M.Com, LL.B.
Advocate
vglakhotia1@yahoomail.co.in

Ref. :

Date : 06th October 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.7052, dated 06.10.2017 with Joint Sub Registrar, Amravati - I.

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 & TDR (rights) 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.

Your's Faithfully

V. G. Lakhotia,
Advocate

Place : Amravati
Dated : 06.10.2017

V. G. LAKHOTIA ADVOCATE AMRAVATI

SCHEDULE "A"

Name of the owner/title holders and their address :

Dreamz Infraspace, through partners,

a) **Narendra Gopichand Bharani**, r/o. Nashikkar Plot, Chhatri Talao Road, Amravati - 444606

b) **Sau. Jaya Sanjay Harwani,** r/o. Harwani Nagar, Rajapeth, Amravati - 444605

SCHEDULE "B"

DESCRIPTION OF THE SAID PROPERTY

"Situate at **Mouje - Wadali**, Pragane - Nandgaon Peth, 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. 94/1**, admeasuring 1 H. 75 R, from out of this land towards western side of north south division, admeasuring 0 H. 91 R land, which is converted into layout as per order passed by Assistant Director Town Planning, vide Order No. AMC/ADTP/931/2017, dated 19.05.2017, from out of this, Layout **Plot No. 1,** admeasuring 3598.50 sq.mtrs. (38734.25 sq.ft.), which is bounded as under :-

Towards East	:	N.A. land out of Field Survey No. 94/1,
Towards West	:	Road,
Towards North	:	Layout Plot No. 2,
Towards South	:	Land of other..."

DESCRIPTION OF THE TDR (RIGHTS)

"T. D. R. (rights) equivalent to 2763 sq.mtr. (29741 sq. ft.) out of total rights admeasuring 8690 sq. mtr. (Zone- N.A.) of TDR certificate bearing No. 103, issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/103/2017, dated 28.06.2017 for a lieu of 3950 sq.mtr. of land from out of Field Survey No. 66/3 of Mouje - Rahatgaon, Tq. & Dist. Amravati, acquired by Amravati Municipal Corporation, Amravati for Garden...."

V. G. LAKHOTIA ADVOCATE AMRAVATI

SCHEDULE "C"

LIST OF DOCUMENTS INSPECTED

i) Sale Deed dated 16.06.2017, regd. at sr. no. 1528, with the office of Sub Registrar, Amravati City-I, executed by Rampyaribai Badrinarayan

Khandelwal and 7 others, all resident of Amravati in favour of 'Shri Govinda Raalties' through partner Shri Subhash Nanakramji Talda, resident of Amravati.

ii) Sale Deed dated 29.08.2017, regd. at sr. no. 3755, with the office of Sub Registrar, Amravati City-II, executed by 'Shri Govinda Raalties' through partner Shri Subhash Nanakramji Talda, resident of Amravati, in favour of 'Dreamz Infraspace' through partners a) Shri Narendra Gopichand Bharani, and b) Sau. Jaya Sanjay Harwani.

iii) N.A. Order dated 19.05.2017 passed by Tahasildar, Amravati, vide Order No. AMC/ADTP/931/2017.

iv) Layout Map passed vide Order No. AMC/ADTP/931/2017.

v) Sale Deed dated 11.09.2017, registered at sr. no. 2303, with the office of Sub Registrar, Amravati City-1, executed by Shri Pravin Balkrushnaji Maloo, r/o. Amravati, in favour of 'Dreamz Infraspace' through partner Shri Narendra Gopichand Bharani & other one, in respect of T.D.R. (Rights).

vi) Map sanctioned by Assistant Director, Town Planning, Amravati Municipal Corporation, Amravati, vide building permit no. 0742, dated 05.10.2017 for construction of building.

vii) Index - II register of Sale deeds dated 16.06.2017, 29.08.2017 and 11.09.2017.

viii) Gaon Namuna 2, dated 15.09.2017, showing ownership of Dreamz Infraspace through partners, a) Narendra Gopichand Bharani, b) Sau. Jaya Sanjay Harwani, both resident of Amravati.

Your's Faithfully

Place : Amravati
Dated : 06.10.2017

V. G. LAKHOTIA ADVOCATE AMRAVATI

V. G. Lakhotia,
Advocate