



Date : 20/12/2017

**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




ADVOCATES

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

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 vide NYP/Nivi/108201500002392 dt 18/02/2016 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.

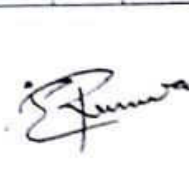
Further the present owner has obtained revised construction permission for aforesaid plot vide order bearing no. DP/108201700003515 dt. 07/12/2017. Out of the units DHARIWAL AND CHHORIYA DEVELOPERS LLP through its Partner has been entered into Agreement to sale as specifically mentioned below :





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

| SR. NO. | Unit No | Unit Type | Registered List of Units<br>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      | 27      | R.H       | MR GYANCHAND KOTHARI                          | 1773/2017 | 30-06-17     |
| 12      | 30      | R.H       | MR NARAYAN GOPIKISAN DHOOT & Others .         | 1782/2017 | 30-06-17     |
| 13      | 31      | R.H       | SHRI. RATANLALJI S. AGRAWAL                   | 6737/2013 | 24-12-13     |
| 14      | 44      | R.H       | SHRI. PAVAN BADRINARAYANJI DHOOT              | 1599/2015 | 30-12-15     |
| 15      | 46      | R.H       | MR BHAGWAN BAPURAO PATIL                      | 1047/2017 | 19-04-17     |
| 16      | 47      | R.H       | SAU. MINAL A. SURJUSHE                        | 1257/2015 | 14-10-15     |
| 17      | 48      | R.H       | SHRI. SANJAY BORA                             | 1193/2015 | 23-09-15     |
| 18      | 50      | R.H       | MR NAROTTAM PRABHUDAS GANATRA                 | 1702/2017 | 27-06-17     |
| 19      | 51      | R.H       | SHRI. JAYANT VERMA                            | 1282/2016 | 29-07-16     |
| 20      | 52      | R.H       | SHRI. RAJESH NAGOURWALA                       | 1177/2015 | 16-09-15     |
| 21      | 53      | R.H       | SAU. KARUNA S. KOTHARI                        | 165/2016  | 04-02-16     |
| 22      | 65      | L.V       | SHRI. NARENDRA BAPURAO GUGHANE & others       | 6193/2013 | 01-11-13     |
| 23      | 66      | L.V       | DR. POORWA BABURAO KARDILE                    | 164/2016  | 04-02-16     |
| 24      | 67      | L.V       | MR CHANDAN DILIP TRIVEDI                      | 1763/2017 | 30-06-17     |
| 25      | 68      | L.V       | DR. PRADNYA/ RAJESH KHADSE                    | 5112/2013 | 29-07-13     |
| 26      | 70      | L.V       | DEEPA S. TAMMEWAR & Others                    | 514/2016  | 23-03-16     |
| 27      | 71      | L.V       | SHRI. VIVEK BARLOTA                           | 1259/2015 | 14-10-15     |
| 28      | 73      | L.V       | SHRI. RAJESH HINDOCHA                         | 6189/2013 | 01-11-13     |
| 29      | 74      | L.V       | SHRI. HITESH HINDOCHA                         | 6190/2013 | 01-11-13     |
| 30      | 76      | L.V       | DR. DEEPAK & ANJALI DABHERE                   | 510/2016  | 23-03-16     |
| 31      | 77      | R.H       | SHRI. PRAVIN.B.KATARIYA                       | 6023/2013 | 21-10-13     |
| 32      | 78      | R.H       | SHRI. PARAS R.VARMA                           | 321/2016  | 25-02-16     |




|    |     |     |                                                    |           |          |
|----|-----|-----|----------------------------------------------------|-----------|----------|
| 33 | 80  | R.H | MAMTA RAMDASJI HEMKE                               | 5951/2013 | 11-10-13 |
| 34 | 119 | L.V | MR NIRANJAN MANKAR                                 | 1760/2013 | 30-06-17 |
| 35 | 120 | L.V | MR SACHIN AGRAWAL                                  | 1779/2017 | 30-06-17 |
| 36 | 121 | L.V | MR SURESHKUMAR KAMALKISHOR & Others                | 1729/2017 | 28-06-17 |
| 37 | 122 | L.V | GYARSIBAI NIMODIYA                                 | 551/2017  | 08-03-17 |
| 38 | 123 | L.V | SHRI. PRAMOD CHANDPURKAR                           | 5394/2013 | 17-08-13 |
| 39 | 125 | P.B | SHRI. RAHUL RAJENDRA JAIN & RAJENDRA JAIKUMAR JAIN | 1554/2015 | 23-12-15 |
| 40 | 126 | P.B | MR MANOJ SUBHASHCHAND MUTHA                        | 1697/2017 | 27-06-17 |
| 41 | 127 | P.B | SHRI. AMIT PRAVIN GANDECHA                         | 5679/2013 | 16-09-13 |
| 42 | 128 | P.B | SHRI. PARAS CHHORIYA                               | 1053/2017 | 20/4/17  |
| 43 | 129 | P.B | SHRI. ANAND T. JAIN & others                       | 5952/2013 | 11-10-13 |
| 44 | 153 | P.B | MR SHYAMKANT MHASAKE & other                       | 1777/2017 | 30-06-17 |
| 45 | 154 | P.B | MR GAJANAN HEMRAJ SABOO & other                    | 1756/2017 | 29-06-17 |
| 46 | 155 | L.V | SHRI. KISHOR S.KAMNANI                             | 5948/2013 | 11-10-13 |
| 47 | 156 | P.B | MR DURGAPRASAD SHIVDAS KAMNANI & others            | 1701/2017 | 27-06-17 |
| 48 | 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 Yawatmal, Tal.& Dist. Yawatmal.

That Shri. Niraj Omprakash Waghmare had filed application vide File No. 1/N.A.P.-34/2013-2014 Yawatmal before the Learned Additional Collector Yawatmanl and The Learned Additional Collector Yawatmanl has been rejected the said application on 03/12/2013.




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

Further Shri. Niraj O. Waghmare had filed an Appeal No. 7/NAP/-34/Yawatmal/2013-2014 before the Learned Commissioner, Amaravati Division, Amravati and same has been dismissed by Learned Commissioner of Amravati on dated 16/02/2014 and confirming the order of the Learned Additional Collector Yawatmal dated 03/12/2013.

Further Shri. Niraj O. Waghmare had Writ Petition No. 1812 of 2014 before the Learned High Court of Judicature At Mumbai, Nagpur Bench, Nagpur and same has been withdrawn on 15/11/2014 by Petition.

Further Shri. Niraj O. Waghmare had filed an Appeal No. 102(10) of 2015 before the Learned Revenue Minister Mumbai against the order of Learned Commissioner of Amravati on dated 16/02/2014 and Learned Revenue Minister Mumbai has rejected the Appeal on 13/06/2017.

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 and No. 7380 dtd. 20/12/2017 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 its 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 Devichand 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





**ADVOCATES**

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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 and No. 7380 dtd. 20/12/2017 of Sub Registrar Yawatmal towards search for 30 years from 1987 to 2017.

Yours Sincerely,

  
Adv. Surendra J. Runwal  
**Surendra J. Runwal**  
Advocate  
Plot No. 192, "PUKHRAJ"  
Priyadarshan Colony,  
Jalna-431 203  
Ph. 02482-230567



**Date : 20/12/2017**

**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. 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 : MH002247774201718M                      |  | BARCODE  |                     | Date 12/06/2017-17.21.41                  | 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 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.                                                                             |                     |                                           |         |
| 0030072201 SEARCH FEE                         |  | 750.00                                                                                    |                     |                                           |         |
|                                               |  | Road/Street                                                                               |                     |                                           |         |
|                                               |  | Area/Locality                                                                             |                     |                                           |         |
|                                               |  | Town/City/District                                                                        |                     |                                           |         |
|                                               |  | PIN                                                                                       |                     |                                           |         |
|                                               |  | Remarks (If Any)                                                                          |                     |                                           |         |
|                                               |  |                                                                                           |                     |                                           |         |
|                                               |  |                                                                                           |                     |                                           |         |
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|                                               |  |                                                                                           |                     |                                           |         |
|                                               |  |                                                                                           |                     |                                           |         |
| Total                                         |  | 750.00                                                                                    |                     | Amount In Seven Hundred Fifty Rupees Only |         |
|                                               |  |                                                                                           |                     | Words                                     |         |
| 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    |                                           |         |

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
संदर्भ चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तऐवजासाठी लागू नाही.

Wednesday, 20 December 2017 4:44 PM

~~Original/Duplicate~~

नोंदणी क्रं. :39म

Regn.:39M

உருது

पावती क्रं.: 7380 दिनांक: 20/12/2017

दस्तऐवजाचा अनुक्रमांक: यवम-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. सुरेन्द्र रुणवाल

वर्णन मौजा यवतमाळ स.नं. 30/1,30/2,30/3,30/4/2, प्लॉट नं. 1, सन 2017 (एक वर्ष)

SEARCHFEE

₹. 25.00

एकूणः

रु. 25.00

Sub Registrar, Yavatmal1

॥६॥ सुपरी निबधक क्र. १

1); देयकाचा प्रकार: By Cash रक्कम: रु 25/-

यवत्तमाळ