ANNEXURE

FLOW OF TITLE OF THE SAID LAND

1. The subject plot was purchased by Mr.Pawan Kailas Gupta and others from the layout owners by a sale deed dt. 30-04-1982 registered at Sr. No. 1806/1984.

2. The subject plot was thereafter purchased by Mr.Keshav Babarao Saraf and others from Pawan Kailas Gupta and others by a sale deed dt. 15-04-1998 registered at Sr. No. 1535/1998.

3. Keshavrao Babarao Saraf by his will dt. 27-07-2001 bequeathed the subject plot his son Deepak Keshavrao Saraf. Keshavrao Saraf expired on 03-12-2003 and as per his will beneficiary Deepak Keshavrao Saraf became the owner of subject property and his name was mutated in revenue records.

4. Deepak Keshavrao Saraf died intestate on 03-05-2018 and his legal heirs viz. Varsha Deepak Saraf-wife, Kirtideep Deepak Saraf -son, Jaideep Deepak Saraf-son. The legal heirs have obtained heirship certificate dt. 19-09-2018 from the competent Civil Court and accordingly their names are mutated in revenue records.

5. The present owners viz. Varsha Deepak Saraf, Kirtideep Deepak Saraf, Jaideep Deepak Saraf have purchased TDR rights from Rajesh Shrikisan Khandelwal, HUF by a sale deed dt. 23-10-2019 registered at Sr. No. 4145/2019.

4. Search Report for last 30 years

I have taken searches regarding the subject property i.e. Layout plot No. 15, admeasuring 404.27 Sq. Mtrs (4350 Sq. Feet) out of Survey No. 30/1, situated at mouje Benoda, Amravati, within the Municipal limits of Amravati, Registration Sub-District Amravati City-2 and Dist. Amravati.

The right, title and interest of promoter/builder viz. Varsha Deepak Saraf, Kirtideep Deepak Saraf, Jaideep Deepak Saraf to the subject property is clear and marketable.

Searches in respect of the subject property have been carried out for the last 30 years in the office of concerned Sub-Registrar, by making necessary charges vide receipt dated 24-01-2022. No entry of any mortgage, lien charge or encumbrances was found recorded during the searches.

4) Any other relevant title : Nil

5) Litigation if any : Nil

Date : 13-06-2022

PRADIP MANJRE ADVOCATE AMRAVATI

Advocate