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TITLE INVESTIGATION REPORT

(TO WHOM SO EVER IT MAY CONCERN)

1) DESCRIPTION OF PROPERTY :-

Total area of 3800.00 SQ. M., i.e. 0 H. 38 R. land from and out of field Survey No. 415/1B/1 of Mehrun Shivar, within the limits of Jalgaon Municipal Corporation, at Jalgaon, which is bounded by :

East :- Survey No.415/1B/2 , **West :-** 18 M. Road ,

North :- Survey No.415/1A , **South :-** Survey No.415/1C.

EXOTICA a flat scheme of apartment buildings in THREE wings etc., is constructed in the above plot.

1.1 N. A. Order bearing No. LAND/1/NA/SR/239/2011 by Collector Jalgaon District Jalgaon in respect of 0 H 38 R of land was granted.

1.2 By above process, our N.A. Land Survey No. 415/1B/1 having area of 3800.65 Sq. M. came into existence

2) **Present Owners**:- M/s. K.M.P. Builders Jalgaon a partnership firm, through partner (1) Mr. Virendrakumar Arjundas Kukreja , (2) Mr. Prem Hiranand Manghwani and (3) Mr. Abhishek Shantaram Patil, R/o. Jalgaon.

Firstly, land was purchased by individuals Mr. Virendrakumar his wife Mrs. Payal and Mr. Prem. Then Mrs. Payal sold out her undivided common share to Mr. Abhishek. Lastly, above persons being owners formed partnership firm named above.

3) flow of title :

3.1 Record shows that field Survey No. 415/1B/1 having area of 0 H. 38 R. was owned by Mr. Dnyandeo Bhaga Patil .

3.2 Mr. Dnyandeo Bhaga Patil sold out said Agriculture land to 22 persons i.e. 1.Mr. Liladhar Vedu Bhangale, 2. Mr. Atul Ulhas Chaudhari, 3. Mr. Baliram Ankat Chopade, 4. Shaligram Devaji Chaudhari, 5. Sau. Archana Arun Chaudhari, 6. Mr. Vilas Rambhau Dhake, 7. Mr. Kiran Jagannath Khadke, 8. Tulshiram Yadav Khachane, 9. Mr. Vinod Tulshiram Khachane, 10. Mr. Ajay Tulshiram Khachane, 11. Mrs. Padmabai Tulshiuram Khachane, 12. Mr. Madhukar Kedar Khachane, 13. Sau. Prabhavati Bhagwat Mahajan, 14. Sau. Bharati Natthu Mahajan, 15. Mr. Ramakant Vishnu Mahajan, 16. Purshottam Jivram Mahajan, 17. Sau. Shalini Bhaskar Patil, 18. Sau. Shashikala Arun Patil, 19. Liladhar Sampat

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Bhangale, 20. Subhash Rajaram Patil, 21. Mr. Atmaram Hari Warke, 22. Mr. Sharad Eknath Patil, vide registered sale deed bearing no. 3678 dated 23.06.1988. Mutation Entry 23795 was effected for the same, by the revenue authorities for 7/12 purposes.

3.3 Than Mutation entry No.25140 shows that out of above 22 purchasers/owners, one owner viz. Mrs. Shasikala Arun Patil died on 29.11.1989 and names of his heirs viz. Husband Arun, minor Son Amol minor Daughter Arachna were recorded on 22.06.1990. Consequently said son & Daughter became adult/major.

3.4 The above owners i.e. **1.** Mr. Liladhar Vedu Bhangale & 24 others executed a notarized power of Attorney on date 09.09.1997 in favour of 2 persons, i.e. one joint owner Mr. Tulshiram Yadav Khachane and another Mr. Bhagwat Mohan Mahajan, for convenience purposes, authorizing them to do all acts, deeds, things, etc. relating to sale etc..

3.5 Mr. Liladhar Vedu Bhangale & 23 others through power of Attorney Holder Mr. B M Mahajan & Mr. T Y Khachane sold out said land 0 H. 38 R., to S & S Associates Jalgaon Through Partner Satish Tukaram Deshmukh vide registered sale deed bearing no. 4937 dated 04.10.1997. Mutation Entry 36316 was effected for the same.

3.6 There was correction in the said above sale deed for change of boundaries and for addition of words "Proposed Non Agriculture" as such registered Correction deed bearing no. 1708 dated 02.03.2000 was executed by the parties named above.

3.7 Record shows that S & S Associates, got N. A. permission for residential purpose was granted to the said land. Separate 7/12 for N. A. Land as made. In this manner concerned Agriculture land having area of 3800.00 Sq. M. came into existence. N. A. Order bearing No.LAND/1/NA/SR/239/2011 by Collector Jalgaon Mutation Entry 77268 was effected for the same to record it in 7/12.

3.8 Finally S & S Associates Jalgaon Through its Authorized Partner Mr. Satish Tukaram Deshmukh And Consenting Party Mr. Shyamkant Pandharinath Chinchole sold out said Non Agriculture land i.e. Area 3800.00 Sq.M. to (1) Mr. Virendrakumar Arjundas Kukreja , (2) Mr. Prem Hiranand Manghwani and (3) Mrs. Payal Virendrakumar Kukreja, vide registered sale deed bearing no. 2519 dated 16.04.2012. Mutation Entry 67693 was effected for the same name of new owners was recorded in 7/12.

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3.9 With intend to construct apartment buildings scheme over the said N A Land, the said 3 purchasers/owners had purchased Transfer of Development Rights (T.D.R.) of an area admeasuring 1520.00 Sq M. of "C" Zone for the said N. A. Land, vide registered Purchase deed bearing No. 2201 dated 03.05.2012 for the same.

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3.10 Mrs. Payal Virendrakumar Kukreja sold out her undivided common share to the extent of 1266.54 Sq.M from the said entire are of 3800 Sq. M., to Abhishek Shantaram Patil on or about 06.01.2016, Sale deed bearing number 55. mutation no.77279 was effected for the same, by the revenue authorities for 7/12 purposes.

3.11 The joint owners Mr. Virendrakumar Arjundas Kukreja, Mr. Prem Hiranand Manghwani and Mr. Abhishek Shantaram Patil had already formed a partnership firm by name "KMP BUILDERS" for construction etc., The said partnership firm is consequently duly registered as seen from certificate of registration No.AU000003179 issued by Asst. Registrar of Firms, Aurangabad, dated 27.6.2016.

3.12 The said joint owners moved revenue authorities to record name of their firm being owner of above land, by submitting certificate of registration and other documents. A mutation entry No 78831 was effected to replace the names of three joint owners as "KMP Builders" through its partners Mr. Virendrakumar Arjundas Kukreja, Mr. Prem Hiranand Manghwani and Mr. Abhishek Shantaram Patil, as such firm name through partners was mutated by revenue authorities in their records.

3.13 In respect of said land sanction of building permit and commencement certificate was granted by local authorities i.e. Jalgaon Municipal Corporation Jalgaon, vide its order No.0903 dated 21.12.2015. Thereby permission to construct buildings with basement and fifth floor, commercial and residential areas, etc., as per sanctioned plan was granted. It is a multi storied flat scheme with some commercial shops, etc., as shown in approved plans.

3.14 It is disclosed by the present owners that said multi storied flat scheme is named as **"EXOTICA"**

In the above manner there is clear, uninterrupted flow of title till the present owners i.e. partnership firm viz. M/s. K.M.P. Builders, Jalgaon in respect of above area of 3800 Sq. M. bearing Survey No. 415/1B/1 only.

3.15 Hence this title report is restricted to flow of title till the owner of M/S. K.M.P. BULIDERS in respect of Survey No. 415/1B/1 area 3800 Sq.M. only.

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DOCUMENTS SHOWN (all Xerox copies):

A. Notarized (Adv.Pilay) Power of attorney 09.09.1997 by 24 owners
B. Sale deed No 4937 date 04.10.1997 in favour of S & S Associates
C. Correction Deed No 1708 date 02,03,2000, in above sale deed,

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D. Sale Deed No 2519 date 16.04.2012 in favour Virendra, Payal & Prem
E. T.D.R. purchase deed No 2201 date 03.05.2012 by above 3 owners
F. Sale deed No 55 date 06.01.2016 by Payal to Abhishek, undivided shar
G. N A Order NO Jamin/1/binsheti/SR/239/2011 date April 2012
H. Building permission dated 21.12.2015 as noted above
I. 7/12 extracts and mutation entries, as referred above.
J. Certificate of registration of partnership firm.

O P I N I O N

I hereby opine that I have personally searched and verified the information furnished in this report. The statements and the information given in the report are correct and true. Certify that **OWNER M/S. K.M.P. BULIDERS JALGAON A PARTNERSHIP FIRM, THROUGH PARTNER (1) MR. VIRENDRAKUMAR ARJUNDAS KUKREJA ,(2) MR. PREM HIRANAND MANGHWANI AND (3) MR. ABHISHEK SHANTARAM PATIL, OF JALGAON,** described above has got a valid, clear, absolute, and marketable title over the property i.e. Survey No. 415/1B/1 from and out of Mehrun Shivar, Jalgaon shown above. Payment receipt enclosed.

(Jayant Laxman Phadke) Advocate, Jalgaon.

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