

SWATI TOLEY

Advocate

Office & Correspondence

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Mobile No.9021605985.

Date: 19/2/2019

TO WHOM SO EVER IT MAY CONCERN

Sub: Search and Title deed verification report in the name of M/s. Anandi Infrastructure (India) Private Limited through its Director Mrs. Swapna Rode R/o Hyderabad.

Dear Sir,

Having been engaged by Anandi Infrastructure (India) Private Limited, through its Director Mrs. Swapna Rode for preparing the title investigation and search report for the property. I, Swati Toley, Advocate, R/o B1-11, Khemka Mention, Gaurakshan Road, Sahakar Nagar, Char Bungalow, Akola-444001, Maharashtra, do hereby submit my report as under:-

SCHEDULE OF THE PROPERTY:

"Layout converted plot No.43 to 46, admeasuring 432.30 sq.mtrs. (4,653.2385 sq. ft.) from field survey No.131/1 of Mouje Navsari, Pragane Nandgaon Peth, Tq. & Distt. Amravati, situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: 9 mtr. wide road in the layout

Towards West: 9 mtr. wide road in the layout

Towards North: Plot No. 42 and 47

Towards South: 9 mtr. wide road in the layout

TITLE HISTORY FOR LAST 40 YEARS

Upon verification of the Index-II register and Revenue Records (Dast sr. no. 2032 of 9 November 1971) I find that the field survey No.131/1 admeasuring 3 Hec. 19 R of Mouje Navsari, Pragane Nandgaon Peth, Tq. & Distt. Amravati, initially owned by Sri Umesh Chandak, who has acquired the same vide family partition deed dated 9 November 1971 registered at Sr. No. 2032.

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Then I find that Sri Umesh Chandak has gifted 0 Hec. 61 R out of 3 Hec. to Sau. Punam Chandak on 27 February 2017 (as per dast sr. no. 658).

Then Sri Umesh Chandak converted remain field 0 Hec. 98 R into the residential layout and has obtained permission for conversion of the said field from agriculture into non-agriculture as per Rev. Case No. N.A.P.34/Navsari/69/2017-2018 date 19/5/2018 by the Hon'ble Tahasildar, Amravati and assistant director of town planning Amravati municipal corporation AMC/ORD/268/2018 Dated 19/11/2018.

Then I find that after conversion of the said field the layout owners sold the layout converted plots to various purchasers from time to time.

Then I find that after conversion of the said filed, the layout converted plot No. 43 to 46 admeasuring 432.30 sq mtrs came to be purchased by M/s. Anandi Infrastructure (India) Private Limited from the layout owners i.e. Sri Umesh Chandak as per registered sale deed dated 12/10/2018 registered are Sr. No.3592.

Since then M/s. Anandi Infrastructure (India) Private Limited has become full and absolute owner of the said plot(s) and its name has been mutated in village form 6 and 7/12 vide refer no. dated 1st November 2018.

Then is find the M/s. Anandi Infrastructure (India) Private Limited has decided to construct the residential apartment scheme know as "ANANDI DREAMS" on the above mentioned amalgamated plots and therefore, has applied before Amravati Municipal Corporation Amravati for sanctioned of building plan. the Said building plan is approved and sanctioned by municipal corporation Amravati as per building permit No. 0342 dated 30th January 2019.

then I find that in the aforesaid scheme the builder has known to be constructed the total of 16 families units and 2 shops. Out of the said 16 family units there will be 4 flats on each floor and 2 shops on ground floor.

I further opine and certify that I have gone through the index-II register with sub registered office, Amravati and I have verified that the register from the last 40 years. After the verification of the said records, I find the title of the aforesaid property got by

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M/s. Anandi Infrastructure (India) Private Limited, is clear and same is readily marketable and same is free from charge, encumbrance, lean and obligation and thereof. That all the relevant documents of the title placed before me are Xerox and appear to be a genuine. I have verified and tallied these documents from the records of registrar of documents of Amravati.

I am satisfied and confirmed that the property is heritable and transferable and the transferor has transferred to the M/s. Anandi Infrastructure (India) Private Limited. All necessary party have been joined in the documents and the documents have legal desired effect. facts and event material to title have been satisfactory proved.

I have also confirmed from government authority that the property described in the schedule is not subject to any acquisition or the requisition from these authorities.

In Result I have to state that, I have made necessary search at concerned sub-registrar office up to date and as the result of such searches, I am satisfied that the property in question is free from all type of Encumbrances and title of proposed purchaser is clear and marketable.

I have to further add here that there is no impediment, if the intending borrower, mortgages the property for raising the loan and such a property will be good and marketable for the security of the bank.

That all the following relevant documents of title have been verified by me.

1. Copy of NA order along with layout plan Dated
- .2. Copy of sale deed.
3. copy of village form 6 and 7/12.
4. sectioned building plan dated.

I have verified and tallied the aforesaid documents from the Revenue records of Mouje Navsari, Pragane Nandgaon Peth, Tq. & Distt. Amravati, and also the records of Registering Authority.

Thanking You,

Dated: 19-02-2019

Place: Akola

Your's Faithfully



SWATI TOLEY
Advocate