MASTER SERARCH

TITLE VERIFICATION & SEARCH REPORT

Layout plot No. 87, Area 1980.00 Sq.mtr out of Total Area 2700.00 Sq.mtr out of diverted Sr. No. 31/18, 31/98, 31/60, 31/161, 31/162, 31/163 (Amalgated Sr. No. 31/18) situated at Mauza- Ballarpur, Tah- Ballarpur, Dist- Chandrapur named & styled as

'NIKHIL PLANET'

has owned and possessed by

J.K. Builders & Developers represented through its partners :-

1) Shri. Sunil Kewalram Mulchandani

2) Shri. Vitthal Shyamrao Masatwar

3) Shri. Rajkumar Dholandas Mulchandani

4) Kajal Sunil Mulchandani

5) Arti Jaikumar Mulchandani

6) Shri. Premprakash Pundlik Makode

7) Shri. Mahindra Ashok Khatri

R/o. Ballarpur

Sau. Jyoti R. Ingle
B. Sc., B. A., L.L.B.
ADVOCATE
Flat No. F-4, Azad Apartment, Balaji Ward, Ballarpur - 442 701
Tah. BALLARPUR, Dist. CHANDRAPUR (M.S.) Mb.: 9422157884, 9890242912

PANEL ADVOCATE - State Bank Of India, Bank of Maharashtra, Bank of India, Vainganga Krishna Gramin Bank, Shikshak Sahakari Bank, Sanmitra Mahila Bank, Chandrapur Dist. Central Co-Operative Bank, Mahendra Housing Finance Company, Aspire Housing Finance Company, HDFC Bank, Kanyaka Nagari Sahakari Bank, DHFL, Pawni open Caste Co- Opretive Bank

Ref.: Date : 25/04/2019

THE TITLE VERIFICATION AND SEARCH REPORT

Having being engaged by **J.K. Builders & Developers represented through its partners1)Shri. Sunil Kewalram Mulchandani, 2)Shri. Vitthal Shyamrao Masatwar, 3) Shri. Rajkumar Dholandas Mulchandani, 4) Kajal Sunil Mulchandani, 5) Arti Jaikumar Mulchandani, 6) Shri. Premprakash Pundlik Makode, 7) Shri. Mahindra Ashok Khatri,** for Preparing the title verification and search Report in respect of the property owned by them, I **Sau. Jyoti R. Ingle** Advocate, residence of Ballarpur, do hereby submits my report as under :-

1. That the transferor **J.K. Builders & Developers represented through its partners 1) Shri. Sunil Kewalram Mulchandani, 2) Shri. Vitthal Shyamrao Masatwar, 3) Shri. Rajkumar Dholandas Mulchandani, 4)Kajal Sunil Mulchandani, 5) Arti Jaikumar Mulchandani, 6) Shri. Premprakash Pundlik Makode, 7) Shri. Mahindra Ashok Khatri** has owned & possessed the Layout Plot No. 87, Area 1980.00 Sq.mtr. out of Total Area 2700.00 out of diverted Sr. No. 31/18, 31/98, 31/159, 31/160, 31/161, 30/162, 31/163 (Amalgated Sr. No. 31/18) situated at Mauza Ballarpur, Tah. Ballarpur, Dist. Chandrapur.
2. That the transferor acquire the title by virtue of the following documents and transaction.

1	14/07/2006	Registered Sale deed Doc. No. 4037/2006 (Betn Jalaram Reyal Estate to Yogesh G. Dixit+7)	Photocopy
2	01/09/2013	Registered Sale deed Doc. No. 522/2013 (Betn Sachin M. Kallurwar to Sau. Kajal S. Mulchandani)	Original
3	30/12/2015	Registered Sale deed Doc. No. 854/2015 (Betn Yogesh G. Dixit to Vitthal S. Masatwar +1)	Original
4	03/05/2017	Registered Sale deed Doc. No. 267/2017 (Betn Markande V. Bonde to Mahendra A. Khatri)	Original
5	15/06/2017	Registered Sale deed Doc. No. 390/2017 (Betn Yugraj K. Bobade to Premprakash P. Makode)	Original
6	24/05/2018	Registered Sale deed Doc. No. 313/2018 (Betn Vitthal S. Masatwar to Mahindra A. Khatri)	Original
7	09/02/2018	Amalgation order of T.I.L.R Ballarpur	Original
8	19/09/2018	Notarised deed of Partnership	Original
9	21/02/2019	Construction permission issued by Chief officer, Ballarpur	Original
10	21/02/2019	Sanctioned Building Plan Sheet No. 1 , Sheet No. 2 & Sheet No. 3	Original
11	10/05/2016	Notification Urban Development Department, Mantralay, Mumbai	Photocopy

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Advocate

12	18/04/2019	Notarised Stamp executed by J.K. Builders & Dev.	Original
13	12/03/2019	Amalgated 7/12 Extract of Plot No. 87, Area 2700.00 Sq.mtr out of Sr. No. 31/18 of Year 2018-19	Certified

3. That the title history of last 30 years from this date shows the following chain of transaction.

1) That, initially that Agricultural land Sr. No. 31/18, 31/198, 31/159, 31/160, 31/161, 31/162/ 31/163, Total Area 8.10 HR. was owned & possessed by 1) **Jalaram Reyal Estate Dealers, Rajmahendri (A.P.) & Sharada Reyal Dealers, Rajmahendri** are the following partners of firm :- **1) Jagdish Vasantji Tank, 2) Balkishan Vasanji Tank, 3) Urmi Chandrakant Tank, 4) Sharad Vasantji Tank.**

All above partners have been executed partnership deed by & among them on dated 01/04/1994 & carrying on business under the name & style of 1) **Jalaram Reyal Estate Dealers, Rajmahendri (A.P.) & Sharada Reyal Dealers, Rajmahendri.** On behalf of **Jalaram Reyal Esate Dealers, Shri. Sharad Vasantji Tank &** On behalf of **Jalaram Reyal Esate Dealers, Balkishan Vasanji Tank,** acted as a managing partners for executing all legal transaction regarding this property.

The said agricultural land Sr. No. 31/18, 31/198, 31/159, 31/160, 31/161, 31/162/ 31/163 Total Area 8.10 HR was diverted into Non-agricultural for residential purpose by the order of Collector, Chandrapur passed in Rev. Case No. 3/NAP-34/1987-88 on dated 26/04/1988.

2) Thereafter **Jalaram Reyal Estate Dealers Rajmahendri partners through managing partner Shri. Sharad Vasantji Tank** had sold the Area of their share 1980.00 Sq.mtr & **Sharda Reyal Estate Dealers Rajmahendri, managing Partner Shri. Balkishan Vasantji Tank** sold the Area of their share 720.00 Sq.mtr i.e., Total Area 2700.00 Sq.mtr of layout Plot No. 87 out of diverted Sr. No. 31/18, 31/98, 31/159, 31/160, 31/161, 30/162, 31/163 to **1) Shri. Yogesh Girijashankar Dixit, 2) Shri. Markande Udhavrao Bonde, 3) Shri. Yugraj Keshavrao Bobade, 4) Shri. Vitthalrao Shyamrao Masatwar, 5) Shri. Rajkumar Dholandas Mulchandani, 6) Shri. Sunil Kewalmal Mulchandani, 7) Shri. Sachin Manoharrao Kallurwar, 8) Sau. Arti Jaikumar Mulchandani,** by executing Registered Sale deed 14/07/2006 vide Doc. No. 4037/2006.

Then they mutated their names in 7/12 Extract bearing mutation entry No. 4456 on dated 17/04/2008 as a owner & possessor of the said property.

3) Latter on from the above owners **Shri. Sachin Manohar Kallurwar** with the consent of other owners have executed the Registered Sale deed of his 1/8th share i.e., Area 337.50 Sq.mtr out of Total Area 2700.000 Sq.mtr of Plot No. 87 out of diverted Sr. No. 31/18, 31/98, 31/159, 31/160, 31/161, 30/162, 31/163 in favour of **Sau. Kajal Sunil Mulchandani** on dated 01/09/2013 vide Doc. No. 522/2013.

Then she mutated her name in 7/12 Extract bearing mutation entry No. 5442 on dated 17/02/2014 as a owner & possessor of the said property.

4) Thereafter **Shri. Yogesh Girijashankar Dixit** with the consent of **1) Shri. Markande Udhavrao Bonde, 2) Shri. Yugraj Keshavrao Bobade, 3) Shri. Sunil Kewalram Mulchandani, 4) Sau. Arti Jaikumar Mulchandani, 5) Sau. Kajal Sunil Mulchandani** had sold the Area of his 1/8th share i.e., 337.50 Sq.mtr out of Total Area 2700.00 Sq.mtr of Plot No. 87 out of diverted Sr. No. 31/18, 31/98, 31/159, 31/160, 31/161, 30/162, 31/163 to **1) Shri. Vitthal Shyamrao Masatwar, 2) Shri. Rajkumar Dholandas Mulchandani** by executing Registered Sale deed on dated 30/12/2015 vide Doc. No. 854/2015.

Then they mutated their names in 7/12 Extract bearing mutation entry No. 5974 on dated 23/02/2016 as a owner & possessor of the said property.

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5) Latter on **Shri. Markande Udhavrao Bonde** with the consent of **1) Shri. Yugraj Keshavrao Bobade, 2) Shri. Vitthal Shyamrao Masatwar, 3) Shri. Rajkumar Dholandas Mulchandani, 4) Shri. Sunil Kewalram Mulchandani, 5) Smt. Arti Jaikumar Mulchandani, 6) Sau. Kajal Sunil Mulchandani**, had sold his 1/8th share i.e., 337.50 Sq.mtr out of Total Area 2700.00 Sq.mtr of Plot no. 87, out of diverted Sr. No. 31/18, 31/98, 31/159, 31/160, 31/161, 30/162, 31/163 to **Shri. Mahendra Ashok Khatri** by executing Registered Sale deed on dated 03/05/2017 vide Doc. No. 267/2017.

Then he mutated his name in 7/12 Extract bearing mutation entry No. 7437 on dated 24/04/2018 as a owner & possessor of the said property.

6) Thereafter **Shri. Yugraj Keshavrao Bobade** with the consent of **1) Mahendra Ashok Khatri, 2) Shri. Vitthal Shyamrao Masatwar, 3) Shri. Rajkumar Dholandas Mulchandani, 4) Shri. Sunil Kewalram Mulchandani, 5) Smt. Arti Jaikumar Mulchandani, 6) Sau. Kajal Sunil Mulchandani** had sold his 1/8th share i.e., Area 337.50 Sq.mtr out of Total Area 2700.00 Sq.mtr of Plot No. 87, out of diverted Sr. No. 31/18, 31/98, 31/159, 31/160, 31/161, 30/162, 31/163 to **Shri. Premprakash Pundlikrao Makode** by executing Registered Sale deed on dated 15/06/2017 vide Doc. No. 390/2017.

Then he mutated his name in 7/12 Extract bearing mutation entry No. 7436 on dated 24/04/2018 as a owner & possessor of the said property.

7) Latter on **Shri. Vitthal Shyamrao Masatwar** with the consent of **Shri. Rajkumar Dholandas Mulchandani** have executed the Registered Sale deed of his 1/6th of the share 6.25 i.e., 168.75 Sq.mtr out of his share 337.50 Sq.mtr out of Total Area 2700.00 Sq.mtr of Plot No. 87 out of diverted Sr. No. 31/18, 31/98, 31/159, 31/160, 31/161, 30/162, 31/163 in favour of **Shri. Mahendra Ashok Khatri** on dated 24/05/2018 vide Doc. No. 313/2018

Then he mutated his name in 7/12 Extract bearing mutation entry No. 7739 on dated 26/03/2019 as a owner & possessor of the said property.

8) Now the 7/12 extracts are in computerized system. So for the purpose of computerizing of all the above Sr. Nos. 31/18, 31/98, 31/159, 31/160, 31/161, 30/162, 31/163 Some technical problems are arises. So all the Old Sr. Nos. 31/18, 31/98, 31/159, 31/160, 31/161, 30/162, 31/163 are amalgated in New Sr. No. 31/18 by the order of T.I.L.R. Ballarpur vide Rev. order No. Bhumapan/mauza-Ballarpur/Amalgation/Entry/2018 on dated 09/02/2018. So New 7/12 extract prepared as Plot No. 87 out of Amalgated Sr. No. 31/18 in the name of above owners.

9) All the above owners **1) Shri. Mahendra Ashok Khatri, 2) Shri. Rajkumar Dholandas Mulchandani, 3) Shri. Vitthal Shyamrao Masatwar, 4) Shri. Premprakash Pundlikrao Makode, 5) Shri. Sunil Kewalram Mulchandani, 6) Sau. Arti Jaikumar Mulchandani, 7) Sau. Kajal Sunil Mulchandani** have executed the Notarised Deed of Partnership with terms & conditions specified therein on dated 19/09/2018 named & styled as **'J.K. BUILDERS & DEVELOPERS'.**

10) The said Plot No. 87, Area 1800.00 Sq.mtr out of Total Area 2700.00 Sq.mtr was under the Reservation No. 41 of Municipal council, Ballarpur for shopping center.

a) According to the Notification for Urban Development Department, Matralay , Mumbai on dated 10/05/2016 No. TPS-1813/3067/CR-492/13/M. Council/12/UD-13.

Whereas, the land reserved for Public amenities, social facilities & utilities in the Development plans of Municipal Council prepared & sanctioned the provision of Maharashtra Regional & Town planning Act 1966 shall be regulated by allowing owner for Development subject to certain conditions

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under Accommodation Reservation Principle & whereas all A,B,C class municipal council have the provisions of Accommodation Reservation principle in their standardized Development contral & promotion Regulation at regulation No. 36.

b) Accordingly the Chief Officer may allow the owner to develop the reservation, subject to handing over to planning Authority 40% independent plot along with 50% constructed amenity of Total Area free of cost in lieu of construction amenity as per TDR & as per norms prescribed by Municipal Chief Officer.

c) The owner shall be entitled to develop remaining 60% land for uses permissible in adjoining zone will fall permissible FSI of the entire plot & permissible TDR potential of the entire plot.

11) According to the above Notification **1) Shri. Sunil Kewalram Mulchandani, 2) Shri. Vitthal Shyamrao Masatwar, 3) Shri. Rajkumar Dholandas Mulchandani,4) Kajal Sunil Mulchandani, 5) Arti Jaikumar Mulchandani, 6) Shri. Premprakash Pundlikrao Makode, 7) Shri. Mahendra Ashok Khatri** have executed the Registered Handover Document of Area 40% i.e., 720.00 Sq.mtr out of reserved Area 1800.00 Sq.mtr with construction on Area 902.024 Sq.mtr of Plot No. 87 out of Total Area 2700.00 Sq.mtr out of diverted Sr. No. 31/18, 31/98, 31/159, 31/160, 31/161, 30/162, 31/163 (Amalgated Sr. No. 31/18) in favour of Municipal Council, through Chief Officer, Ballarpur on dated 18/02/2019 vide Doc. No. 114/2019.

So Nagar- Parishad mutated their name in 7/12 Extract of Plot No. 87, Area 720.00 Sq.mtr out of diverted Sr. No. 31/18 bearing mutation entry No. 7746 on dated 28/03/2019 as a possessor of the said property.

12) Latter on **Shri. Sunil Kewalram Mulchandani & others** have filed an application before Municipal Council, Ballarpur on dated 06/07/2017.
Accordingly Chief Officer of Municipal council, Ballarpur issued the permission for construction (Approved)(Reservation No. 41) under Accommodation Reservation Development on Plot No. 87 constructed Area for Municipal Council, Ballarpur 902.024 Sq.mtr & Development Construction 3679.406 of Total Area 2700.00 Sq.mtr out of Sr. No. 31/18, 31/98, 31/159, 31/160, 31/161, 30/162, 31/163 situated at Mauza- Ballarpur, vide letter No. Yojana Vibhag/M.C.1000 office Nagar parishad, Ballarpur on dated 21/02/2019 with terms & conditions specified therein & also approved the proposed building plan Sheet No. 1,Sheet No. 2, Sheet No. 3 by Town Planner on dated 22/01/2018 & then sanctioned by Chief Officer of municipal Council, Ballarpur on dated 21/02/2019 after due process Named 7 Styled as **'NIKHIL PLANET'.**

The document shows that **J.K. Builders & Developers represented through its partners 1) Shri. Sunil Kewalram Mulchandani, 2) Shri. Vitthal Shyamrao Masatwar, 3) Shri. Rajkumar Dholandas Mulchandani, 4) Kajal Sunil Mulchandani, 5) Arti Jaikumar Mulchandani, 6) Shri. Premprakash Pundlik Makode, 7) Shri. Mahindra Ashok Khatri** is the absolute owner & possessor of the **'NIKHIL PLANET'** proposed to be constructed on said Layout Plot No. 87, Area 1980.00 Sq.mtr. out of Total Area 2700.00 out of diverted Sr. No. 31/18 situated at Mauza Ballarpur, Tah. Ballarpur, Dist. Chandrapur & his title over the said property is clear & marketable.

The links in the chain of titles has been properly established. All transaction have been duly verified from the office of the Sub-Registrar Office, Ballarpur, Chandrapur

4. I have taken the search of records of Registrar's Office from inspection book and other relevant record, for last 30 years by paying the necessary search fee of Rs. 750/- paid receipt No. 342 Dated 04/04/2019. The original search fee receipt is enclosed herewith.

Sau. Jyoti R. Ingle
Advocate
B.Sc. B.A. LL.B

5. On the basis of searches made by me the documents placed before me, I certify that the property referred in the schedule has owned by **J.K. Builders & Developers represented through its partners 1) Shri. Sunil Kewalram Mulchandani, 2) Shri. Vitthal Shyamrao Masatwar, 3) Shri. Rajkumar Dholandas Mulchandani, 4) Kajal Sunil Mulchandani, 5) Arti Jaikumar Mulchandani, 6) Shri. Premprakash Pundlik Makode, 7) Shri. Mahindra Ashok Khatri** Resident of Ballarpur and free from any encumbrances, Charges, liens and mortgages or any other claim effecting clear title as on the date.
6. That all the relevant documents of title i.e. sale deed, 7/12 placed before me are original one and genuine. I verified and tallied these documents form the records of Registrar of documents and/or from the records of appropriate authorities.
7. I am satisfied and confirmed that the property is heritable and transferable and the transferor has right to transfer. All necessary parties have been joined in the documents and the documents desired effect. Fact and events materials to title have been satisfactory proved.
8. I, have also confirmed from Government and Public Land acquisition authorities that the property described in schedule is not subject to any acquisition or requisition form these authorities.
9. I, have perused the sale deed into between the **J.K. Builders & Developers represented through its partners 1) Shri. Sunil Kewalram Mulchandani, 2) Shri. Vitthal Shyamrao Masatwar, 3) Shri. Rajkumar Dholandas Mulchandani, 4) Kajal Sunil Mulchandani, 5) Arti Jaikumar Mulchandani, 6) Shri. Premprakash Pundlik Makode, 7) Shri. Mahindra Ashok Khatri** and the vendor. The said documents adequately safeguards the interest of borrower and the Bank and there is nothing which prejudice or undesirable in the said documents.
10. In result, I have to state that I have made necessary searches at the concerned Sub-Registrar's Office upto date and as the result of such searches, I am satisfied that the property in question is free from all types of encumbrances and the title of the borrower would be clear and marketable.
11. I have to further add that there is no impediment if the borrower/mortgagor mortgage the property to the Bank for raising the loan and such property will be good and marketable security for the Bank.

NOTE:- Bank should obtained the Original documents & affidavit of the borrower as the said property not Allinated, transferred, sale or Gift to anywhere or to anyone at the time of Mortgaging the said property.

Sau. Jyoti R. Ingle

SHEDULE OF PROPERTY

That the Layout Plot No. 87, Area 1980.00 Sq.mtr. out of Total Area 2700.00 out of diverted Sr. No. 31/18 situated at Mauza Ballarpur, Tah. Ballarpur, Dist. Chandrapur Named & styled as **'NIKHIL PLANET'** has owned & possessed by **J.K. Builders & Developers represented through its partners 1) Shri. Sunil Kewalram Mulchandani, 2) Shri. Vitthal Shyamrao Masatwar, 3) Shri. Rajkumar Dholandas Mulchandani, 4) Kajal Sunil Mulchandani, 5) Arti Jaikumar Mulchandani, 6) Shri. Premprakash Pundlik Makode, 7) Shri. Mahindra Ashok Khatri,** within the Area of the Municipal Council Ballarpur is surrounded by the following boundaries.

Boundaries of plot No. 87:

East - Road out of Layout

West - 9.00 mtr wide Road out of Layout

North - 9.00 mtr wide Road out of Layout

South - 12.00 mtr wide Road out of Layout

Within the Jurisdiction of Sub-Registrar Office, Ballapur.

Ballarpur
Date – 25/04/2019

(Sau. Jyoti R. Ingle)
Advocate, Ballarpur

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