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TITLE VERIFICATION AND SERACH REPORT

To whomsoever it may concern,

I, Harish B. Tapadiya, Advocate do hereby submit the Title Verification and Search Report in respect of the property described in the Schedule hereto and presently owned by M/s. Raashi Associates, through its partner's Shyamsundar Pannalal Kasat and Sau. Asmita Riteshkumar Kasat both R/o. Bacchraj Plot, Amravati as under:-

1] That, the property described in the Schedule and here in after referred to as the said property is presently owned by M/s. Raashi Associates, through its partner's Shyamsundar Pannalal Kasat and Sau. Asmita Riteshkumar Kasat. They had became the owner of the said property by virtue of the following transactions:-

A) That, out of field survey no. 29/3 area admeasuring 0 H. 32 R. was purchased by M/s. Raashi Associates by way of sale deed dated 23/04/2012 which was registered with the office of Sub Registrar, Amravati city at sr. no. 2270 from Gopal N. Panpaliya and others for valuable consideration of Rs. 1,40,00,000/-. With the execution of aforesaid sale deed said Gopal N. Panpaliya and others had delivered and M/s. Raashi Associates had taken open, peaceful and vacant possession of said property.

B) Thereafter said M/s. Raashi Associate had applied to the Collector for conversion of said property in to non agricultural as well as residential purpose. Upon its proposal to bearing number N.A.P.- 34/ Saturna-171/2013-14, the then Collector, Amravati after receipt of approval to said layout as per approval letter dated 07/09/2013 from A.D.T.P., AMC finally passed order on 25/07/2014 thereby allowed conversion of said land and out of which an area admeasuring 2730 sq. mtrs. has been allowed for

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residential purpose. As such the title, possession, ownership of M/s. Raashi Associate was mutated in revenue records.

C) Further M/s. Raashi Associates by way of sale deed dated 19/01/2012 registered at sr. no. 2073 has purchased TDR rights admeasuring 1092.07 sq. mtrs. Land from field survey no. 73/2 of Mouje Peth Amravati in view of Folio no. 50/12 dated 30/04/2013, certificate no. 50 issued by ADTP, AMC.

D) Further with the grant of aforesaid TDR rights and N.A. converted land M/s. Raashi Associate had submitted proposal with AMC for permission to build proposed multistoried apartment building consisting of residential and commercial units therein. The ADTP, AMC vide building permit no. 836 dated 16/09/2015 approved said proposal. A Deed of Declaration was executed on 27/01/2016 registered at sr. no. 183 by M/s. Raashi Associates, in respect of proposed the multistoried apartment building namely 'Raashi Trinty' which was consisting of two towers i.e. tower no. A and B. Out of which tower A consist of 3 halls, 13 shops, 13 office premises and 16 residential apartments where as tower B consist of 30 residential apartments only.

E) As per the clause 12 of said DOD, M/s. Raashi Associate was authorized to make additional construction in said building including of additional floor which was initiated on the basis of building permit dated 16/09/2015.

F) M/s. Raashi Associates with the revised policy of Government had again purchased the additional TDR rights as per sale deed dated 27/04/2016 registered at sr. no. 1961 has purchased TDR rights in respect of area of 682.83 sq. mtrs. Land from field survey number 25/3 at Mouje Akoli in view of Folio no. 66/16 dated 11/07/2016, certificate no. 66 issued ADTP, Amravati.

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G) Further with the grant of aforesaid fresh TDR rights M/s. Raashi Associate had again submitted proposal with AMC for revising construction of enhancing building, which was duly granted by AMC vide revised building permit no. 985 dated 31/08/2016 approved construction of ' Raashi Trinty'. With this revised approval tower A consist of 6 halls, 13 shops, 13 office premises and 17 residential apartments, where as tower B consist of 34 residential apartments.

H) In view of revised approval a Deed of Amendment to Deed of Declaration was executed on 14/10/2016 which was registered with the office of Sub Registrar, Amravati at sr. no. 3080.

I) Further some of the apartments were agreed to be sold to the prospective purchaser by M/s. Raashi Associates.

2] I have taken the inspection of the Index II Registers for the last 13 years maintained by the office of the Sub Registrar Amravati to verify the transactions relating to the said property described in the schedule by paying the requisite fees vide Receipt No. 5268 dated 27-07-2017. I have not come across any other transaction in respect of the above mentioned property. The link in chain is therefore duly established. The property is duly recorded in the revenue record in the name of M/s. Raashi Associates.

3] I also confirmed from the concerned authority that the said property described in the schedule is not subject to any acquisition or requisition by any authority.

4] That, I have verified the copies of document of title and the P.R. card etc. in respect of the said property. The same appears to be genuine and beyond any doubt.

5] That, on the basis of the search taken and the inspection made by me I opine that the M/s. Raashi Associates is the exclusive owner of the property described in the schedule and they

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have a clear valid and marketable title over the said property and in the event of it's transfer by the said person, the transferee shall get an equally clear valid and marketable title over the said property. Hence accordingly I have issued this report.

SCHEDULE

All that piece and parcel of the agricultural land admeasuring O H. 30.5 R being the northern portion of east-west division from out of field survey no. 29/3 of Mouje Saturna, Pragane Badnera, Tq. & Dist. Amravati and demarcated by letter A,B,C,D in the map annexed in the sale deed and all that piece and parcel of the agricultural land admeasuring O H. 01.5 R. situated in the south-west corner of field survey no. 29/3 of Mouje Saturna, Pragane Badnera, Tq. & Dist. Amravati and demarcated by letter X,W,Y,Z, in the map annexed in the sale deed i.e. total land admeasuring O H. 32 R of land from out of field survey no. 29/3 of Mouje Saturna, Pragane Badnera, Tq. & Dist. Amravati, situated within the limits of Amravati Municipal Corporation and within the jurisdiction of Sub-Registrar, Amravati City No. 3, and having the boundaries as under :-

Boundaries of land admeasuring O H. 30.5 R

Towards East :- Field of Jagadish Chhabada out of Survey No.29/3
Towards West :- Old Amravati – Badnera Road,
Towards North :- Dande Colony,
Towards South :- Field of Subhash Kochar & Prakash Kochar out of survey No. 29/3.

Boundaries of land admeasuring O H. 01.5 R

Towards East:- Field of Chunnilal Mantri out of Survey No. 29/3,
Towards West :- Old Amravati – Badnera Road,
Towards North :- Field of Chunnilal Mantri out of Survey No. 29/3 admeasuring 0.01.5 R,

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Towards South :- Field of Jagadish Chhabada out of survey No. 29/3 admeasuring 0.03 R.

Date : 28/07/2017
Place : Amravati

Your's Faithfully,
Harish B. Tapadiya
Advocate

Encl.: Receipt dated 27/07/2017 bearing no. 5268.