



Date : 12/06/2017

TO WHOM SO EVER IT MAY CONCERNED

Subject :- Search Report of title for the year 1987 to 2017 in respect of Non Agricultural Plot No.1 admeasuring 53850.550 sq.mtr. out of Survey No. 30/1,30/2,30/3,30/4/2 admeasuring area 7 H. 89 R. i.e. 78900 Sq.mtr. Situated at Yawatmal, Tal.& Dist. Yawatmal owned and possessed by DHARIWAL AND CHHORIYA DEVELOPERS LLP, through its partner Shri. Shantilal Devichan 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 Devichan Jain in respect of property bearing Survey No. 30/1,30/2,30/3,30/4/2 Situated at Yawatmal, Tal.& Dist. Yawatmal total admeasuring area 7 H. 89 R. i.e. 78900 Sq.mtr.

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

Initially Previous owner Shri. Dharamchand Laxmichand Tated sold land Survey No. 30/1 admeasuring H 2.00 R Situated at Yawatmal Gramin, Tal. & Dist. Yawatmal to Sau. Jyoti vijaychand Borundiya & others by sale deed sr.no. 322 dated 4/2/2000 and thereafter sold the said land to Shri. Vijaykumar Radhesham Agrawal by registered Sale deed Sr.No. 781/2002 dated 26/03/2002 at Sub registrar office, Yawatmal. I have perused M.E. No 2639.

And The land field Survey No. 30/2 admeasuring H 2.00 R Situated at Yawatmal Gramin, Tal. & Dist. Yawatmal was previously owned by Sau. Sumati Dharamchand Tated prior to 1987. I have perused M.E. No. 417. She Sold the said land to Shri. Vijaykumar Radhesham Agrawal by registered Sale deed Sr.No. 5272/2001 dated 20/11/2001 at Sub registrar office, Yawatmal. I have perused M.E. No.2438.

And The land Survey No. 30/3 admeasuring H 2.00 R Situated at Yawatmal Gramin, Tal. & Dist. Yawatmal was previously owned by Shri Ajay Dharamchand Tated. I have perused M.E. No.418. He Sold the said land to Shri. Vijaykumar Radhesham Agrawal by registered Sale deed Sr.No. 5271/2001 dated 20/11/2001. I have perused M.E. No.2437.

And The land field Survey No. 30/4 admeasuring H 1.89 R Situated at Yawatmal, Tal. & Dist. Yawatmal was previously owned by Shri. Jitendra Dharamchand Tated. I have perused M.E. No 419. He Sold the said land to Shri. Vijaykumar Radhesham Agrawal by registered Sale deed Sr.No. 5270/2001 dated 20/11/2001. The said portion of the field Survey No. 30/4 is now known as Survey No. 30/4/2. I have perused M.E. No.2439.

Further the previous owner Shri. Vijaykumar Radheshyamji Agrawal sold all the above said Survey No. 30/1, 30/2, 30/3, 30/4/2 Situated at Yawatmal, Tal.& Dist. Yawatmal total

admeasuring area 7 H. 89R to the present owner DHARIWAL AND CHHORIYA DEVELOPERS LLP through its Partner Shri. Shantilal Devichan Jain by registered sale deed Sr.No. 1019/2012 dated 15/02/2012 at Sub Registrar Office, Yawatmal. Then mutation was effected in the official record in the name of present owner. I have perused M.E. No. 8408.

Further the aforesaid Survey No. 30/1, 30/2, 30/3, 30/4/2 Situated at Yawatmal, Tal.& Dist. Yawatmal total admeasuring area 7 H. 89R was converted for Non Agricultural purpose by the order of Hon'ble Addl. Collector, Yawatmal vide Rev.Case No.23/NAP-34/2011-2012, Mauza Yawatmal dated 07/06/2012. Lay-out duly approved from the town planning authority was prepared and plots were laid out. The said layout consisting of following plots. I have perused M.E. No 8756.

Plot No. 1 admeasuring about 53850.550 sq.mtr.

Plot No. 2 admeasuring about 2685.32 sq.mtr.

Plot No. 3 admeasuring about 5837.916 sq.mtr.

Plot No. 4, Public Amenity Plot, admeasuring about 7975.212 sq.mtr.

Besides the above plots the said layout consisting of open space and interior approach roads.

Further the present owner had obtained building construction permission for plot no. 1 from Administrative Officer Yawatmal Gramin by commencement certificate no. 12 dated 10/08/2012.

Further the present owner has obtained revised building permission for plot no. 1 vide order bearing no. DP/4/2014-2015 dated 15/04/2014 from Municipal Council Yawatmal and building plans have duly sanctioned by the Town Planning Authority of Municipal Council and the extension was granted by Municipal Council Yawatmal vide it's outword No. 108201600001056 dated 16/06/2016 and again extended vide outword No. YNP /NP /10820170000 dated 4/5/2017 till 13/04/2018 and also obtained Occupancy Certificate for Premium Bungalow/Units No. 2,5,127,128 &129, Lavish Villa/Units No. 9,65,66, 67, 68, 76, 123, 153, 154, Row House/Unit No. 10 to 31, 43 to 53, 77 to 81 and Central Building no. 1 from Municipal Council Yawatmal. Out of the said units DHARIWAL AND CHHORIYA DEVELOPERS LLP through its Partner has been entered into Agreement to sale as specifically mentioned below :

Registered List of Units					
SR. NO.	Unit No	Unit Type	Name	Dust No.	Date of Reg.
1	2	P.B	SHRI. NISHANT P.VYAWHARE	1703/2013	26-07-13
2	5	P.B	SHRI. PAVAN JAIN(BOTHRA) & SANGITA PAVAN JAIN	983/2015	29-07-15
3	9	L.V	SHRI. KRUSHANKUMAR TRIPATHI	509/2016	23-03-16
4	10	R.H	SHRI. MOHIT NAVLAKHA	2008/2016	06-10-16
5	12	R.H	SHRI. PAVAN N.SHARMA	824/2017	31-03-17
6	14	R.H	SHRI. DILIP DEVICHANDJI JAIN	70/2014	07-01-14
7	17	R.H	SHRI. RAVI NAMDEVRAO ADE	6024/2013	21-10-13



8	24	R.H	SHRI. HARSH SUNIL JAIN	1275/2016	29-7-16
9	25	R.H	SHRI. PRITESH POPATLAL SURANA	1665/2016	30-8-16
10	26	R.H	SHRI. YOGESH RAUT	6738/2013	24-12-13
11	31	R.H	SHRI. RATANLALJI S. AGRAWAL	6737/2013	24-12-13
12	44	R.H	SHRI. PAVAN BADRINARAYANJI DHOT	1599/2015	30-12-15
13	46	R.H	SHRI. BHAGWAN B. PATIL & UJWALA B.PATIL	1047/2017	19-04-17
14	47	R.H	SAU. MINAL A. SURJUSHE	1257/2015	14-10-15
15	48	R.H	SHRI. SANJAY BORA	1193/2015	23-09-15
16	51	R.H	SHRI. JAYANT VERMA	1282/2016	29-07-16
17	52	R.H	SHRI. RAJESH NAGOURWALA	1177/2015	16-09-15
18	53	R.H	SAU. KARUNA S. KOTHARI	165/2016	04-02-16
19	65	L.V	SHRI. NARENDRA BAPURAO GUGHANE & DARSHANA N. GUGHANE	6193/2013	01-11-13
20	66	L.V	DR. POORWA BABURAO KARDILE	164/2016	04-02-16
21	68	L.V	DR. PRADNYA/ RAJESH KHADSE	5112/2013	29-07-13
22	70	L.V	DEEPALI S. TAMMEWAR & SURYAKANT TAMMEWAR	514/2016	23-03-16
23	71	L.V	SHRI. VIVEK BARLOTA	1259/2015	14-10-15
24	73	L.V	SHRI. RAJESH HINDOCHA	6189/2013	01-11-13
25	74	L.V	SHRI. HITESH HINDOCHA	6190/2013	01-11-13
26	76	L.V	DR. DEEPAK & ANJALI DABHERE	510/2016	23-03-16
27	77	R.H	SHRI. PRAVIN.B.KATARIYA	6023/2013	21-10-13
28	78	R.H	SHRI. PARAS.R.VARMA	321/2016	25-02-16
29	80	R.H	MAMTA RAMDASJI HEMKE	5951/2013	11-10-13
30	122	L.V	GYARSIBAI NIMODIYA	551/2017	08-03-17
31	123	L.V	SHRI. PRAMOD CHANDPURKAR	5394/2013	17-08-13
32	125	P.B	SHRI. RAHUL RAJENDRA JAIN & RAJENDRA JAIKUMAR JAIN	1554/2015	23-12-15
33	127	P.B	SHRI. AMIT PRAVIN GANDECHA	5679/2013	16-09-13
34	128	P.B	SHRI. PARAS CHHORIYA	1053/2017	20/4/2017
35	129	P.B	SHRI. ANAND T. JAIN & AADITI A. JAIN	5952/2013	11-10-13
36	155	L.V	SHRI. KISHOR S.KAMNANI	5948/2013	11-10-13
37	158	L.V	SHRI. DINESH BHAGVANI	5949/2013	11-10-13

The present owner DHARIWAL AND CHHORIYA DEVELOPERS LLP through it's partner has also executed registered Deed of Declaration at sr.no. 868/2015 dated 04/07/2015.

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 Plot No. 1 admeasuring 53850.550 sq.mtr. out of Survey No. 30/1,30/2,30/3,30/4/2 admeasuring area 7 H. 89 R. i.e. 78900 Sq.mtr. Situated at Yavatmal, Tal.& Dist. Yawatmal

Search of the above mentioned property was carried out in the office of Sub-Registrar Yawatmal for 30 years by vide receipt No. MH00224777420718M, dtd. 12/06/2017 Search of record of Sub-Registrar reveals that aforesaid property has not been dealt with except as stated above.

Upon perusal of record given in my opinion the title of DHARIWAL AND CHHORIYA DEVELOPERS LLP through it's partner Shri. Shantilal Devichand Jain in respect of N.A.Plot No.1 admeasuring 53850.550 sq.mtr. out of Survey No. 30/1,30/2,30/3,30/4/2 admeasuring area 7 H. 89 R. i.e. 78900 Sq.mtr. Situated at Yawatmal, Tal.& Dist. Yawatmal is CLEAR, PERFECT AND MARKETABLE AND FREE FROM ALL ENCUMBRANCES AND AVAILABLE FOR MORTGAGE.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

All that piece and parcel of subject matter of N.A.Plot No.1 admeasuring 53850.550 sq.mtr. out of Survey No. 30/1, 30/2, 30/3, 30/4/2 admeasuring area 7 H. 89 R. i.e. 78900 Sq.mtr. Situated at Yawatmal, Tal.& Dist. Yawatmal within the limits of Sub- Registrar, Yawatmal 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 No.29 & Plot No.3 Of Same Layout
On or towards West	: 24 M. Wide D. P. Road & Plot No.2, Of Same Layout
On or towards South	: By Survey No. 31/1 Part
On or towards North	: By Survey No. 24 & Plot No.4, Open Space-B of same layout

List of Documents studied:

1. Copy of 7/12 extract of Survey No. 30/1,30/2,30/3,30/4/2
2. Copy of Mutation entry.
3. Copy of Registered Sale Deed Sr.No. 1019/2012 dated 15/02/2012 etc.
4. Copy of N.A.Order dated 07/06/2012.
5. Copy of order sanctioned Layouts.
6. Copy of Partnership Deed.
7. Copy of Index II of Agreement to sale.
8. Search Receipt No. MH00224777420718M, dtd. 12/06/2017 of Sub Registrar Madha 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

TITLE CERTIFICATE

Reference : Property bearing N. A. Plot No. 1 admeasuring area about 53850.55 sq. mtrs. out of Survey No. 30/1,30/2,30/3,30/4/2 total admeasuring area 78900 Sq.Mtrs. i.e. 7 H. 89 in the project known as "R.M.Dhariwal Greens" Situated at Yawatmal, Tal.& Dist. Yawatmal.

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 commencement certificate/s to commence the construction, Occupancy Certificate of the building to the said owner granted by Municipal Council Yawatmal, Tal. & Dist. Yawatmal. 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 M/S Dhariwal & Chhoriya Developers LLP through it's partner Shri Shantilal Devichan Jain.

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.

Date : 12/06/2017



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 - MH002247774201718M		BARCODE		Date 12/06/2017-17:21:41		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee				TAX ID (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name YTM1_HQR SUB REGISTRAR YAVATMAT 1				Full Name		adv surendra j runwal	
Location YAVATMAL				Flat/Block No.			
Year 2017-2018 From 12/06/1987 To 12/06/2017				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			750.00				
					Area/Locality		
					Town/City/District		
					PIN		
					Remarks (If Any)		
Total			750.00		Amount In Words Seven Hundred Fifty Rupees Only		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572017061456951		CP88031088	
Cheque/DD No.				Date		12/06/2017-17:21:41	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		367 , 15/06/2017	

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
सादर चालन "राइफ ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.