



Ref. No. : .....

Date : .....

**ANNEXURE-A**Name of the Advocate, **Ajay S. Ingle**

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

Ref. No.: .....

Date: 1703/2022

**To whom so ever it may concerned**

**SUBJECT : Search and title deed verification report in the matter of property belongs to Agarkar Builders & Developers through Partner, Shri. Pralhad Yashwantrao Agarkar , Sau. Savita Pralhad Agarkar, Shri. Pawan Pralhad Agarkar Shri. Shubham Pralhad Agarkar**

Dear Sir,

Having been engaged by Agarkar Builders & Developers through Partner, Shri. Pralhad Yashwantrao Agarkar , Sau. Savita Pralhad Agarkar, Shri. Pawan Pralhad Agarkar Shri. Shubham Pralhad Agarkar, R/o. Amravati, and requested for search and title verification report in respect of property, which is owned and possessed by them. I, Adv. Ajay S. Ingle, R/o. Amravati do hereby submit my title report as under.

**DESCRIPTION OF PROPERTY**

Layout Converted plot No. 40, admeasuring 3506 sq.ft. (325.86 sq.mt.), from Survey No. 46/2, of Mouje – Shegaon, Pragane –Nandgaonpeth, Tq. & Dist. Amravati the same is bounded as under :

|               |   |              |
|---------------|---|--------------|
| Towards East  | : | Service lane |
| Towards West  | : | Layout Road  |
| Towards North | : | Others place |
| Towards South | : | Plot No. 41  |

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 for the period before relevant to this search report. I find that the Field Survey No. 46/2 of Mouje –Shegaon, Pragane – Nandgaon peth, Tq. & Dist. Amravati was originally owned and possessed by Shri. Ramkrishna Saduappa, Godabai Saduappa, Kamlabai Kisanrao Khewari, Smt. Vimal Madanappa Mudholkar, Kausalyabai Mahadeo Pansira.



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I find that, said field owners have converted the said field from agriculture into non-agriculture i.e. for residential purpose as per Rev.C.No. NAP-34/Shegaon- 10/1980-1981. 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 10/10/1980.

Thereafter I find that, out of the said layout, the layout converted Plot No.40, total admeasuring 3506 sq.ft. (325.86 sq.mtrs.) came to be purchased by Shri. Sudhakar Annaji Tatte (Patil) from aforesaid layout owners, as per registered sale deed dated 24/11/1981, registered at Sr. No. 4763.

Thereafter I find that, the layout converted Plot No.40, total admeasuring 3506 sq.ft. (325.86 sq.mtrs.) came to be purchased by Sau. Vidya Madhukar Dhande from Shri. Sudhakar Annaji Tatte (Patil), as per registered sale deed dated 05/04/1983, registered at Sr. No. 1498.

Thereafter I find that, the layout converted Plot No.40, total admeasuring 3506 sq.ft. (325.86 sq.mtrs.) came to be purchased by Shri. Ashokrao Annaji Ambarkar from Sau. Vidya Madhukar Dhande, as per registered sale deed dated 14/07/1988, registered at Sr. No. 2204. Thereafter he has constructed house on the said plot.

I find that, Shri. Ashokrao Annaji Ambarkar died on 13/01/2011, leaving behind him, his legal heirs Smt. Shubhda Ashokrao Ambarkar, Shri. Saurabh Ashokrao Ambarkar, Sau. Megha Ashokrao Pande, therefore after the death of Shri. Ashokrao Annaji Ambarkar, his aforesaid legal heirs became the joint owners of the said property and on the basis of legal heir certificate dated 19/10/2013, issued by Hon'ble 2<sup>nd</sup> Jt. C.J.J.D. Amravati in RMJC No. 415/2013 their names has been mutated in Revenue Record of right, as per mutation entry dated 21/10/2013.

Thereafter I find that, the layout converted Plot No.40, total admeasuring 3506 sq.ft. (325.86 sq.mtrs.) with constructed house thereon came to be purchased by Shri. Manish Manoharrao Khonde, Shri. Sunil Madhavrao Dabhane, Shri., Ravindra Ganpatrao Wakode, Sau. Suvarna Ravindra Wakode from Smt. Shubhda Ashokrao Ambarkar, Shri. Saurabh Ashokrao Ambarkar, Sau. Megha Ashokrao Pande, as per registered sale deed dated 15/01/2014, registered at Sr. No. 146.

Thereafter I find that, the layout converted Plot No.40, total admeasuring 3506 sq.ft. (325.86 sq.mtrs.) with constructed house thereon came to be purchased by Shri. Nilay Arunrao Patil, Shri. Sameer Pandurang Pawar from Shri. Manish Manoharrao Khonde, Shri. Sunil Madhavrao Dabhane, Shri., Ravindra Ganpatrao Wakode, Sau. Suvarna Ravindra



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Wakode, as per registered sale deed dated 19/12/2015, registered at Sr. No. 4878.

Thereafter I find that, the layout converted Plot No.40, total admeasuring 3506 sq.ft. (325.86 sq.mtrs.) with constructed house thereon came to be purchased by Agarkar Builders & Developers through Partner, Shri. Pralhad Yashwantrao Agarkar , Sau. Savita Pralhad Agarkar, Shri. Pawan Pralhad Agarkar Shri. Shubham Pralhad Agarkar from Shri. Nilay Arunrao Patil, Shri. Sameer Pandurang Pawar, as per registered sale deed dated 04/06/2021, registered at Sr. No. 2437. Since then, Agarkar Builders & Developers through Partner, Shri. Pralhad Yashwantrao Agarkar , Sau. Savita Pralhad Agarkar, Shri. Pawan Pralhad Agarkar Shri. Shubham Pralhad Agarkar became the owner of the said property and they are in actual peaceful possession as a recorded owner thereof.

I find that, Shri. Suraj Ashokkumar Talda has executed power of attorney in favour of Shri. Rushikesh Ashokrao Wankhade, on 27/02/2013, registered at Sr. no. 875 for put up the document which is sign and executed by him for registration and get it registered in favour of proposed purchaser.

I further find that TDR right admeasuring 8690 sq.mtr. acquired by Shri. Suraj Ashokkumar Talda, as per vide folio No. AMC/ADTP/TDR/103/2017. dated 28/06/2017 as per certificate No. 103 for a lieu of 3950 Sq.mtr. of land from out of Field Survey No. 66/3 of Mouje -Rahatgaon, within the limits of Municipal Corporation Amravati which is acquired by Amravati Municipal Corporation for Garden

Thereafter I find that, Agarkar Builders & Developers through Partner, Shri. Pralhad Yashwantrao Agarkar , Sau. Savita Pralhad Agarkar, Shri. Pawan Pralhad Agarkar Shri. Shubham Pralhad Agarkar have purchased the T.D.R. right admeasuring 887 sq.mtr. (9547.66 sq.ft) from Shri. Suraj Ashokkumar Talda, as per sale deed dated 18/08/2018, registered at Sr. no.3234.

Thereafter, I find that, Agarkar Builders & Developers through Partner, Shri. Pralhad Yashwantrao Agarkar , Sau. Savita Pralhad Agarkar, Shri. Pawan Pralhad Agarkar Shri. Shubham Pralhad Agarkar has decided to construct a flat scheme on the said plot by using T.D.R. right admeasuring 887 sq.mtr., by name and style as "SAI INFINITY" Accordingly a building plan of the said Scheme was prepared and submitted before the Town Planning, Authority of Municipal Corporation, Amravati. That the said building plan approved and sanctioned by the Town Planning Authority of Municipal Corporation, Amravati as per Order No. 720 ,dated 16/02/2022.

The said "SAI INFINITY" consist of Five floor building, that as per sanctioned building plan the building consist of Five floor i.e. on first floor there are Two flat units, on second floor there are Two flat units, on third



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floor there are Two flat units & on fourth floor there are Two flat units & On Fifth Floor there are Two flat units. .

There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the encumbrance Certificate for the period 1993 to 2022 pertaining to the Immovable Property / project land covered by above said Title Deeds. The property is free from all encumbrances. I certify that Agarkar Builders & Developers through Partner, Shri. Pralhad Yashwantrao Agarkar , Sau. Savita Pralhad Agarkar, Shri. Pawan Pralhad Agarkar Shri. Shubham Pralhad Agarkar has an absolute clear and marketable title over the Schedule property..

As such the title of ownership as well as possession of the said Promoter Agarkar Builders & Developers through Partner, Shri. Pralhad Yashwantrao Agarkar , Sau. Savita Pralhad Agarkar, Shri. Pawan Pralhad Agarkar Shri. Shubham Pralhad Agarkar 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

Date : 17/03/2022

Seal &amp; Signature of the Advocate