Surendra J. Runwal

ADVOCATES

Off.No. 401, 4th floor, Adinath Shopping Center, Pune-Satara Road, Opp. Panchami Hotel, Pune 411037. Cell : 8600588815.

Date: 04/06/2020

TO WHOM SO EVER IT MAY CONCERNED

Subject :- Search Report of title for the year 2007 to 2020 in respect of Non Agricultural land having Gat/Survey No. 27/1, 39, 40, 41 & 42 admeasuring 6 Hector 43 Are Situated at Mauje Bhaipur, Taluka Arvi, District Wardha is owned and possessed by M/S Dhariwal & Chhoriya Developers LLP through its Partner Mr. Anmol Kanhaiyalal Chhoriya.

Search Report

1. I have investiGat/Surveyed 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 M/S Dhariwal & Chhoriya Developers LLP through its Partner Mr. Anmol Kanhaiyalal Chhoriya in respect of property bearing Gat/Survey No. 27/1, 39, 40, 41 & 42 admeasuring 6 Hector 43 Are Situated at Bhaipur, Tal.: Arvi, Dist.: Wardha. M/S. DHARIWAL AND CHHORIYA DEVELOPERS LLP., a company incorporated under the LLP Act, 2008.

2. The title history of last 13 years from this date shows the following chain of transaction.

Perusal of Records reveals that the subject matter property in part and parcel of Gat/Survey No. 40 admeasuring H 2.96 R situated at Bhaipur sold by Shobhatai Madhukar@Surendrakumar Gulhane sold to M/S Dhariwal & Chhoriya Developers LLP through its Partner Mr. Anmol Kanhaiyalal Chhoriya by registered sale deed sr. no. 1732/2012 dated 23/10/2012 at Sub Registrar Office, Arvi.

And Shri. Sadashiv Chandrabhan Gulhane sold land Gat/Survey No. 39 admeasuring H 1.40 R situated at Bhaipur to M/S Dhariwal & Chhoriya Developers LLP through its Partner Mr. Anmol Kanhaiyalal Chhoriya by registered sale deed sr. no. 1733/2012 dated 23/10/2012 at Sub Registrar Office, Arvi.

And Shri. Murlidhar Sitaram Gothane sold land Gat/Survey No.27/1 admeasuring H 0.76 R situated at Bhaipur to Shri. Sunil Endarchan Sankalech by registered sale deed sr. no. 2033/2012 dated 20/12/2012 at Sub Registrar Office, Arvi.

Further Shri. Sunil Endarchan Sankalech sold land Gat/Survey No.27/1 admeasuring H 0.76 R situated at Bhaipur to M/S Dhariwal & Chhoriya Developers LLP through its Partner Mr. Anmol Kanhaiyalal Chhoriya by registered sale deed sr. no.260/2014 dated 18/02/2014 at Sub Registrar Office, Arvi.



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And Perusal of Records reveals that the subject matter property in part and parcel of land Gat/Survey No. 42 admeasuring H0.65 R was divided into legal heir of Shri. Gajanan Mahlotrao Godbole namely Shri. Rajendra G. Godbole, Shri. Manoj G. Godbole, Shri. Jayesh G. Godbole and wife Nalini G. Godbole.

Further Nalini Gajananrao Godbole & others sold land Gat/Survey No. 42 admeasuring H 0.65 R situated at Bhaipur to M/S Dhariwal & Chhoriya Developers LLP through its Partner Mr. Anmol Kanhaiyalal Chhoriya by registered sale deed sr. no. 259/2014 dated 18/02/2014 at Sub Registrar Office, Arvi.

And Perusal of Records reveals that the subject matter property in part and parcel of land Gat/Survey No. 41 admeasuring H0.66 R was divided into legal hairs of Shri. Pandurang G. Godbole after his death namely Shri. Sudarshan P. Godbole, Shri. Nandkumar P. Godbole, Sau. Vandana Shankarrao Shrirao, Sau. Shalini Haribhau Gulhane.

Futher Shri. Sudarshan Pandurang Godbole & others sold land Gat/Survey No. 41 admeasuring H0.66 R situated at Bhaipur to M/S Dhariwal & Chhoriya Developers LLP through its Partner Mr. Anmol Kanhaiyalal Chhoriya by registered sale deed sr. no. 454/2014 dated 05/04/2014 at Sub Registrar Office, Arvi.

Further the present owner had applied to the Hon'ble Sub-Division Officer, Arvi for converting his agricultural land into Non-Agriculture land and the Hon'ble Sub-Division Officer, Arvi has passed N.A. order vide order bearing No. 05/NAP-34/2013-14 dated 17/03/2020 and the Lay-out also sanctioned by Town Planning Office Arvi Vide Latter No.NA/Mauje Bhaipur/Tal.Arvi/Dist.Wardha/S.N.27/1,39,40,41,42/TPD1508 dated 21/10/2014 granted sanction for the Non Agricultural use of the said property by which the said land has been sub divided in to 241 plots and open space.

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 said immovable property.

Search of the above mentioned property was carried out in the office of Sub-Registrar Arvi for 13 years by vide receipt No. MH000946281202021E dated 04/06/2020 Search of record of Sub-Registrar Arvi reveals that aforesaid property has not been dealt above.

Upon perusal of record given in my opinion the title of M/S Dhariwal & Chhoriya Developers LLP through its Partner Mr. Anmol Kanhaiyalal Chhoriya respect of Non Agricultural land bearing Gat/Survey No. 27/1, 39, 40, 41 & 42 admeasuring 6 Hector 43 Are Situated at Mauje Bhaipur, Taluka Arvi, District Wardha is CLEAR, PERFECT AND MARKETABLE AND FREE FROM ALL ENCUMBRANCES AND AVAILABLE FOR MORTGAGE.



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SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

All that piece and parcel of subject matter of Non Agricultural land bearing Gat/Survey No. 27/1, 39, 40, 41 & 42 admeasuring 6 Hector 43 Are Situated at Mauje Bhaipur, Taluka Arvi, District Wardha within the limits of Sub- Registrar, Arvi & Grampanchayat Bhaipur is owned and possessed by M/S Dhariwal & Chhoriya Developers LLP through its Partner Mr. Anmol Kanhaiyalal Chhoriya is bounded as below:

On or towards East : Survey No. 42 & 15

On or towards West : Survey No 29, 37 & 38

On or towards South : Shiv

On or towards North : Survey No. 25 & 26, 16.

List of Documents studied:

1. Copy of 7/12 extract of Gat/Survey No. 27/1, 39, 40, 41 & 42.
2. Copy of Mutation entry.
3. Copy of Registered Sale Deeds.
4. Copy of N.A.Order..
5. Copy of order sanctioned.
6. Search Receipt No. MH000946281202021E dated 04/06/2020 dated of Sub Registrar Arvi towards search for 13years from 2007 to 2020.

Yours Sincerely,

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

SURENDRA J. RUNWAL

(ADVOCATE)

Surendra J. Runwal

ADVOCATES

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Date : 04/06/2020

TITLE CERTIFICATE

Reference: Property bearing Gat/Survey No. 27/1, 39, 40, 41 & 42 admeasuring 6 Hector 43 Are Situated at Mauje Bhaipur, Taluka Arvi, District Wardha.

This is to certify that, I have investiGat/Surveyed the title to the aforesaid properties and have parused the title deed and extracts of revenue record. I have also seen the N.A. Order by The Hon'ble Sub-Registrar Arvi.

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 dated 04/06/2020. M/S Dhariwal & Chhoriya Developers LLP through its Partner Mr. Anmol Kanhaiyalal Chhoriya is the present owner of the said property.

Hence M/S Dhariwal & Chhoriya Developers LLP through its Partner Mr. Anmol Kanhaiyalal Chhoriya 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

(ADVOCTE)