



Date: 31.05.2017

TO WHOM SO EVER IT MAY CONCERNED

Subject :- Search Report of title for the year 1987 to 2017 in respect of Non Agricultural (N.A.) Land having Survey No: 146/1 totally admeasuring about H1.42R i.e. 14200.00 sq.mtr. situated at Nandurbar, Tal. : Nandurbar, Dist. : Nandurbar Owned and Possessed by Shri. Dr. Kishor Kisanlal Kela.

Search Report

1. I have investigated to the title of aforesaid property referred in the subject clause above and which in more particularly described below in the schedule hereunder written. I have perused Revenue Records and copy of sale Deed Issued by Competent authority and given by Shri. Dr. Kishor Kisanlal Kela in respect of property bearing Survey No: 146/1 totally admeasuring about H1.42R i.e. 14200.00 sq.mtr. situated at Nandurbar, Tal. : Nandurbar, Dist. : Nandurbar

2. The title history of last 30 years from this date shows the following chain of transaction.

Initially Shri. Mahadu Hari Tamboli was owner of Survey No. 134/2, 146/1 & 14/3. He died on 20/04/1948. He had behind him his only son namely Shri. Bhika Mahadu Tamboli as his legal Heir. Hence his name was entered in kabjedar column of said lands. I have perused M.E. No. 1417.

Further Shri. Bhika Mahadu Tamboli died on 29/08/1983, he had behind him his wife Smt. SHamalabai Bhika Tamboli, One Son Shri. Ramesh Bhika Tamboli, One daughter namely Smt. Sumanbai Gopal Temboli as his legal heirs. Hence name of daughter as she was married was entered in the column of other rights of Survey No. 146/1, 146/5, 87 & 134/3 and the name of Shri. Ramesh Bhika Tamboli was entered as joint family manager as other heirs were residing jointly in kabjedar column of said lands. I have perused M.E.No. 4883 which was duly certified.

Smt. Shamalabai Bhika Tamboli died on 13/11/2003, leaving behind one Son Shri. Ramesh Bhika Tamboli and One daughter namely Smt. Sumanbai Gopal Temboli and Sau Sumanbai Gopal Temboli as her Legal Heirs. I have perused M.E. No. 28176 which was duly certified.

Shri. Dr. Kishor Kisanlal Kela purchased Survey No. 146/1 from Shri. Ramesh Bhika Tamboli and Sumanbai Gopal Tamboli by registered Sale Deed for Rs. 2,11,00,000/- on 25/01/2011. Hence name of Shri. Dr. Kishor Kisanlal Kela was entered in kabjedar column of Survey No. 146/1. I have pursued copy of sale deed No. 741/2011 dated 25/01/2011 and M.E. No. 32850. The sale deed was executed by Shri Ramesh Bhika Tamboli and Sau. Sumanbai Gopa Tamboli as executants. At the same time it was also signed by Sau. Kavita Bipin Tamboli, Sau. Hemlata Jitendra Bahchhod, Shri. Prashant Ramesh Chavan, Sau. SHarada Dinesh Bari, Sau. Puja Nisargadatta Bari, Vaibhav Ramesh Chavan as consentor and their names were mention in the Sale deed as consentor and they have also signed on Sale Deed. I have also persued certified copy of Index II and certified copy of Receipt received from the office of Sub Registrar Nandurbar dated 25/01/2011.

The total area of said Survey No. 146/1 was 1 H.42R.

The boundaries of the Survey No. 146/1 are as under :

East : Survey No. 152.

West : Survey No. 145.

North : Survey No. 147.

South : Survey No. 146/2/3/4.

The possession of S.No. 146/1 situated at Nandurbar was handed over to Shri. Dr. Kishor Kisanlal Kela on the date of Sale Deed. This fact is mentioned in the sale deed.

Further land Survey No. 146/1 Shri. Dr. Kishor Kisanlal Kela applied to the Collector Nandurbar for converting his agricultural land Survey No. 146/1 from Agricultural into Non Agricultural/Residential purpose and commercial purpose. The Collector Nandurbar after making necessary inquiry granted said permission vide its order No. 2012/B/DESK-II/N.A.S.R./03/11, office of Collector Nandurbar, dated 29/05/2012 and allowed to Shri. Dr. Kishor Kisanlal Kela for converting land S.No. 146/1 for Residential purpose and for Commercial purpose. I have perused copy of N.A.Order dated 29/05/2012.

The Nandurbar Municipal Council issued Commencement Certificate vide their letter No. Nandurbar/NNP/Estt/Construction permission/Plan/Construction 34/12 dated 03/04/2012 and also obtain occupancy certificate vide letter/Occupancy Certificate no. 1736 dated 30/04/2017 for Unit No. 1 i.e. Banglow & Unit No. 4 to 12 i.e. Row House. I have perused the copy of said



commencement certificate & occupancy certificate issued by Nandurbar Municipal Council.

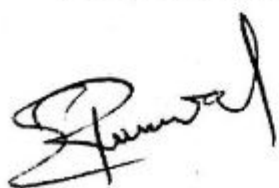
Shri. Dr. Kishor Kisanlal Kela as owner of the said premises further Shri Dr. Kishor Kisanlal Kela has entered in to partnership Deed with Shri. Anmol Kanhaiyalal Chhoriya under the name of Chhoriya & Kela Developers for the said premises.

Shri. Dr. Kishor Kisanlal Kela as owner of the said premises i.e. Total 152 Units out of which following Units has been entered into Agreement to Sale Kela as below :

Sr. No.	Units No.	Type of Unit	Name	REG. ATS No	Date
1	RH 1	Row-House	Sadhana Yogesh Jain	6180/2014	09/30/2014
2	RH 4	Row-House	Mahendrakumar S.Jain	6680/2015	11/07/2015
3	RH 8	Row-House	Sarika D.Bari	1514/2016	03/03/2016
4	RH 9	Row-House	Vinod Chhoriy	715/2017	06/04/2017
5	RH 11	Row-House	Jyoti Sunil Choudhary	166/2016	01/07/2016
6	B-103	Flat	Nirmal Dilip Bari	384/2017	08/03/2017
7	C-102	Flat	Hemlata Vinod Jain	6681/2015	11/07/2015
8	C-103	Flat	Deepak Mehta	152/2017	02/02/2017
9	C-201	Flat	Manish D.Khaniya	1513/2016	03/03/2017
10	C-202	Flat	Rekha Sanjay Jain	6682/2015	11/07/2015
11	C-203	Flat	Yetin Jain	151/2017	02/02/2017

That the said property has not been acquired under land acquisition Act and no notification giving the intention of the acquisition of the said property has been issued. That there are no claims about title in the property.

There are no prior mortgage/charges/encumbrances whatsoever as could be seen from the period of 1987 to 2016 pertaining to said immovable property except mortgaged of Commercial Tower No. 1 i.e. Ground Floor, First Floor & Second Floor, Tower No. 2 i.e. First Floor & Tower No. 4 i.e. Ground Floor, First



Floor & Second Floor out of Survey No. 146/1 with Municipal Council i.e. Mortgage Deed No. 2185/2012 dated 15/03/2012. The said mortgage deed created for security and better implementation of development.

Search of the above mentioned property was carried out in the office of Sub-Registrar Nandurbar for 30 years by vide receipt No. MH000184820201718M, dt. 31/05/2017 Search of record of Sub-Registrar Nandurbar reveals that aforesaid property has not been dealt with except as stated above.

Upon perusal of record given in my opinion the title of Shri. Dr. Kishor Kisanlal Kela in respect of Non Agricultural (N.A.) Land having Survey No: 146/1 totally admeasuring about H1.42R i.e. 14200.00 sq.mtr. situated at Nandurbar, Tal. : Nandurbar, Dist. : Nandurbar is CLEAR, PERFECT AND MARKETABLE AND FREE FROM ALL ENCUMBRANCES AND AVAILABLE FOR MORTGAGE except the list of Units which is under Agreement to sale out as specifically mentioned in the above list Mortgage with Municipal Council of Nandurbar specifically mentioned in the above .

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

All that piece and parcel of subject matter of Non Agricultural (N.A.) Land having Survey No: 146/1 totally admeasuring about H1.42R i.e. 14200.00 sq.mtr. situated at Nandurbar, Tal. : Nandurbar, Dist. : Nandurbar Owned and Possessed by Shri. Dr. Kishor Kisanlal Kela is bounded as below:

East	: Survey No. 152.
West	: Survey No. 145.
North	: Survey No. 147.
South	: Survey No. 146/2/3/4.

List of Documents studied:

1. Copy of 7/12 extract of Survey No. 146/1.
2. Copy of Registered Sale Deed Sr. No. 741/2011 dated 25.01.2011.
3. Copy of relevant Mutation Entries in respect of the said property.
4. Copy of N.A.Order dt. 29/05/2012.
5. Copy of index II of Agreement to Sale



Surendra J. Runwal



ADVOCATES

Plot No. 192, "Pukhraj", Priyadarshan, Colony Jalna - 431203 %: (02482)230567 cell:
9822429671

6. Copy of Commencement Certificate & Occupany Certificate.
7. Search Receipt No. MH000184820201718M, dt. 31/05/2017 of Jt. Sub Registrar Nandurbar towards search for 30 years from 1987 to 2017.

Yours Sincerely,



Adv. Surendra J. Runwal

Surendra J. Runwal
Advocate
Plot No. 192, "PUKHRAJ"
Priyadarshani Colony,
Jalna-431 203.
Ph. 02482-230567



Surendra J. Runwal

ADVOCATES

Plot No. 192, "Pukhraj", Priyadarshan, Colony Jalna - 431203 %: (02482)230567 cell:
9822429671

Date: 31.05.2017

TITLE CERTIFICATE

Reference : Property bearing Survey No: 146/1 totally admeasuring about H1.42R
i.e. 14200.00 sq.mtr. situated at Nandurbar, Tal. : Nandurbar, Dist. : Nandurbar.

This is to certify that, I have investigated the title to the aforesaid properties and have parused the title deed and extracts of revenue record. I have also seen the N.A. Order , Commencement certificate & Occupany certificate to the said owner granted by Hon'ble Colletor Nandurbar. Certifies that in my opinion the title of the owners is clear and marketable, free from all encumbrances, charges, or claims subject to whatever stated in the Search Report. The owner have executed and registered Sale Deed in respect of the said Properties in favor of Shri. Dr. Kishor Kisanlal Kela.

Hence Shri. Dr. Kishor Kisanlal Kela, has clear and marketable title except Mortgage with Municipal Council for Tower No. 1 ,2 & 4 to the said properties and it has every right and authority to deal with the said property.

ADV. SURENDRA J. RUNWAL



Surendra J. Runwal

Advocate

Plot No. 192, "PUKHRAJ"
Priyadarshani Colony,
Jalna-431 203.
Ph. 02482-230567



CHALLAN
MTR Form Number-6

GRN MH001848420201718M	BARCODE 	Date 31/05/2017-13:40:46	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID (If Any)	
Type of Payment Other Items		PAN No.(If Applicable)	
Office Name NBR_NANDURBAR 2 JOINT SUB REGISTRAR		Full Name	adv surendra j runwal
Location NANDURBAR			
Year 2017-2018 From 01/05/1987 To 30/05/2017		Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In	Seven Hundred Fifty Rupees Only
Total	750.00	Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572017053164937 CP86758903
Cheque/DD No.		Date	31/05/2017-13:40:46
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	353 , 01/06/2017

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करतावयाच्या दस्तांसाठी लागू नाही.

Signature Not Verified

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 01
Date: 2017.07.05
16:59:31 IST
Reason: Secure
Document
Location: India