

Amit K. Chitnis

B.S.L. LL.B. Advocate

Chitnis Bldg, Old Jalna

Tq. & Dist. Jalna.

Ph. 02482 - 232163 & 9890346844.

To,
Whomsoever it may concern.

22/06/17

Sub: Search Report & /Non encumbrances Certificate & Detailed report on title.

Project of Krishna Developers through Ritesh Radhesham Mantri for Krishna Kunj, Sy. No. 267 forming C.T.S No. 14277/106, Mantha Ring Road, Jalna Tq. Dist. Jalna. Within Sub Registrar's office of Tq. Dist. Jalna

I have taken necessary searches in the Sub Registrar's office of Tq. Dist. Jalna for the period from 1988- 2017 from records JLRO/MUNICIPAL Mutation & other relevant documents in respect of the aforesaid property.

My report is as follows :

During my search for the year 1988- 2001 i.e. for 14 years vide Receipt no. MH002617627201718E & for the year 2002- 2017 i.e. for 16 years vide Receipt no.1111208036 dt. 22/06/2017 in the Sub registrar office at Jalna.

I found that land in Gut No. 267 to the extent of 7H.45R. was previously owned & possessed by Hurmoze Burjorji. The applicant has produced the 7/12 extract alongwith mutation entry no.483 & 1085. Mutation entry no. 483 reveal that the initial owner u/g of his mother had purchased this land adm. 7H.45R. from Behramji Fardoonji vide Reg. Sale Deed no. 840 on 27/02/70. Further mutation entry no 1085 reveal that the initial owner Hurmozi Burjorji became major & thus his name was mutated as the owner of this land. This mutation entry was sanctioned on 30/08/80.

Out of this land adm. 7H.45R, land adm. 1H.35R.was acquired by State of Maharashtra. Later Hurmoze Burjorji then sold this total land adm. 6H.10R. along with some other lands of the Partners of M/s. Pestonji Meherwanji in favour of Satish Kashmirilal Agrawal & others vide Reg. Sale Deed no. 1357/12 on 26/03/12. They also had mutated their names on the 7/12 extract of this Gut vide Mutation entry no. 6490 sanctioned on 16/05/12. This owner Satish Kashmirilal Agrawal & others Registered a Firm in the name of Takshil land Developers vide Reg. no. M.P.A.88358. in which 4 Partners namely Anand Brahmanand Agrawal, Anil Uttamrao Mangade, Shyam Jayprakash Mallawat & Sharad Sahebrao Ughade retired as Partners and New Partners namely Bhavesh Rameshbhai Patel, Anil Nandkishor Goyal, Ghansham Chunnilal Goyal & Arun Srikishen Agrawal were added as Partners. Mutation entry no.8197

Amit K. Chitnis

B.S.L. LL.B. Advocate

Chitnis Bldg, Old Jalna

Tq. & Dist. Jalna.

Ph. 02482 - 232163 & 9890346844.

clearly reveal the same. The applicants names have been sanctioned as the owners of land adm. 1H.30R. as per Mutation entry no. 8260.

This Partners of Takshil Land Developers then sold land adm. 1H.30R. in favour of Krishna Developers through Partners namely Rameshbhai Chotabhai Patel, Arun Srikishen Agrawal, Ritesh Radhesham Mantri, Murarilal Onkarmal Gupta and Anand Rameshchandra Jakhotiya vide Reg. Sale Deed no. 4531/2014 on 06/09/14.

Krishna Developers through Partners obtained Building Construction Permission from the Municipality on dt. 20/01/15 by getting approved the Final Lay out Plan from the Town Planner on 27/11/14. These owners are intending to construct :

Building A on which there are 12 shops & 28 flats.

Building B on which there are 32 flats.

Building C on which there are 24 flats.

Building D on which there are 16 flats.

Building R1 to R 62 on which there are 62 Row Houses.

This land in Gut no. 267 comes in yellow zone & as per the Govt. resolution dt. 22/08/14. N.A. order does not require permission. The copy of the G.R. is annexed herewith. The applicant has also paid the Tax for N.A. & vide receipt no. 3258896 dt.17/01/2015 & the same has been produced on record.

The present owner Krishna Developers through Ritesh Radhesham Mantri had made an application for opening the P.R.Card of this land & the City Sy. Office was pleased to form the same by allotting C.T.S No. 14277/106 adm. 12302 sq.mtr. on dt. 10/06/15.

The present owner Krishna Developers through Partner Ritesh Radhesham Mantri has executed Deed of Declaration u/s. 2A of Maharashtra Apartment Act bearing document no. 2096 on dt. 28/04/15.

The present owner Krishna Developers through Partner Ritesh Radhesham Mantri has sold some Flats, Row Houses & Shops, details of which are annexed herewith the report.

I hereby certify that the present owner Krishna Developers through Partner Ritesh Radhesham Mantri has not availed any loan. The part of the property belonging to them is free from encumbrances, charges, liabilities, liens, lispens, & attachment of any kind whatsoever & the said property is absolutely clear, free, marketable.

It is also hereby certified that the mentioned land is not affected by any restriction of Urban land (Ceiling & regulation) Act, 1976 and the same is not under any claim of CMDA & CIT and it is fit for equitable mortgage. The receipts for the relevant searches are enclosed hereto.

Amit K.Chitnis

B.S.L. LL.B. Advocate

Chitnis Bldg, Old Jalna

Tq. & Dist. Jalna.

Ph. 02482 - 232163 & 9890346844.

It is further certified that I have verified from the Sub Registrar's office about the genuineness of the title deeds examined by me and that the same is original and not duplicate or fake.

List of Documents studied :

1. 7/12 extract of Gut no. 267 (Certified)
2. P.R. Card of C.T.S No. 14277/106 adm. 12302 sq.mtr. in the name Of Krishna Developers through Ritesh Mantri (Certified)
3. Copy of Mutation entry no. 483 & 1085 sanctioned in the name of earlier owner Hurmoze Burjorji (Certified)
4. Copy of Reg. Sale Deed no. 1357/12 dt. 26/03/12 executed by Hurmoze Burjorji & others in favour of Satish Kashmirilal Agrawal & others. (Certified)
5. Mutation entry no. 6490 of Gut no. 267 sanctioned in the name of Satish Kashmirilal Agrawal & others. (Certified)
6. Mutation entry no. 8197 (Certified)
7. Copy of Reg. Sale Deed no. 4531/14 dt. 06/09/14 executed by Satish Kashmirilal Agrawal & others in favour of Krishna Developers through Partners. (Original)
9. Mutation entry no. 8260 of Gut no. 267 sanctioned in the name of Krishna Developers through Partners. (Certified)
10. Copy of Building Construction Permission with proposed plan obtained by Krishna Developers through Partners dt. 20/01/15 (Original)
11. Copy of N.A. Tax receipt dt.17/01/15 (Original)
12. Copy of Govt. resolution dt.22/08/14 (Xerox)
13. Copy of Declaration Deed no. 2096 dt. 28/04/15 (Original)

DATE : 22/06/2017

Signature of Advocate

Adv. Amit Kishor Chitnis
Chitnis Wada, Kasba
Old Jalna.



CHALLAN
MTR Form Number-6

GRN MH002617627201718E		BARCODE 		Date 22/06/2017-10:28:36		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID (If Any)			
Type of Payment Search Fee				PAN No.(If Applicable)			
Office Name JLN1_HQR SUB REGISTRAR JALNA 1				Full Name		Adv Amit Kishor Chitnis	
Location JALNA							
Year 2017-2018 From 01/01/1988 To 31/12/2001				Flat/Block No.		Survey No. 267	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			350.00		Road/Street Jalna		
					Area/Locality Tq. Dist Jalna		
					Town/City/District		
					PIN 4 3 1 2 0 3		
			Remarks (If Any)				
			Search For 14 Years 1988-2001 Of Survey No.267				
Total			350.00		Amount In Words Three Hundred Fifty Rupees Only		
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				02300042017062211483		001034084	
Cheque/DD No.				Date		22/06/2017-10:33:44	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

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

Mobile No. : Not Available

MH002616181201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
22 Jun 2017	Receipt	Receipt no.: 1111208036
	Name of the Applicant :	Adv Amit Kishor Chitnis
	Details of property of which document has to be searched :	Dist : Jalna Village : Jalana Nagaraparishadecha Sampurn Bhag S.No/CTS No/G.No. : 267
	Period of search :	From :2002 To :2017
	Received Fee :	400
The above mentioned Search fee has been credited to government vide GRN no :MH002616181201718E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		