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Dated - 31st May, 2023

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) 7 /12 extract as on date of application for registration.

2) Mutation Entry No. 46947, dated 19.01.2022.

3) Search report for 30 years from 1994 to 2023, Taken from Sub-Registrar office at Amravati, by paying requisite Fees of Rs. 750/-, vide Receipt No. 3262, dated 27.04.2023.

4) Other relevant title :

a) From perusal of all the title documents, it is observed that F.S. No. 126/1, area admeasuring 1 H. 42 R. of land was initially owned and possessed by (a) Shri Vinayak Panjabrao Pundkar, (b) Sau. Ranjana Arvindrao Deshmukh & (c) Shri Sandip Purushottamrao Gawande, all R/o. Amravati, who got converted the same into layout purposes, vide order dated 28.08.1998, passed by Hon'ble Sub-Divisional Officer, Amravati in Rev. Case No. N.A.P - 34/Rahatgaon-44/1994-95.

b) That, out of the above three owners, (a) Sau. Ranjana Arvindrao Deshmukh & (b) Shri Sandip Purushottamrao Gawande, both r/o. Amravati, given their powers to execute the sale deed, vide Special Power of Attorney dated 05.12.1998, regd. at Sr. No. 4145, with the office of the Sub Registrar, Amravati City-1, to Shri Vinayak Panjabrao Pundkar, r/o. Amravati.

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c) That, from out of said layout, (a) Shri Vinayak Panjabrao Pundkar, (b) Sau. Ranjana Arvindrao Deshmukh & (c) Shri Sandip Purushottamrao Gawande, No. b) & c) through Special Power of Attorney Shri Vinayak Panjabrao Pundkar, all R/o. Amravati, sold

the Plot No. 12-A, vide Sale Deed dated 22.12.2014, regd. at Sr. No. 4287, with the office of the Sub Registrar, Amravati City-1, to Sau. Nanda Vinayakrao Pundkar, R/o. Sankalp Nagar, Rahatgaon, Amravati.

Likewise, from out of said layout, (a) Shri Vinayak Panjabrao Pundkar, (b) Sau. Ranjana Arvindrao Deshmukh & (c) Shri Sandip Purushottamrao Gawande, No. b) & c) through Special Power of Attorney Shri Vinayak Panjabrao Pundkar, all R/o. Amravati, again sold the Plot No. 12-B, vide Sale Deed dated 16.02.2016, regd. at Sr. No. 684, with the office of the Sub Registrar, Amravati City-1, to Sau. Nanda Vinayakrao Pundkar, R/o. Sankalp Nagar, Rahatgaon, Amravati.

d) That Sau. Nanda Vinayakrao Pundkar, R/o. Sankalp Nagar, Rahatgaon, Amravati, agreed to sale the Plot No. 12-A & 12-B, out of Field Survey No. 126/1, of Mauje - Rahatgaon, vide Agreement of Sale, dated 17.06.2021, regd. at Sr. No. 2658, with the office of the Sub Registrar, Amravati City-2, to Tejas Associates, through partners (i) Shri Ravish Vedprakash Agrawal, r/o. Amravati, (ii) Kamlesh Vedprakash Agrawal, r/o. Amravati.

Thereafter Sau. Nanda Vinayakrao Pundkar, R/o. Sankalp Nagar, Rahatgaon, Amravati, sold the Plot No. 12-A & 12-B, out of Field Survey No. 126/1, of Mauje - Rahatgaon, vide Sale Deed dated 12.10.2021, regd. at Sr. No. 4306, with the office of the Sub Registrar, Amravati City-2, to Tejas Associates, through partners (i) Shri Ravish Vedprakash Agrawal, r/o. Amravati, (ii) Kamlesh Vedprakash Agrawal, r/o. Amravati.

e) That Tejas Associates, through partners (i) Shri Ravish Vedprakash Agrawal, r/o. Amravati, (ii) Kamlesh Vedprakash Agrawal, r/o. Amravati amalgamated the Layout Plot Nos. 12-A & 12-B, which are adjoining to each other, total admeasuring 4411.60 sq.ft. (410.00 sq. mtrs), vide order passed by Hon'ble Asstt. Director, Town Planning, AMC, Amravati, vide Order No. 261/2021,

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dated 27.09.2021, which is confirmed by Revenue Authority i.e. Sub-Divisional Officer, Amravati, vide order dated 22.12.2021, passed in Rev. Case No. N.A.P.-34/Rahatgaon-180/2021-22.

f) That said owner namely Tejas Associates, through partners (i) Shri Ravish Vedprakash Agrawal, r/o. Amravati, (ii) Kamlesh Vedprakash Agrawal, r/o. Amravati, intended to construct the building over the said plot, and for which purchased T.D.R. (Rights), vide Sale Deed of T.D.R. dated 25.03.2022, regd. at sr. no. 1200, with the office of Sub Registrar, Amravati City-2, from (a) Taradevi Jaikishorji Karwa, (b) Manish Jaikishorji Karwa, (c) Girish Jaikishorji Karwa & (d) Ashish Jaikishorji Karwa, r/o. Inside Jawahar Gate, Amravati.

g) In view of the above said sequence of documents, Tejas Associates, through partners (i) Shri Ravish Vedprakash Agrawal, r/o. Amravati, (ii) Kamlesh Vedprakash Agrawal, r/o. Amravati, became the sole & absolute owner of Layout Plot No. 126/1/12/A/12/B & T.D.R. (Rights).

h) That Tejas Associates, through partners (i) Shri Ravish Vedprakash Agrawal, r/o. Amravati, (ii) Kamlesh Vedprakash Agrawal, r/o. Amravati got sanctioned the building map from Amravati Municipal Corporation; vide Building Permit No. 39, Office No. AMC/ADTP/39/2023, dated 13.04.2023, for construction of building over said plot, by using T.D.R. (rights).

5) Litigations if any : It is observed that there is no litigation pending in respect of said land / plot.

V. G. Lakhotia

Date : 31.05.2023

V. G. LAKHOTIA ★ ADVOCATE ★ AMRAVATI

V. G. Lakhotia,
Advocate