

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. 5130, dated 15.07.2017
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.

Your's Faithfully

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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**, r/o. Rajapeth, Amravati - 444605,
- ii) **Shri Narendra Gopichand Bharani**, r/o. Nasikkar Plot, Chhatra Talao Road, Amravati - 444606.

SCHEDULE "B"

DESCRIPTION OF THE SAID PROPERTY

"Situate at **Mouja - Amravati Gaathan**, Pragane - Badnera, Tq. and Dist. Amravati - within the limits of Municipal Corporation of City of Amravati & within the jurisdiction of Sub Registrar, City Amravati, in the area known as "Namuna, Amravati", out of **Nazul Sheet No. 67-C**, from out of this :

- i) **Nazul Plot No. 127/4**, admeasuring 2548 sq.ft. (236.71 sq.mtrs.) as per sale deed, and admeasuring 2363.77 sq.ft. (219.60 sq.mtrs.) as per Property Record Card,
- ii) **Nazul Plot No. 123, 124/1**, admeasuring 855 sq.ft. (79.43 sq.mtrs.) as per first sale deed, admeasuring 585 sq.ft. (54.34 sq.mtrs.) as per second sale deed, and admeasuring 1148 sq.ft. (106.69 sq.mtrs.) as per Property Record Card,
- iii) **Nazul Plot No. 123, 124/1**, admeasuring 715 sq.ft. (66.42 sq.mtrs.) as per sale deed,
- iv) **Nazul Plot No. 127/5**, admeasuring 3089.26 sq.ft. (287 sq.mtrs.) as per sale deed,
- v) **Nazul Plot No. 124/2**, admeasuring 656 sq.ft. (60.96 sq.mtrs.) as per sale deed,
- vi) **Nazul Plot No. 122**, admeasuring 59.61 sq.ft. (5.53 sq.mtrs.) as per sale deed,
- vii) **Nazul Plot No. 122**, admeasuring 715.39 sq.ft. (66.48 sq.mtrs.) as per sale deed,

all the above i) to vii) land/plot adjoining to each other, thus total admeasuring 8638.26 sq.ft. (802.53 sq.mtrs.) as per sale deed, and **8747.03 sq.ft. (812.68 sq.mtrs.)** as per Property Record Card, which is commonly bounded as under :-

Towards East : Amravati Badnera Road,

Towards West : Namuna Line Road,

Towards North : Premises of Deshmukh Engineering, and,

Towards South : Namuna Line Road..."

SCHEDULE "C"

LIST OF DOCUMENTS INSPECTED

- i) Sale Deed dated 24.12.2013, registered at Sr. No. 4562, with the office of the Sub Registrar, Amravati City-3, executed by Shri Gurumukhdas Vasuram Ghundiyal and Shri Omprakash Vallabhdas Gandhi, both r/o. Amravati, in favour of Nanda Properties, through partners i) Shri Narendra Gopichand Bharani, ii) Shri Anil Premchand Harwani, and iii) Sau. Jaya Sanjay Harwani, all r/o. Amravati, in respect of land/property described at Sr. No. (i) Nazul Plot No. 127/4, admeasuring 219.60 sq.mtrs., (ii) Nazul Plot No. 123, 124/1, admeasuring 106.69 sq.mtrs., (iii) Nazul Plot No. 123, 124/1, admeasuring 66.42 sq.mtrs., and (iv) Nazul Plot No. 127/5, admeasuring 287 sq.mtrs., out of Nazul Sheet No. 67-C.
- ii) Sale Deed dated 14.08.2015, registered at Sr. No. 2027, with the office of the Sub Registrar, Amravati City-3, executed by Khairunnisa J. Taher Ahmad, r/o. Namuna, Amravati, in favour of Nanda Properties, through partners i) Shri Narendra Gopichand Bharani, ii) Shri Anil Premchand Harwani, and iii) Sau. Jaya Sanjay* Harwani, all r/o. Amravati, in respect of land/property described at Sr. No. (v) Nazul Plot No. 124/2, admeasuring 60.96 sq.mtrs., out of Nazul Sheet No. 67-C.
- iii) Sale Deed dated 07.05.2015, registered at Sr. No. 1201, with the office of the Sub Registrar, Amravati City-3, executed by Sairabano J. Wahed Khan, r/o. Namuna, Amravati, in favour of Nanda Properties, through partners i) Shri Narendra Gopichand Bharani, ii) Shri Anil Premchand Harwani, and iii) Sau. Jaya Sanjay Harwani, all r/o. Amravati, in respect of land/property described at Sr. No. (vi) Nazul Plot No. 122, admeasuring 5.53 sq.mtrs., out of Nazul Sheet No. 67-C.
- iv) Sale Deed dated 19.03.2015, registered on 23.03.2015, at Sr. No. 768, with the office of the Sub Registrar, Amravati City-3, executed by Jamil Ahemad Hasan Khan and 12 others, r/o. Amravati, Akola & Yavatmal, in favour of Nanda Properties, through partners i) Shri Narendra Gopichand Bharani, ii) Shri Anil Premchand Harwani, and iii) Sau. Jaya Sanjay Harwani, all r/o. Amravati, in respect of land/property described at Sr. No. (vii) Nazul Plot No. 122, admeasuring 66.48 sq.mtrs., out of Nazul Sheet No. 67-C.
- v) Partnership Deed of M/s. Dreamz Infrastructure, dated 02.05.2016, registered on 03.05.2016 executed between partners namely (i) Shri. Sanjay Premchand Harwani, (ii) Shri. Narendra Gopichand Bharani, Partners Nanda Properties, (ii) Shri. Manoj Nandlal Bharani, Partner Nanda Properties, (iv) Sau. Jaya Sanjay Harwani, (v) Dr. Asha Anil Harwani along with (vi) Shri. Premchand Narumal Harwani, along with (vii) Shri. Anil Premchand Harwani, all r/o. Amravati.

vi) Deed of Correction to Partnership Deed of M/s. Dreamz Infrastructure, dated 28.06.2016, whereby mentioning that out of all the partners, the partners namely Shri Sanjay Premchand Harwani and Shri Narendra Gopichand Bharani will be authorised to sign, execute documents, agreements, sale deeds of the properties as well as they are authorised to perform all the acts in relation to the business of the first in the best interest of the firm M/s. Dreamz Infrastructure.

vii) Map sanctioned by Assistant Director, Town Planning, Amravati Municipal Corporation, Amravati, vide building permit no. 65, dated 23.01.2017 for construction of building.

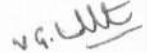
viii) Deed of Declaration dated 16.06.2017, registered at Sr.No. 2466, with the office of Sub-Registrar, Amravati City-2, executed by (i) Shri Sanjay Premchand Harwani, and (ii) Shri Narendra Gopichand Bharani, both r/o. Amravati.

ix) Index - II register of Sale deeds dated 24.12.2013, 14.08.2015, 07.05.2015, 19.03.2015, Partnership Deed dated 03.05.2016, Deed of Correction to Partnership Deed dated 28.06.2016 and Deed of declaration dated 16.06.2017.

x) Property Record Card, dated 15.06.2017, showing ownership of M/s. Dreamz Infrastructure, through partner, (i) Shri Sanjay Premchand Harwani, (ii) Shri Narendra Gopichand Bharani, (iii) Shri Manoj Nandlal Bharani, (iv) Sau. Jaya Sanjay Harwani, (v) Dr. Asha Anil Harwani, (vi) Shri Premchand Narumal Harwani, (vii) Shri Anil Premchand Harwani, all resident of Amravati.

Place : Amravati
Dated : 26.07.2017

Your's Faithfully


V. G. Lakhotia,
Advocate