



**Date : 28/06/2017**

**TO WHOM SO EVER IT MAY CONCERNED**

**Subject :-** Search Report of title for the year 2004 to 2017 in respect of N.A plots No. 1 to 151 totally admeasuring about 29066.71 sq.mtrs out of Survey No. 44/1 + 44/2 + 44/3 admeasuring H4.91R i.e. 49100.00 Sq.Mtrs. situated at Village Bhivapur, Taluka- Wardha, District- Wardha is owned and possessed by M/S Dhariwal & Chhoriya Buildcon Pvt.Ltd. through its Director Shri. Dilip Devichan Jain.

**Search Report**

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 & Chhoriya Buildcon Pvt.Ltd. through it's Director Shri. Dilip Devichan Jain in respect of property bearing Survey No. 44/1 + 44/2 + 44/3 totally admeasuring about H4.91R i.e. 49100.00 sq.mtr. situated at Village Bhivapur, Taluka- Wardha, District- Wardha.

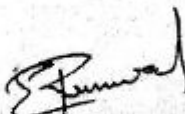
2. The title history of last 13 years from this date shows the following chain of transaction.

Initially Shri. Narayan Bakharam Zade was sold land having S.No. 44/1 admeasuring H. 2. 49R situated at Bhivapur, Tal. Wardh. ,Dist. : Wardha to Shri. Rakesh Raojibhai Patel & others by Registered sale deed Sr.No. 4091/2002 Dated 28/08/2002. I have perused sale deed Sr.No. 4091/2002.

Further Shri. Rakesh Raojibhai Patel & others sold land Survey No. 44/1 admeasuring H. 1. 21R out of H.2.49R situated at Bhivapur, Tal. Wardh. ,Dist. : Wardha to M/S Dhariwal & Chhoriya Buildcon Pvt.Ltd. through it's Director Shri. Dilip Devichan Jain by registered Sale deed at Sr.No. 4484/2011 dated 27/05/2011 at Sub Registrar Office, Wardha and the name of the present owner is recorded in the rights column of the revenue record of the said S.No. 44/1 vide mutation entry no. 138.

And Shri. Anil Dalichand Doshi & others were purchased land Survey No. 44/2 admeasuring H. 1. 21R situated at Bhivapur, Tal. Wardh. ,Dist. : Wardha by Registered sale deed Sr.No. 00954/2002 Dated 28/08/2002.

Further Shri. Anil Dalichand Doshi & others sold land Survey No. 44/2 admeasuring H. 1.21R situated at Bhivapur, Tal. Wardh.,Dist. : Wardha to M/S Dhariwal & Chhoriya Buildcon Pvt.Ltd. through its Director Shri. Dilip Devichan Jain by registered Sale deed at




Sr.No. 7066/2011 dated 24/08/2011 at Sub Registrar Office, Wardha. The name of the present owner is recorded in the rights column of the revenue record of the said S.No. 44/2 vide mutation entry no. 139.

And Shri. Anil Dalichand Doshi & others were purchased land Survey No. 44/3 admeasuring H. 1. 21R situated at Bhivapur, Tal. Wardh. ,Dist. : Wardha by Registered sale deed sr.no. 00955/2002 Dated 28/08/2002.

And Shri. Anil Dalichand Doshi & others sold land Survey No. 44/3 admeasuring H. 1.21R situated at Bhivapur, Tal. Wardh,Dist. : Wardha to M/S Dhariwal & Chhoriya Buildcon Pvt.Ltd. through its Director Shri. Dilip Devichan Jain by registered Sale deed at Sr.No. 7065/2011 dated 24/08/2011 at Sub Registrar Office, Wardha. The name of the present owner is recorded in the rights column of the revenue record of the said S.No. 44/2 vide mutation entry no. 140.

Further the aforesaid Survey No. 44/1 + 44/2 + 44/3 totally admeasuring about **H4.91R** situated at Village Bhivapur, Taluka Wardha, District- Wardha was converted into Non Agricultural purpose by the order of Hon'ble Tahasildr Wardha vide Rev.Case No. NAP-34/Bhivapur-2/2012-2013, Tahasil Wardh, Dist.Wardha dated 30/08/2014. Lay-out has been approved by Town Planning Officer Solapur vide its letter bearing No. NA/Maouje Bhivapur/Tak.Wardha/S.N.No. 44/1 + 44/2 + 44/3/TP/628/2014 dt. 16/04/2014 granted final sanction for Non Agricultural use of the said property by which the said land has been sub divided in to 151with Amenity Plot No. 152 and open space, road and the name of M/S Dhariwal & Chhoriya Buildcon Pvt.Ltd. through its Director Shri. Dilip Devichan Jain has been recorded in the revenue records of the said N.A. plots as an owner vide M.E. No. 312.

In this way, the subject matter property came to be owned & possessed by M/S Dhariwal & Chhoriya Buildcon Pvt.Ltd. through its Director Shri. Dilip Devichan Jain out of which following plots has been sold plots by M/S Dhariwal & Chhoriya Buildcon Pvt.Ltd. through its Director Shri. Dilip Devichan Jain.

#### List of Sold Plots

| Sr. No. | Name                             | Plot No | Plot Area     | Reg.No    | Reg.Date   |
|---------|----------------------------------|---------|---------------|-----------|------------|
| 1       | Om Purushottam Satphale          | 89      | 150.00 sq.mts | 4988/2014 | 01-10-2014 |
| 2       | Pravin Keshavrao Shende & Others | 142     | 301.29 sq.mts | 4983/2014 | 01-10-2014 |
| 3       | Nivedita Sanjay Tiwari           | 119     | 136.45 sq.mts | 4982/2014 | 01-10-2014 |
| 4       | Alok Vasantrao Ujawane           | 88      | 120.00 sq.mts | 4984/2014 | 01-10-2014 |

*Surendra J. Runwal*



## Surendra J. Runwal

ADVOCATES

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

|    |                                       |     |               |           |            |
|----|---------------------------------------|-----|---------------|-----------|------------|
| 6  | Trupti Amit Sahu                      | 144 | 119.25 sq.mts | 5179/2014 | 18-10-2014 |
| 7  | Surekha Ramesh Rao Kadu               | 136 | 120.00 sq.mts | 5174/2014 | 18-10-2014 |
| 8  | Rajendra Vithobaji Ingole             | 138 | 120.00 sq.mts | 553/2015  | 30-01-2015 |
| 9  | Subhash Waman Rao Dhatrak             | 148 | 185.00 sq.mts | 550/2015  | 30-01-2015 |
| 10 | Ashok Waman Rao Dhatrak               | 129 | 120.00 sq.mts | 549/2015  | 30-01-2015 |
| 11 | Anuja Ashok Dhatrak                   | 118 | 105.00 sq.mts | 548/2015  | 30-01-2015 |
| 12 | Akshay Padmakar Nanote                | 69  | 187.55 sq.mts | 552/2015  | 30-01-2015 |
| 13 | Padmakar Bhagvan Rao Nanote & Others  | 68  | 185.86 sq.mts | 551/2015  | 30-01-2015 |
| 14 | Vikas Vitthal Rao Borgaonkar & Others | 72  | 120.00 sq.mts | 1393/2015 | 02-03-2015 |
| 15 | Dinesh Bhimjibhai Patel               | 145 | 117.02 sq.mts | 1394/2015 | 18-03-2015 |
| 16 | Vishal Vinod Tiwari & Others          | 67  | 160.00 sq.mts | 1395/2015 | 19-03-2015 |
| 17 | Rajgopalan Wardhan Chari              | 135 | 120.00 sq.mts | 3450/2015 | 01-07-2015 |
| 18 | Prakash Narayan Rao Ahirao            | 137 | 120.00 sq.mts | 3451/2015 | 01-07-2015 |
| 19 | Akhilesh Prakash Nathe                | 57  | 151.45 sq.mts | 3449/2015 | 01-07-2015 |
| 20 | Bharat Namdeo Patil & Others          | 121 | 131.25 sq.mts | 4303/2015 | 13-08-2015 |
| 21 | Rajesh Jamanaprashad Dube             | 122 | 135.00 sq.mts | 4302/2015 | 13-08-2015 |
| 22 | Amol Ramdasji Giradkar                | 79  | 183.65 sq.mts | 5185/2015 | 16-10-2015 |
| 23 | Amol Ramdasji Giradkar                | 58  | 181.95 sq.mts | 5184/2015 | 16-10-2015 |
| 24 | Ramdas Baliram Giradkar               | 77  | 128.00 sq.mts | 5181/2015 | 16-10-2015 |
| 25 | Nilima Ramdasji Giradkar              | 60  | 128.00 sq.mts | 5180/2015 | 16-10-2015 |
| 26 | Shrikant Ramdasji Giradkar            | 59  | 128.00 sq.mts | 5182/2015 | 16-10-2015 |
| 27 | Vijay Madhukarrao Giradkar            | 78  | 128.00 sq.mts | 5183/2015 | 16-10-2015 |
| 28 | Jaya Niraj Sharma                     | 87  | 120.00 sq.mts | 5177/2015 | 16-10-2015 |
| 29 | Amol Pramod Sahu                      | 146 | 164.27 sq.mts | 5684/2015 | 20-11-2015 |
| 30 | Amol Pramod Sahu                      | 149 | 161.01 sq.mts | 5683/2015 | 20-11-2015 |
| 31 | Suresh Ramchandra Shirbhate & Others  | 140 | 216.00 sq.mts | 869/2016  | 19-03-2016 |
| 32 | Uddhav Rao Bapurao Ghude              | 35  | 165.62 sq.mts | 867/2016  | 19-03-2016 |
| 33 | Sanjay Uddhav Rao Ghude               | 37  | 177.45 sq.mts | 868/2016  | 19-03-2016 |
| 34 | Vaibhav Shuresh Rao Telrandhe         | 64  | 128.00 sq.mts | 870/2016  | 19-03-2016 |
| 35 | Mamta Manish Pandey                   | 65  | 120.00 sq.mts | 3111/2016 | 29-09-2016 |
| 36 | Vishal Vinod Tiwari & Others          | 66  | 120.00 sq.mts | 3112/2016 | 29-09-2016 |
| 37 | Pranay Mahadev Avthare                | 71  | 120.00 sq.mts | 3121/2016 | 29-09-2016 |
| 38 | Samir Gangadhar Rao Hivari            | 116 | 84.00 sq.mts  | 197/2017  | 20-01-2017 |
| 39 | Suraj Sobran Ram                      | 40  | 174.19 sq.mts | 199/2017  | 20-01-2017 |
| 40 | Rakhi Subodh Ambasta                  | 117 | 84.00 sq.mts  | 202/2017  | 21-01-2017 |
| 41 | Dhananjay Sobaran Ram                 | 39  | 173.06 sq.mts | 200/2017  | 21-01-2017 |
| 42 | Nareish Shankarrao Kangali            | 54  | 127.50 sq.mts | 937/2017  | 30-03-2017 |
| 43 | Vijay Yadav Rao Karnake               | 22  | 120.00 sq.mts | 927/2017  | 30-03-2017 |
| 44 | Dashrath Karkaji Sathe                | 24  | 150.00 sq.mts | 923/2017  | 30-03-2017 |
| 45 | Dashrath Karkaji Sathe                | 25  | 151.25 sq.mts | 922/2017  | 30-03-2017 |
| 46 | Kashinath Sahaduji Gajam              | 34  | 147.68 sq.mts | 941/2017  | 30-03-2017 |

*Surendra J. Runwal*





|    |                                 |     |               |          |            |
|----|---------------------------------|-----|---------------|----------|------------|
| 47 | Balwant Bhagaji Kangli          | 62  | 128.00 sq.mts | 931/2017 | 30-03-2017 |
| 48 | Balwant Karkaji Sathe           | 76  | 128.00 sq.mts | 929/2017 | 30-03-2017 |
| 49 | Ramesh Kisna Uike & Others      | 13  | 155.51 sq.mts | 943/2017 | 30-03-2017 |
| 50 | Gajanan Shivaji Aatram          | 29  | 149.81 sq.mts | 930/2017 | 30-03-2017 |
| 51 | Devidas Manguji Naitam & Others | 19  | 120.00 sq.mts | 932/2017 | 30-03-2017 |
| 52 | Vinod Damdaji Aasatkar          | 42  | 310.00 sq.mts | 935/2017 | 30-03-2017 |
| 53 | Kirti Ramesh Uike               | 14  | 117.00 sq.mts | 936/2017 | 30-03-2017 |
| 54 | Ashish Gajanan Aatram           | 115 | 84.00 sq.mts  | 924/2017 | 30-03-2017 |
| 55 | Rajendra Shankar Kodape         | 30  | 144.50 sq.mts | 928/2017 | 30-03-2017 |
| 56 | Anusaya Rajendra Kodape         | 31  | 141.31 sq.mts | 959/2017 | 30-03-2017 |
| 57 | Kavdu Tulshiram Aahake          | 23  | 120.00 sq.mts | 926/2017 | 30-03-2017 |
| 58 | Munni Bapurao Evnathe           | 18  | 120.00 sq.mts | 940/2017 | 30-03-2017 |
| 59 | Yadevrao Hiranman Karnake       | 21  | 120.00 sq.mts | 938/2017 | 30-03-2017 |
| 60 | Varsha Devidas Naitam & Others  | 20  | 120.00 sq.mts | 934/2017 | 30-03-2017 |
| 61 | Anandrao Ajabrao Patalwar       | 17  | 120.00 sq.mts | 960/2017 | 31-03-2017 |
| 62 | Shantaram Champatrao Tumdam     | 15  | 126.00 sq.mts | 961/2017 | 31-03-2017 |

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 mortgage/charges/encumbrances pertaining to said immovable property.

Search of the above mentioned property was carried out in the office of Sub-Registrar Wardha for 13 years by vide receipt No.MH002808970201718E dt.28/06/2017 Search of record of Sub-Registrar Wardha reveals that aforesaid property has not been dealt with except as stated above.

Upon perusal of record given in my opinion the title of M/S Dhariwal & Chhoriya Buildcon Pvt.Ltd. through its Director Shri. Dilip Devichan Jain in respect of N.A plots No. 1 to 151 totally admeasuring about 29066.71 sq.mtrs out of Survey No. 44/1 + 44/2 + 44/3 admeasuring H4.91R i.e. 49100.00 Sq.Mtrs. situated at Village Bhivapur, Taluka- Wardha, District- Wardha is CLEAR, PERFECT AND MARKETABLE except the list of Plots sold out as specifically mentioned in the above list.

#### **SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

All that piece and parcel of subject matter of N.A plots No. 1 to 151 totally admeasuring about 29066.71 sq.mtrs out of Survey No. 44/1 + 44/2 + 44/3 admeasuring H4.91R i.e. 49100.00 Sq.Mtrs. situated at Village Bhivapur, Taluka- Wardha, District- Wardha, within the limits of Sub Registrar Wardha, is owned and possessed by M/S Dhariwal & Chhoriya Buildcon Pvt.Ltd. through its Director Shri. Dilip Devichan Jain is bounded as below:





## Surendra J. Runwal

ADVOCATES

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

East : By S.No.38  
West : By S.No. 45  
North : By S. No. 43.  
South : By 18.00 M Wide Road From Dattapur to Pawanars

### List of Documents studied:

1. Copy of 7/12 extract Survey No. 44/1 + 44/2 + 44/3.
2. Copy of relevant Mutation Entries in respect of the said property.
3. Copy of Sale Deed Sr. No. 4484/2011, 7066/2011 & 7065 /2011.
4. Copy of N.A.Order dt . 30/08/2014.
5. Copy of order sanctioned Layouts 16/4/2014 and 30/08/2014.
6. Copy of Memorandum and Articles of Association.
7. Search Receipt No. MH002808970201718E dt.28/06/2017 of Sub Registrar Wardha towards search for 13 years from 2004 to 2016.
8. Copy of index II of Sale Deed.



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 : 28/06/2017**

**TITLE CERTIFICATE**

**Reference :** Property bearing N.A plots No. 1 to 151 totally admeasuring about 29066.71 sq.mtrs out of Survey No. 44/1 + 44/2 + 44/3 admeasuring H4.91R i.e. 49100.00 Sq.Mtrs. situated at Village Bhivapur, Taluka- Wardha, District- Wardha.

This is to certify that, I have investigated the title to the aforesaid properties and have perused the title deed and extracts of revenue record. I have also seen N.A.Order to the said owner granted by Hon'ble Tahasildr Wardha.

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 except sold plots. M/S Dhariwal & Chhoriya Buildcon Pvt.Ltd. through it's Director Shri. Dilip Devichan Jain is the present owner of the aforesaid property.

Hence favor Dhariwal & Chhoriya Buildcon Pvt.Ltd., has clear and marketable title to the said property except sold plots as specifically mentioned in the search report 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**

|                                                     |                                                                                                  |                                                                       |                                                 |
|-----------------------------------------------------|--------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------|
| <b>GRN</b> MH002808970201718E                       | <b>BARCODE</b>  | <b>Date</b> 28/06/2017-10:47:49                                       | <b>Form ID</b>                                  |
| <b>Department</b> Inspector General Of Registration |                                                                                                  | <b>Payer Details</b>                                                  |                                                 |
| <b>Type of Payment</b> Search Fee<br>Other Items    |                                                                                                  | <b>TAX ID (If Any)</b>                                                |                                                 |
|                                                     |                                                                                                  | <b>PAN No.(If Applicable)</b>                                         |                                                 |
| <b>Office Name</b> WRD_WARDHA SUB REGISTRAR         |                                                                                                  | <b>Full Name</b>                                                      | adv surendra j runwal                           |
| <b>Location</b> WARDHA                              |                                                                                                  |                                                                       |                                                 |
| <b>Year</b> 2017-2018 From 03/03/2004 To 03/03/2017 |                                                                                                  | <b>Flat/Block No.</b>                                                 |                                                 |
| <b>Account Head Details</b>                         | <b>Amount In Rs.</b>                                                                             | <b>Premises/Building</b>                                              |                                                 |
| 0030072201 SEARCH FEE                               | 325.00                                                                                           | <b>Road/Street</b>                                                    |                                                 |
|                                                     |                                                                                                  | <b>Area/Locality</b>                                                  |                                                 |
|                                                     |                                                                                                  | <b>Town/City/District</b>                                             |                                                 |
|                                                     |                                                                                                  | <b>PIN</b>                                                            |                                                 |
|                                                     |                                                                                                  | <b>Remarks (If Any)</b>                                               |                                                 |
|                                                     |                                                                                                  | search of survey no 44 village bhivapur taluka wardha district wardha |                                                 |
|                                                     |                                                                                                  | <b>Amount In</b>                                                      | Three Hundred Twenty Five Rupees Only           |
| <b>Total</b>                                        | 325.00                                                                                           | <b>Words</b>                                                          |                                                 |
| <b>Payment Details</b> STATE BANK OF INDIA          |                                                                                                  | <b>FOR USE IN RECEIVING BANK</b>                                      |                                                 |
| <b>Cheque-DD Details</b>                            |                                                                                                  | <b>Bank CIN</b>                                                       | <b>Ref. No.</b> 00040572017062813564 IK00FONUR0 |
| <b>Cheque/DD No.</b>                                |                                                                                                  | <b>Date</b>                                                           | 28/06/2017-10:51:14                             |
| <b>Name of Bank</b>                                 |                                                                                                  | <b>Bank-Branch</b>                                                    | STATE BANK OF INDIA                             |
| <b>Name of Branch</b>                               |                                                                                                  | <b>Scroll No. , Date</b>                                              | Not Verified with Scroll                        |

Mobile No. : Not Available

**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 कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.