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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 Builders & Developers LLP, a partnership firm through its partner's Ritesh Shyamsundar Kasat R/o. Bacchraj Plot, and Girish Kamalkishor Rathi R/o. Pannalal Nagar, 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 Builders & Developers LLP, a partnership firm through its partner's Ritesh Shyamsundar Kasat R/o. Bacchraj Plot, and Girish Kamalkishor Rathi R/o. Pannalal Nagar, Amravati. They had became the owner of the said property by virtue of the following transactions:-

A) That, Girish Kamalkishor Rathi, Girish Kamalkishor Rathi (HUF), Chanchal Girish Rathi, Neema Kamalkishor Rathi and Santosh Laddha had purchased private plot no 1-A/1 admeasuring 632.435 sq. mtrs. (6,805 sq. ft.) together with portion of two storied building thereon having built up area of 133.82 sq. mtrs. (1440 sq. ft.) being the eastern portion of north south division from out of private plot no. 1-A (admeasuring 1268.12 sq. mtrs.) as per the plan of sub division sanctioned by AMC wide order no. 15 dated 03/06/1993 from out of Nazul plot no. 13, sheet no. 24 from Dr. Vijay Suresh Chimote and Ajay Suresh Chimote both R/o, Camp, Amravati by virtue of sale deed dated 31/10/2011 registered in the office of Sub Registrar, Amravati at Sr. no. 5187. By virtue of said sale deed they become exclusive owner and having possession of said property, which is more particularly described in schedule A.

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B) However Santosh Laddha had expired on or about 29/03/2015 and by virtue of his last will dated 13/03/2015 his widow namely Jyoti Santosh Laddha became exclusive owner of 1/5th undivided share of Santosh Laddha.

C) That, Shrivallabh Shripad Kulkarni had purchased private plot no 1-A/2 admeasuring 632.435 sq. mtrs. (6,805 sq. ft.) together with portion of two storied building thereon having built up area of 250.831 sq. mtrs. (2700 sq. ft.) being the western portion of north south division from out of private plot no. 1-A (admeasuring 1268.12 sq. mtrs.) as per the plan of sub division sanctioned by AMC wide order no. 15 dated 03/06/1993 from out of Nazul plot no. 13, sheet no. 24 from Dr. Vijay Suresh Chimote and Ajay Suresh Chimote both R/o, Camp, Amravati by virtue of sale deed dated 31/10/2011 registered in the office of Sub Registrar, Amravati at Sr. no. 5186. By virtue of said sale deed they become exclusive owner and having possession of said property, which is more particularly described in schedule B.

D) That, M/s. Raashi Builders & Developers LLP, had purchased all that piece and parcel of land bearing private plot no 1-A/1 admeasuring 632.435 sq. mtrs. (6,805 sq. ft.) together with portion of two storied building thereon having built up area of 133.82 sq. mtrs. (1440 sq. ft.) being the eastern portion of north south devision from out of private plot no. 1-A (admeasuring 1268.12 sq. mtrs.) as per the plan of sub division sanctioned by AMC wide order no. 15 dated 03/06/1993 from out of Nazul plot no. 13, sheet no. 24 was purchased by way of sale deed dated 06/07/2015 which was registered with the office of Sub Registrar, Amravati city at sr. no. 2506 from Girish Kamalkishor Rathi and others for valuable consideration of Rs. 99,35,300/- and Shrivallabh Shripad Kulkarni for valuable consideration of Rs. 99,35,300/-. With the execution of aforesaid sale deed said Girish Kamalkishor Rathi and others had delivered and M/s. Raashi Builders & Developers LLP, had taken open, peaceful and vacant

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possession of said property, which is more particularly described in schedule C.

E) Thereafter said M/s. Raashi Builders & Developers had applied with the AMC for amalgamation of plot no. 1-A/1 and 1-A/2 of Nazul plot no. 13, sheet no. 24 of Mouje Gaothan (Amravati Camp), Pragane Badnera, Tq. & Dist. Amravati. AMC by virtue of permission no. 1646 dated 29/01/2016 had granted the same and as such both the plots were amalgamated. As such the title, possession, ownership of M/s. Raashi Associate was mutated in revenue records.

F) Further with the grant of aforesaid permission M/s. Raashi Builders & Developers 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. 897 dated 19/08/2016 approved said proposal.

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. 5269 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 Builders & Developers.

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.

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

All that piece and parcel of the land bearing private Plot 1-A/1 admeasuring 632.435 sq. mtrs. (6,805 sq. ft.) together with portion of two storied building thereon having built up area of 133.82 sq. mtrs. (1440 sq. ft.) constructed vide building permit no. 23 dated 04/05/1974 bearing Municipal property no. 1414 in ward no. 25 being the eastern portion of north south division from out of private plot no. 1-A (admeasuring 1268.12 sq. mtrs.) as per the plan of sub division sanctioned by AMC wide order no. 15 dated 03/06/1993 from out of Nazul plot no. 13, sheet no. 24 (total area 7660.2 sq. mt.) and shown by letters "A,B,C,D,A" in the map annexed in the sale deed situated near N.C.C. Head Quarters, Camp, Amravati at Mouje Gaonthan (Amravati Camp), Pragane Badnera, Tq. & Dist. Amravati within the limits of Amravati Municipal Corporation and within the jurisdiction of Sub-Registrar Amravati city and having boundaries as under :-

Towards East	: Court to Chaprashipura Road,
Towards West	: Remaining portion of plot no. 1-A and thereafter House of Shri. Popali,
Towards North	: 100 ft. wide public road,
Towards South	: Plot of Sanjay Shankarrao Jadhav.

SCHEDULE B

All that piece and parcel of the land bearing private Plot no. 1-A/2 admeasuring 632.435 sq. mtrs. (6,805 sq. ft.) together with portion of two storied building thereon having built up area of

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250.831 sq. mtrs. (2700 sq. ft.) constructed vide building permit no. 23 dated 04/05/1974 bearing Municipal property no. 1414 in ward no. 25 being the western portion of north south division from out of private plot no. 1-A (admeasuring 1268.12 sq. mtrs.) as per the plan of sub division sanctioned by AMC wide order no. 15 dated 03/06/1993 from out of Nazul plot no. 13, sheet no. 24 (total area 7660.2 sq. mt.) and shown by letters "C,D,E,F,G,C" in the map annexed in the sale deed situated near N.C.C. Head Quarters, Camp, Amravati at Mouje Gaothan (Amravati Camp), Pragane Badnera, Tq. & Dist. Amravati within the limits of Amravati Municipal Corporation and within the jurisdiction of Sub-Registrar Amravati city and having boundaries as under :-

Towards East	:	Remaining portion of plot no. 1- A and thereafter Court to Chaprashipura Road,
Towards West	:	House of Shri. Popali,
Towards North	:	100 ft. wide public road,
Towards South	:	Plot of Sanjay Shankarrao Jadhav.

SCHEDULE C

All that piece and parcel of the land bearing private Plot No. 1-A and admeasuring 1268.12 sq. mt. as per the plan of sub-division sanctioned by Amravati Municipal Corporation vide order no. 15 dated 03/06/1993 out of Nazul Plot No. 13, Sheet No. 24 (total area 7660.2 sq. mt.) and shown by letters "A,B,C,G,F,E,D,A" in the map annexed in the sale deed together with the two storied building thereon having built up area of 384.65 sq. mt. (4138.83 sq. ft.) constructed vide building permit no. 23 dated 04/05/1974 bearing Municipal Property No. 1414 in Ward No. 25 and situated near N.C.C. Head Quarters, Camp, Amravati at Mouje Gaonthan (Amravati Camp), Pragane Badnera, Tq. & Dist. Amravati within the limits of Amravati Municipal Corporation and within the jurisdiction of Sub-Registrar Amravati city and having boundaries as under :-

Towards East	:	Court to Chaprashipura Road,
Towards West	:	House of Shri. Popali,

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Towards North : 100 ft. wide public road.
Towards South : Plot of Sanjay Shankarrao Jadhav

Date : 28/07/2017
Place : Amravati

Your's Faithfully,
Harish B. Tapadiya
Advocate.

Encl : Receipt dated 27/07/2017 bearing no. 5269