

Surendra J. Runwal



ADVOCATES

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

Date : 10 /09/2018

TO WHOM SO EVER IT MAY CONCERNED

Subject :- Search Report of title for the year 2005 to 2018 in respect of Non Agricultural land Survey No. 66/1,66/2 and 67/1, 67/2 total admeasuring area 6 H.42 R. i.e. 64200 Sq.mtr. out of H 6. 44R Situated at Akola, Taluka Akola, Dist. Akola owned and possessed by DHARIWAL AND CHHORIYA DEVELOPERS LLP, through its partner Shri. Shantilal Devichand Jain.

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 DHARIWAL AND CHHORIYA DEVELOPERS LLP, partnership firm through its partner Shri. Shantilal Devichand Jain in respect of property bearing Survey No. 66/1, 66/2 and 67/1, 67/2 Situated at Akola, Taluka Akola, Dist. Akola total admeasuring area 6 H.42 R. i.e. 64200 Sq.mtr.

2. The title history of last 13 years from this date shows the following chain of transaction.

Initially Previous owner shri. Madan Pandurang Bhirad was purchased land Survey No. 66/1 admeasuring H 1.41 R Situated at Akola, Taluka Akola, Dist. Akola by registered Sale Deed Sr. No. 2681/2009.

And

Srimati. Laxmibai Vishwanath Sakharkar was purchased land Survey No. 66/1 admeasuring H 0.40 R Situated at Akola, Taluka Akola, Dist. Akola by registered Sale Deed Sr. No. 4998/1998.

And

Shri. Rajesh Pandurang Bhirag was purchased land Survey No. 67/1 admeasuring H 1.41 R Situated at Akola, Taluka Akola, Dist. Akola by registered Sale Deed Sr. No. 2878/2008.

And

Shri. Sham Pandurang Bhirad was owner of land Survey No. 66/2 admeasuring H1.81R and 67/2 admeasuring H 1.41 R total admeasuring H. 3.22R Situated at Akola, Taluka Akola, Dist. Akola by family partition.





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Further the previous owner shri. Madan Pandurang Bhirad and Sau Laxmibai Vishwanath Sakharkar was sold their land share of land Survey No. 66/1 admeasuring H 1.81 R Situated at Akola, Taluka Akola, Dist. Akola to DHARIWAL AND CHHORIYA DEVELOPERS LLP, through its partner Shri. Shantilal Devichan Jain by Registered Sale deed Sr. No. 799/2012 dated 08/02/2012.

And

The previous owner shri. Rajesh Pandurang Bhirad was sold his land Survey No. 67/1 admeasuring H 1.41 R Situated at Akola, Taluka Akola, Dist. Akola to DHARIWAL AND CHHORIYA DEVELOPERS LLP, through its partner Shri. Shantilal Devichan Jain by Registered Sale deed Sr. No. 797/2012 dated 08/02/2012.

And

The previous owner shri. Sham Pandurang Bhirad was sold his land Survey No. 66/2 admeasuring H1.81R and 67/2 admeasuring H 1.41 R total admeasuring H. 3.22R Situated at Akola, Taluka Akola, Dist. Akola to DHARIWAL AND CHHORIYA DEVELOPERS LLP, through its partner Shri. Shantilal Devichan Jain by Registered Sale deed Sr. No. 798/2012 dated 08/02/2012.

Further the aforesaid Survey/Gat No. 66/1, 66/2, 67/1 76/2 admeasuring area H6.42R out of land admeasuring H.6.44R Situated at Akola, Taluka Akola, Dist. Akola was converted for Non Agricultural purpose by the order of Hon'ble Sub Division Officer, Akola vide Rev. Case NAP-34/Akola/77/2011-2012 dated 22/02/2013. Lay-out duly approved from the town planning authority vide its letter bearing 1125 dated 27/11/2014 and sanctioned for Non Agricultural use of the said property by which the said land has been sub divided in to 131 with Amenity Plot No. 132 and open space, road.

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 mortgage/charges/encumbrances pertaining to said immovable property.

Search of the above mentioned property was carried out in the office of Sub-Registrar Akola for 13 years by vide receipt No. MH005981361201819M dt. 10/09/2018 Search of record of Sub-Registrar Akola reveals that aforesaid property has not been dealt with.



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Upon perusal of record given in my opinion the title of DHARIWAL AND CHHORIYA DEVELOPERS LLP, through its partner Shri. Shantilal Devichand Jain respect of aforesaid Non Agriculture land totally admeasuring about 64200 sq.mtrs out of land having Survey/Gat No. 66/1, 66/2, 67/1 76/2 totally admeasuring about H6.44R i.e.64400.00 sq.mtrs situated at Akola, Tal. & Dist Akola is CLEAR, PERFECT AND MARKETABLE.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

All that piece and parcel of subject matter of Non-Agriculture land admeasuring 64200.00 sq.mtr. out of Survey/Gat No. 66/1, 66/2, 67/1 76/2 admeasuring area 6 H. 44 R. i.e. 64400.00 Sq.mtr. Situated at Akola, Tal. & Dist Akola within the limits of Sub-Registrar, Akola is owned and possessed by DHARIWAL AND CHHORIYA DEVELOPERS LLP, through its partner Shri. Shantilal Devichan Jain is bounded as below:

- On or towards East : Survey/Gat No. 68.
On or towards West : Ridhora Shiv Road.
On or towards South : Survey/Gat No. 65 & 64.
On or towards North : Part of S./G. No. 66 + 67

List of Documents studied:

1. Copy of 7/12 extract of Survey/Gat No. 66/1, 66/2, 67/1 76/2.
2. Copy of Revenue paper..
3. Copy of Registered Sale Deed & Index II.
4. Copy of N.A.Order.
5. Copy of order sanctioned Layouts.
6. Copy of Partnership Deed.
7. Search Receipt No. MH005981361201819M dt. 10/09/2018 of Sub Registrar Akola towards search for 13 years from 2005 to 2018.

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



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Date : 11 /09/2018

TITLE CERTIFICATE

Reference : Property bearing N. A. Survey/Gat No. 66/1, 66/2, 67/1 76/2 admeasuring area about 64200.00 sq.mtr. in the project known as "R.M.Dhariwal Township" Situated at Akola, Tal. & Dist Akola.

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 to the said owner granted by Hon'ble Sub Division Officer, Akola.

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. M/S Dhariwal & Chhoriya Developers LLP through it's partner Shri Shantilal Devichan Jain is the present owner of said property.

Hence M/S Dhariwal & Chhoriya Developers LLP through it's partner Shri Shantilal Devichan Jain has clear and marketable title 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	MH005981361201819M	BARCODE			Date	10/09/2018-12:01:45	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 AKD_JT DISTRICT REGISTRAR AKOLA				Full Name		Adv Surendra J Runwal		
Location AKOLA								
Year 2018-2019 From 10/09/2005 To 10/09/2018				Flat/Block No.				
Account Head Details			Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE			350.00	Road/Street				
				Area/Locality		Jalna		
				Town/City/District				
				PIN				
				Remarks (If Any)				
				search fee for gat 66 67 situated at akola taluka akola distric akola				
				Amount In	Three Hundred Fifty Rupees Only			
Total			350.00	Words				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572018091082110	CPJ6956820	
Cheque/DD No.				Bank Date	RBI Date	10/09/2018-00:00:00	11/09/2018	
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		455 , 11/09/2018		

Department ID :

Mobile No. : 8600588815

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Validity unknown

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Date: 2018.09.17
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