ANNEXURE

FLOW OF TITLE OF THE SAID LAND

1. The agricultural land then bearing Survey No. 48 (Part) of mouje Jewad adm. 1.62 H then owned by proposed Satyakrupa Co-op. Housing Society was converted for non agricultural use of residential purpose by order dt. 22-02-1093 passed by Additional Colllector, Amravati in Revenue Case No. 9.NAP-34/1991-92. And its layout was sanctioned by Asstt. Director of Town Planning Amravati vide order dt. 25-06-1991. The society had purchased the subject lan from Sitaarambaba Traders by sale deed dt. 26-10-1992.

2. Out of this layout the society sold layout Plot No. 16 adm. 263.25 Sq. Mtrs Survey No. 48/4 to its member Smt. Arundhati Jayant Pangarkar for consideration of Rs. 25,800/- by a sale deed dt. 08-10-1998 which sale deed is registered at Sr. No. 4315/1998.

3. Again, out of this layout the society sold layout Plot No. 17 adm. 256.20 Sq. Mtrs Survey No. 48/4 to its member Hemant Laxman Pangarkar for consideration of Rs. 25,600/- by a sale deed dt. 08-10-1998 which sale deed is registered at Sr. No. 4316/1998.

4. Arundhati Jayant Pangarkar through her constituted attorney Ashutosh Jayant Pangarkar sold the plot No. 16 to M/s Tathe Relieties Partners **Chandrakant Purushottam Tathe, Asha Chandrakant Tathe, Rohit Chandrakant Tathe and Rashmi Ambadas Talhar** for consideration of Rs. 22,43,000/- by a sale deed dt. 08-08-2022 which sale deed is registered at Sr. No. 4721/2022. As there were some mistakes in this sale deed, regarding date of N.A. order and boundaries, the said Arundhati Jayant Pangarkar through her constituted attorney Laxmi Hemant Pangarkar executed a Deed of Rectification dt. 10-11-2022 in favour of M/s Tathe Realities which is registered at Sr. No. 6684/2022.

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5. Hemant Laxman Pangarkar also sold the plot No. 17 to M/s Tathe Relieties Partners **Chandrakant Purushottam Tathe, Asha Chandrakant Tathe,**

Rohit Chandrakant Tathe and Rashmi Ambadas Talhar for consideration of Rs. 22,25,000/- by a sale deed dt. 08-09-2022 which sale deed is registered at Sr. No. 5402/2022.

6) M/s Tathe Realities by Partners **Chandrakant Purushottam Tathe, Asha Chandrakant Tathe, Rohit Chandrakant Tathe and Rashmi Ambadas Talhar** then applied for amalgamation of said plot No. 16 and 17 and the Sub-Divisional Officer, Amravati vide order dt. 10-11-2022 in Revenue case No. NAP-34/Jewad/291/2022-2023 passed order for amalgamation and the amalgamated plot No. 16 and 17 now renumbered as Layout Plot No. 16-17 as seen from the copy of order and amalgamation plan. As seen from the certified copy of 7/2 the number this amalgamated plot is 48/4/16/17.

4. Search Report for last 30 years

I have taken searches regarding the subject property i.e. amalgamated Layout plot No. 16-17 adm. 528.63 Sq. situated at mouje Jewad, Amravati, within the Municipal limits of Amravati, Registration Sub-District Amravati City and Dist. Amravati.

The right, title and interest of promoter/builder viz. M/s Tathe Realities a partnership firm by partners **Chandrakant Purushottam Tathe, Asha Chandrakant Tathe, Rohit Chandrakant Tathe and Rashmi Ambadas Talhar** 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, Amravati City-2 by making necessary charges. 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 : 21-01-2023

PRADIP MANIRE ADVOCATE AMRAVATI

Advocate