V. G. Lakhotia
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Ref. :

Date : 26th July 2017

To whomsoever it may Concern

LEGAL TITLE REPORT

1. That the person named in the Schedule "A" approached with the relevant documents of title and requested to give search / title report in respect of the property described in the Schedule "B".

2. I have perused the documents mentioned in the Schedule "C". I have also caused a search of Index No. II at the Sub-Registrar's office and confirmed the registration of the documents referred to in the Schedule "C".

3. I have caused a search of Index No. II register at the office of Sub-Registrar, Amravati for the period of last 30 years i.e. from 1988 to 2017 after depositing requisite fee vide receipt no. 2043, dated 23.03.2016 & receipt no. 4387, dated 26.07.2017 to with the office of Joint Sub Registrar, Amravati Rural.

4. That during my search, I did not come across any transactions so as to effect the title of the person named in Schedule "A" in respect of the said property described in the Schedule "B". I have also got confirmed that the said property is not the subject matter of any acquisition proceedings and is not covered under or affected by the Land Ceiling Regulation Act, Bombay Land Requisition Act or Enactment providing for restoration of the land to the persons belonging to Schedule Tribes or any other enactment for the time being in force or sanctioned development plan of Jilha Parishad of Amravati.

5. That relying upon the documents referred to in the Schedule "C" and search taken, I am of the opinion and accordingly I certify that the person named in the Schedule "A" are the recorded owners of the said property described in Schedule "B" and have got marketable title, except the **charge of Rupees 27.00 Crore** of Punjab National Bank, Branch Kings Way, Nagpur.

Your's Faithfully

V. G. Lakhotia,
Advocate

Place : Amravati
Dated : 26.07.2017

SCHEDULE "A"

Name of the owner/title holders and their address :

M/s. Dreamz Infrastructure through partners,

i) **Shri Sanjay Premchand Harwani**, aged 48 years, occu. agriculturist and business, r/o. Rajapeth, Amravati - 444605,

ii) **Shri Narendra Gopichand Bharani**, aged 38 years, occu. agriculturist and business, r/o. Nasikkar Plot, Chhatri Talao Road, Amravati - 444606.

SCHEDULE "B"

DESCRIPTION OF THE SAID PROPERTY

"Situate at **Mouje - Borgaon**, Pragane - Nandgaon Peth, Tq. & Dist. Amravati, within the jurisdiction of Sub Registrar, Amravati Rural, within limits of Zilla Parishad, Amravati, out of this

a) **Bhumapan No. 119,** Subdivision No. 40/3, total admeasuring 1 H. 63 R + Pot Kharab 0 H. 02 R, out of this land **admeasuring 0 H. 73 R**

b) **Bhumapan No. 144,** Subdivision No. 36/1, total admeasuring 1 H. 07 R + Pot Kharab 0 H. 14 R, out of this land **admeasuring 0 H. 81 R**

c) **Bhumapan No. 39/3, Gut No. 134,** total admeasuring 1 H. 38 R, out of this land **admeasuring 0 H. 70 R**

d) **Bhumapan No. 37/2, Gut No. 142,** total **admeasuring 1 H. 14 R**

e) **Field Survey No. 38/1, Gut No. 139, admeasuring 1 H. 28 R**

f) **Field Survey No. 42/1, Gut No. 87, admeasuring 2 H. 19 R,** Pot Kharab 0 H. 10.5 R

g) **Field Survey No. 38/1-A, Gut No. 140, admeasuring 1 H. 19 R,** Pot Kharab 0 H. 03 R

h) **Field Survey No. 38/2, Gut No. 138, admeasuring 1 H. 29 R,** Pot Kharab 0 H. 01 R

i) **Field Survey No. 39/1, Gut No. 88, admeasuring 2 H. 02 R,** Pot Kharab 0 H. 08 R

j) **Field Survey No. 42/1, Gut No. 87,** out of this land towards southern side of east west division, **admeasuring 0 H. 40 R**

k) **Field Survey No. 39/1, Gut No. 133, admeasuring 2 H. 04 R**

l) **Field Survey No.39/3, Gut No.134,** out of this **admeasuring 0 H. 68 R**

m) **Field Survey No.135,** Subdivision No.39/4, **admeasuring 1 H. 20 R**

All the abovesaid field are attached to each other, forming one compact piece of land, **total admeasuring 15 H. 895 R**, which is converted for non agricultural purposes in pursuance of the order dated 11.9.2015, passed in Rev Case No.13/NAP-34/Borgaon/2014-2015, which was revised vide order dated 18.01.2016, passed in Rev Case No. 6/NAP-34/Borgaon/2015-2016, by Hon'ble Sub Divisional Officer, Amravati, and the said land is commonly bounded towards East - by Borgaon Shiv (Field of other), towards West - by National Highway No. 6, towards North - by K.G.N. Building, and, towards South - by Toyota Showroom & Nalla....."

SCHEDULE "C"

LIST OF DOCUMENTS INSPECTED

i) Sale Deed dated 13.10.2011, registered at Sr. No. 05574, with the office of the Sub Registrar, Amravati Rural, executed by i) Sujata Rameshwar Saraf and ii) Sau. Bharti Avinash Wakode, both r/o. Amravati, in favour of i) Shri Sanjay Premchand Harwani and ii) Nanda Properties, through partner Shri Narendra Gopichand Bharani, both resident of Amravati, in respect of land/property described at Sr. No. a),

ii) Sale Deed dated 13.10.2011, registered at Sr. No. 05575, with the office of the Sub Registrar, Amravati Rural, executed by Shri Avinash Yashwantrao Wakode, r/o. Amravati, in favour of i) Shri Sanjay Premchand Harwani and ii) Nanda Properties, through partner Shri Narendra Gopichand Bharani, both resident of Amravati, in respect of land/property described at Sr. No. b),

iii) Sale Deed dated 28.05.2012, registered at Sr. No. 3610, with the office of the Sub Registrar, Amravati Rural, executed by Smt. Indubai Sarjerao Kadu, r/o. Amravati, in favour of Nanda Properties, through partner Shri Narendra Gopichand Bharani, resident of Amravati, in respect of land/property described at Sr. No. c),

iv) Sale Deed dated 07.07.2012, registered at Sr. No. 04681, with the office of the Sub Registrar, Amravati Rural, executed by i) Shri Raju Shravan Dharmale and ii) Shri Dinesh Shravan Dharmale, both r/o. Borgaon Dharmale, Dist. Amravati, in favour of i) Nanda Properties, through partner Shri Narendra Gopichand Bharani, and ii) Shri Sanjay Premchand Harwani, both resident of Amravati, in respect of land/property described at Sr. No. d),

v) Sale Deed dated 29.05.2013, registered at Sr. No. 2928, with the office of the Sub Registrar, Amravati Rural, executed by i) Sau. Ashadevi Prataprai Chhatwani, ii) Shri Nihal Basarmal Pinjani, iii) Shri Suresh Murlidhar Dhamecha, and iv) Shri Dipak Bhagwandas Dhamecha, all r/o. Amravati, in favour of i) Nanda Properties, through partner Shri Narendra Gopichand Bharani, ii) Sau. Jaya Sanjay Harwani, and iii) Dr. Asha Anil Harwani, all resident of Amravati, in respect of land/property described at Sr. No. e) to l),

vi) Sale Deed dated 18.01.2014, registered at Sr. No. 0234, with the office of the Sub Registrar, Amravati Rural, executed by Shri Sajjan Namdevrao Radake, r/o. Borgaon, Dist. Amravati, in favour of i) Shri Sanjay Premchand Harwani and ii) Nanda Properties, through partner Shri Narendra Gopichand Bharani, both resident of Amravati, in respect of land/property described at Sr. No. m),

vii) Copy of Mutation entry no. 616, dated 03.07.2014, issued by concern Talathi,

viii) One piece Non agriculture order dated 11.09.2015, passed by Sub Divisional Officer, Amravati, in Revenue Case No. 13/NAP-34/Borgaon/2014-2015.

ix) Revised N.A. order dated 18.01.2016, passed by Sub Divisional Officer, Amravati, in Revenue Case No. 6/NAP-34/Borgaon/2015-2016.

x) Map sanctioned by Asstt. Director Town Planning, Amravati, vide Letter No. ADTP-Amt./1784, dated 29.10.2015 for construction of commercial complex.

xi) Order passed by Hon'ble Tahasildar, Amravati, N.A.P. 34/Borgaon Dh.-06/2015-16, dated 31.10.2015, for construction of commercial complex.

xii) Deed of Declaration dated 22.07.2016, registered at Sr.No. 2542, with the office of Sub-Registrar, Amravati Rural, executed by Dreamz Infrastructure, through partner, i) Shri Sanjay Premchand Harwani, ii) Shri Narendra Gopichand Bharani, both resident of Amravati.

xiii) Index - II register of Sale deed dated 13.10.2011, 28.05.2012, 07.07.2012, 29.05.2013, 18.01.2014 and Deed of declaration dated 22.07.2016

xiv) Partnership Deed dated 02.05.2016, registered on 03.05.2016 of M/s Dreamz Infrastructure, executed between partners namely i) Shri Manoj

Nandlal Bharani, ii) Shri Narendra Gopichand Bharani, iii) Shri Premchand Narumal Harwani, and iv) Shri Anil Premchand Harwani v) Shri Sanjay Premchand Harwani, vi) Dr. Asha Anil Harwani, vii) Sau. Jaya Sanjay Harwani, issued by concerned Talathi, Amravati.

xv) Deed of Correction of Partnership Deed dated 28.06.2016.

xvi) Gaon Namuna 7/12, dated 04.02.2016 issued by concern Talathi in respect of all Gut numbers.

xvii) Equitable Mortgage dated 30.06.2016, regd. on 25.06.2016, at Serial/Filing No. 245/2016, with the office of Joint Sub Registrar, Amravati Rural, for loan Secured at Rupees 27.00 Crore executed by M/s Dreamzland Infrastructure infavour of Punjab National Bank, Branch Kings Way, Nagpur.

Your's Faithfully

V.G.L.

V. G. Lakhotia,
Advocate

Place : Amravati
Dated : 26.07.2017