-137/2013-2014, That in the said case, the Competent Revenue Authority, Amravati has granted permission for conversion of the said field as per vide Order passed on 19/05/2014.

Thereafter I find that, out of the said layout, the layout converted plot No. 20 admeasuring 4650 sq.ft. (432 sq.mtr.) came to be purchased by Shri.

Ashok Satyanarayan Joshi from Shri. Puranlal Rewachand Hablani (HUF), Shri. Jaykumar Narayandas Hemrajani (HUF), Shri. Amrutlal Suganchand Mehata (HUF) & Shri. Santoshkumar Namomal Sablani, as per registered sale deed dated 26/10/2016, registered at serial no.2650. Since then Shri. Ashok Satyanarayan Joshi became the owner of the said plot and he is in actual peacefull possession as recorded owner thereof.

Thereafter, I find that Shri. Ashok Satyanarayan Joshi has decided to construct flat scheme on the said plot, accordingly he has prepared and submitted building plan before Town Planning Authority of Municipal Corporation, Amravati, the said building plan approved and sanctioned by the Town Planning Authority of Municipal Corporation, Amravati s per Order No. 0497 dated 30/06/2017.

Thereafter I find that, deed of declaration of the aforesaid scheme prepared by aforesaid scheme owner Shri. Ashok Satyanarayan Joshi and declare the scheme by name & style as "SHREE DURGA RESIDENCY" and registered with sub registered office Amravati on 05/07/2017, registered at serial no. 2885 under the provision of Maharashtra Apartment Ownership Act 1970. And thereafter the deed of correction to the deed of declaration has been executed on 26/07/2017, registered at Sr. No. 3256, as per the said correction deed the scheme owner has rectified the mistake which was happened at the time of deed of declaration dated 05/07/2017.

The said Shree Durga Residency consist of five floor building, that as per sanctioned building plan the building consist of five floor i.e. Ground floor there is one flat unit and common parking area, on first floor there are three flat units, on second floor there are three flat units, on third floor there are three flat units & on fourth floor there are three flat units.

There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the encumbrance Certificate for the period 1988 to 2017 pertaining to the Immovable Property / project land covered by above said Title Deeds. The property is free from all encumbrances. I certify that Shri. Ashok Satyanarayan Joshi has an absolute clear and marketable title over the Schedule property.

As such the title ownership as well as possession of the said owner Shri. Ashok Satyanarayan Joshi over the said project land and apartment propose to be constructed over the said project land is clear and marketable, therefore there is no any other restrictions to enter in to agreement, transfer of apartment in the said building in favour of proposed purchaser.

(Ajay S. Ingle)
Advocate

Place : Amravati
Advocate
Date : 29/07/2017

Seal & Signature of the

AJAY S. INGLE
ADVOCATE