Surendra J. Runwal

ADVOCATES

"Chhoriya Realty", Off No 401, 4th floor, Adinath Shopping Center, Pune-Satara Road, Opp. Pancham Hotel, Pune 411037 cell: 9822429671/8560588815

Date : 20/11/2020

TO WHOM SO EVER IT MAY CONCERNED

Subject :- Search Report of title for the year 2007 to 2020 in respect of Non Agricultural Survey No. 63/1 admeasuring area 3 Hector 54 Are Situated at Sindhi(Meghe), Tal Wardha, Dist. Wardha owned and possessed by DHARIWAL AND CHHORIYA DEVELOPERS LLP, through its partner Mr. Shantilal Devichand 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 through its partner Mr. Shantilal Devichand Jain in respect of property bearing Survey No. 63/1 admeasuring area 3 Hector 54 Are.
2. The title history of last 13 years from this date shows the following chain of transaction.

Initially previous owner Kedarnath Jagmohan Mishra was sold land bearing Survey No. 63 admeasuring 4 Hector 35 Are Situated at Sindhi(Meghe), Tal Wardha, Dist. Wardha to Mr. Mahesh Keshardas Batra and other vide registered sale deed which is registered at Sr.No. 8136/2008 dt. 17/11/2008. I have perused sale deed No.8789.

Further by Compromise Decree dt 11/04/2012 in Spl.c.s.No. 53/2011 of Hon'ble 3rd C.J.S.D. Wardha the Mr. Mahesh Keshardas Batra, Mr.Shankarrao Laxmanrao Gulhane & Mr. Manoj Ghanshyam Vora are absolute owner of said land.

Further Mr. Mahesh Keshardas Batra and other has sold land bearing Survey No. 63/1 admeasuring area 3 Hector 54 Are out of 4 Hector 35 Are Situated at Sindhi(Meghe), Tal Wardha, Dist. Wardha to DHARIWAL AND CHHORIYA DEVELOPERS LLP, through its partner Mr. Shantilal Devichand Jain vide registered sale deed Sr.No. 10148/2012dt 27/12/2012. I have perused sale deed No.16331

Further DHARIWAL AND CHHORIYA DEVELOPERS LLP through its partner Mr. Shantilal Devichand Jain obtained a non-agriculture permission from Sub-Division Officer, Wardha in respect of the said land bearing Survey No. 63/1 vide its order bearing N.A.P.-34 /Singhi(Meghe) -05 /2013-14 dt. 04/10/2016 and the layout also sanctioned by Town Planning, Wardha vide order bearing No.Mauje Sindhi(Meghe) /S.No.63 /1/TPW/771 dated 07/05/2014 by which the said land is divided in Plot No. 1 to 4 with Amenity space, Open Space, Road.

Surendra Runwal, Jalna ★Advocate★ MAH-5560/ 1999

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Further DHARIWAL AND CHHORIYA DEVELOPERS LLP through its partner Mr. Shantilal Devichand Jain raised a loan against on land admeasuring 21793.58 sq.mtr (Plot No. 1 to 4) out of survey no. 63/1 from State Bank of India, SME Yavatmal Branch vide a Mortgage Deed which is registered in the office of Sub Registrar Yavatmal at Sr. No. 212/2017 on 30/01/2017 by mortgaging land the admeasuring 21793.58 sq.mtr out of survey no. 63/1.

Further land admeasuring 1350 sq.mtr. out of plot no 1 and land admeasuring 450 sq. mtr. out of plot 2, Survey No. 61/1 has been acquired for National Highway 361 by the Additional Collector (Land Acqusition officer) Wardha.

Further the Owner has applied for revise layout permission and obtained revised layout permission from the Sub-Division Officer, Wardha vide its order No.5/ N.A.P.-34/2013-2014 dt. 07/09/2019 and the revised layout also sanctioned by Town Planning, Wardha vide order bearing No.Mauje Sindhi(Meghe)/S.No.63/1/TPW/739 dated 16/04/2019 by which the said land is divided in Plot No. 1 to 2 with Amenity space, Open Space, Road.

Further the preset Owner has obtained building permissions for Plot No. 1 & 2 out of Survey No. 63/1 vide construction permission No. B.P./Mauje Sindhi(Meghe) /Tal.Wardha /S.No.63/1/Plot No.1 & 2/ADTP1586 dt. 21/08/2020 from Assistant Director Town Planning Wardha.

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 except mentioned above.

That there are no claims about title in the property. There are no mortgage/charges/encumbrances pertaining to Non Agricultural land bearing Survey No. 63/1 except mentioned above.

Search of the above mentioned property was carried out in the office of Sub-Registrar Hingoli for 13 years by vide receipt/GRN No MH007195953202021E dt 20/11/2020 Search of record of Sub-Registrar Sindhi(Meghe)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 Mr. Shantilal Devichand Jain in respect of N.A. land bearing Survey No. 63/1 admeasuring area 3 Hector 54 Are Situated at Sindhi(Meghe), Tal Wardha, Dist. Wardha is CLEAR, PERFECT AND MARKETABLE subject to a loan raised from State Bank of India, SME Yavatmal Branch vide Mortgage Deed dated 30/01/2017.

Surendra J. Runwal, MAH-5560/1999 Advocate

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SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

All that piece and parcel of subject matter of N.A. land bearing Survey No. 63/1 admeasuring area 3 Hector 54 Are Situated at Sindhi(Meghe), Tal Wardha, Dist. Wardha within limits the Sub- Registrar, Wardha is owned and possessed by DHARIWAL AND CHHORIYA DEVELOPERS LLP, through its partner Mr. Shantilal Devichan Jain is bounded as below:

On or towards East	: S.No 64
On or towards West	: S.No. 63/2
On or towards South	: S.No. 62 & 54
On or towards North	: Road

List of Documents studied:

1. Copy of relevant 7/12 extract.
2. Copy of Registered Sale Deed.
3. Copy of relevant Mutation Entries in respect of the said property.
4. Copy of lay-out & N A Order.
5. Copy of Partnership Deed.
6. Mortgage Deed.
7. Search Receipt/GRN No MH007195953202021E dt 20/11/2020 of Sub Registrar Wardha towards search for 13 years from 2007 to 2020.

Yours Sincerely,

Surendra J. Runwal * Advocate * MAH-5560/1999

Surendra J. Runwal
(ADVOCATE)

Surendra J. Runwal
Advocate
Plot No. 192, "PUKHRAJ"
Priyadarshani Colony,
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Date :20/11/2020

TITLE CERTIFICATE

Reference : Property bearing N.A. land bearing Survey No. 63/1 admeasuring area 3 Hector 54 Are Situated at Sindhi(Meghe), Tal Wardha, Dist. Wardha.

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 etc.

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 date 20/11/2020. M/S Dhariwal & Chhoriya Developers LLP through it's partner Mr. Shantilal Devichand Jain is the present owner of said property.

Hence M/S Dhariwal & Chhoriya Developers LLP through it's partner Mr. Shantilal Devichand Jain has clear and marketable title to the said properties and it has every right and authority to deal with the said property.

Surendra J. Runwal, Jalna ★ Advocate ★ MAH-5560/1999

SURENDRA J. RUNWAL

(ADVOCATE)
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CHALLAN
MTR Form Number-6

GRN MH007195953202021E	BARCODE	Date 20/11/2020-11:07:31	Form ID

Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee / Other Items		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name WRD2_WARDHA 2 JOINT SUB REGISTRAR		Full Name	Adv Surendra J Runwal
Location WARDHA			
Year 2020-2021 From 19/11/2007 To 20/11/2020		Flat/Block No. Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	
0030072201 SEARCH FEE	325.00	Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	Search Fee regarding survey no 63/1 situated at Sindhi meghe tal and dist wardha
		Amount In Words	Three Hundred Twenty Five Rupees Only
Total	325.00		

Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572020112000193	IK0AUUEAK4
Cheque/DD No.		Bank Date	RBI Date	20/11/2020-11:24:11	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 8600588815

Department ID :
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 नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 20-11-2020 11:11:49

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