

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 13 years i.e. from 2005 to 2017 after depositing requisite fee vide receipt no. 2416, dated 25.07.2017 with Joint Sub Registrar, Amravati - III.
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 Urban 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 Municipal Corporation of City 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 clear and marketable title, free from all encumbrances.



Place : Amravati
Dated : 26.07.2017

Your's Faithfully

V.G. LK

V. G. Lakhotia,
Advocate

SCHEDULE "A"

Name of the owner/title holders and their address :

Dreamz Infraspac, through partners,

- a) **Narendra Gopichand Bharani**, r/o. Nashikkar Plot, Chhatra Talao Road, Amravati - 444606
- b) **Pramod Motiramji Rathod**, r/o. Rallies Plot, Amravati - 444601

SCHEDULE "B"

DESCRIPTION OF THE SAID PROPERTY

"Situate at **Mouje - Peth Amravati**, Pragan - Badnera, Tq. & Dist. Amravati, within limits of Municipal Corporation of City of Amravati, within the jurisdiction of Sub Registrar, Amravati, from out of **Field survey No. 60/2-B**, admeasuring 6 H. 49 R, from out of this admeasuring 0 H. 63 R land, which is converted into layout as per order passed by Hon'ble Collector, Amravati, in Rev Case No. NAP-34/Peth Amravati-27/2016-17, dated 30.09.2016, from out of this, Layout **Plot No. 1**, admeasuring 25181.95 sq. ft. (2340.33 sq.mtrs.), which is bounded as under :-

- Towards East : Open Space & Plot No. 2,
- Towards West : Field Survey No. 60/2-B (part),
- Towards North : D.P. Road & thereafter Field Survey No. 61, and,
- Towards South : Field Survey No. 60/2-B (part)..."

SCHEDULE "C"

LIST OF DOCUMENTS INSPECTED

- i) Sale Deed dated 22.05.2014, regd. at sr. no. 1146, with the office of Sub Registrar, Amravati City-II, executed by Shri Babulal Raghosa Mamarde, resident of Patwipura, Amravati in favour of 'Dreamz Infraspac' through partners a) Shri Narendra Gopichand Bharani, and b) Shri Pramod Motiramji Rathod.
- ii) Sale Deed dated 22.05.2014, regd. at sr. no. 1147, with the office of Sub Registrar, Amravati City-II, executed by Shri Babulal Raghosa Mamarde, resident of Patwipura, Amravati in favour of 'Dreamz Infraspac' through partners a) Shri Narendra Gopichand Bharani, and b) Shri Pramod Motiramji Rathod.
- iii) Sale Deed dated 22.05.2014, regd. at sr. no. 1148, with the office of Sub Registrar, Amravati City-II, executed by Shri Babulal Raghosa Mamarde, resident of Patwipura, Amravati in favour of 'Dreamz Infraspac' through



partners a) Shri Narendra Gopichand Bharani, and b) Shri Pramod Motiramji Rathod.

iv) Sale Deed dated 11.04.2016, regd. at sr. no. 1742, with the office of Sub Registrar, Amravati City-I, executed by Shri Babulal Raghosa Mamarde, resident of Patwipura, Amravati in favour of 'Dreamz Infraspaces' through partners a) Shri Narendra Gopichand Bharani, and b) Shri Pramod Motiramji Rathod.

v) N.A. Order dated 30.09.2016 passed by Hon'ble Collector, Amravati in Revenue Case No. NAP-34/Peth Amravati-27/2016-17.

vi) Layout Map passed in Revenue Case No. NAP-34/Peth Amravati-27/2016-17.

vii) Sale Deed dated 22.09.2016, registered at sr. no. 3909, with the office of Sub Registrar, Amravati City-1, executed by Shri Sudarshan Rajendra Chandak, r/o. Amravati in favour of 'Dreamz Infraspaces' through partner Shri Narendra Gopichand Bharani, in respect of T.D.R. (Rights).

viii) Map sanctioned by Assistant Director, Town Planning, Amravati Municipal Corporation, Amravati, vide building permit no. 1359, dated 28.10.2016 for construction of building.

ix) Deed of Declaration registered on 27.03.2017 at Sr. No. 531, with S.R.O. Amravati City-3.

x) Index - II register of Sale deeds dated 22.05.2014, 11.04.2016, 22.09.2016 and Deed of declaration dated 27.03.2017

xi) Gaon Namuna 2, dated 15.06.2017, showing ownership of Dreamz Infraspaces through partners, a) Narendra Gopichand Bharani, b) Pramod Motiramji Rathod, both resident of Amravati.



Place : Amravati
Dated : 26.07.2017

Your's Faithfully

V.G. Ut

V. G. Lakhotia,
Advocate