

Mohan Sharma

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HIGH COURT ADVOCATE

Office : Sham Tower, Chamber No. 107, 1st Floor, 164/2, R.N.T. Marg,
Near Hotel President Indore (M.P.), ☎ : 0731-2514142, Mobile : 98266-78188

Residence : 846, Raja Gali, Mhow
Distt. Indore (M.P.)
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October 04, 2016

SEARCH REPORT

Residential Colony "Extraan Orchid Park" at Land bearing Survey No. 290/2/2,
291/6/1/1/1, 291/6/1/2, 291/6/3/2, 306/1, 306/2, 307, 289/2, 298-P having area
17.596 hectare at Village Songir, Tehsil Hatod District Indore

Name, Father's name & Address of the present owner	: Smt. Sohadrabai W/o. Shri Punjraj Patel, Smt. Ramkanya W/o. Shri Navalsingh Patel, Smt. Sangeeta Bai W/o. Shri Rameshwar Patel, Smt. Sunita W/o. Shri Mahesh, Smt. Sunita W/o. Shri Vishnu, Smt. Santosh W/o. Shri Jagdish Patel (Owner) and Extraan Reality (India) Pvt. Ltd. through Director Shri Ashok Sharma S/o. Shri Sampatlal Sharma (Formerly known as Bloombarg Reality India Pvt. Ltd.) (Developer)
Description of the Property	: All Add. Indore. Residential Colony "Extraan Orchid Park" at Land bearing Survey No. 290/2/2, 291/6/1/1/1, 291/6/1/2, 291/6/3/2, 306/1, 306/2, 307, 289/2, 298-P having area 17.596 hectare at Village Songir, Tehsil Hatod District Indore

The present owner derives her title over the said property as under:

Survey No. 291/6/1/1, 290/2, 306/1, 291/6/1/2, 291/6/3/2,

1. That, as per documents and information made available to me, I find that land bearing Survey No. 291/6/1/1 having area 1.792 Hectare of Village Songir, Teh. Hatod. Dist. Indore was initially owned and possess by Bharath Singh S/o Shri Bhanwarsingh Rajput as Bhumiswami as is evident from perusal of revenue record made available.

2. That, as per documents and information made available to me, I find that land bearing Survey No. 290/2 having area 2.517 Hectare of Village Songir, Teh. Hatod, Dist. Indore was initially owned and possess by Vijay Singh S/o Shri Bhanwarsingh Rajput as Bhumiswami as is evident from perusal of revenue record made available.

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3. That, as per documents and information made available to me, I find that land bearing Survey No. 306/1 having area 2.342 Hectare of Village Songir, Teh. Hatod, Dist. Indore was initially owned and possess by Vijay Singh S/o Shri Bhanwarsingh Rajput as Bhumiswami as is evident from perusal of revenue record made available.

4. That, as per documents and information made available to me, I find that land bearing Survey No. 291/6/1/2 having area 1.265 Hectare and Survey No. 291/6/1/3 having area 1.263 Hectare of Village Songir, Teh. Hatod, Dist. Indore was initially owned and possess by Sajan Singh S/o Shri Lal Singh as Bhumiswami as is evident from perusal of revenue record made available. As per revenue entry made year 2002-03 the said piece of land bearing survey No. 291/6/1/2 having area 1.265 Hectare was mutated in the name of Smt. Shyam Kunwar Bai W/o Late Shri Bhadar Singh. Out of land bearing survey No. 296/6/1/3 an area admeasuring 0.157 Hectare was sold and mutated in the name of Shri Suresh S/o Shri Ram and was categorized at survey no. 291/6/1/3/1 having area 0.157 Hectare. The remaining land was mutated in the name of Smt. Shyam Kunwar Bai and is categorized is survey No. 291/6/1/3/2 having area 1.106 Hectare.

5. That, by registered Sale Deed No. 1A/1987 dtd. 25.02.2009 by Shri Lalsingh , Shri Bharat Singh. Shri Vijay Singh all S/o Shri Bhanwarsingh Rajput and Smt. Shyam Kunwar Bai W/o Late Shri Bhadarsingh sold land bearing Survey No. 290/1/2 having area 0.003 Hectare, Survey No. 291/6/1/1 (after sub division 291/6/1/1/1) having area 1.785 Hectare, Survey No. 290/2 having area 2.124 Hectare, Survey No. 306/1 having area 2.342 Hectare, Survey No. 291/6/1/2 having area 1.265 Hectare, Survey No. 291/6/1/3/2 having area 1.106 Hectare, having total area 8.625 Hectare to Smt. Sodra Bai W/o Shri Punjraj Patel and Smt. Ramkanya Bai W/o Shri Naval Singh Patel for a consideration of Rs. 77,62,500/-.

Survey No. 289

6. That, as per document and information made available to me, I find that land bearing Survey No. 289 having area 1.932 Hectare was initially owned and possess of Smt. Meera Bai W/o Shri Dhulji as is Bhumiswami as is evident from perusal of revenue record made available. As per revenue entry made in the year 2004-05 the said land was divided into two parts which was categorized at Survey No. 289/1 having area 1.265 Hectare and mutated in the name of Shri Gajraj Singh S/o Shri Sardar Singh Rajput and Survey No. 289/2 having area 1.932 Hectare and mutated in the name of Smt. Meera Bai S/o Shri Dhulji as per order dtd. 21.06.2005.

7. That by a Regd. Sale Deed No. 1A/6332 dtd. 12.03.2007, Smt. Meera Bai W/o Shri Dhulji sold land bearing Survey No. 289/2 having area 1.932 Hectare of Village Songir to Smt. Sunita W/o Shri Mahesh Patel and Smt. Ramkanya Bai W/o Shri Navalsingh Patel for a consideration of Rs. 6,87,000/-.

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Survey No. 306/2 & 307

8. That, as per document and information made available to me, I find that land bearing Survey No. 306/2 having area 1.541 Hectare and Survey No. 307 having area 5.301 Hectare of Village Songir was initially owned and possess by Shri Inder Singh and Shri Arjun Singh Both S/o Shri Tejsingh and Smt. Kamala Bai W/o Shri Tejsingh as Bhumiswami as is evident from perusal of revenue record made available.

9. That by a Regd. Sale Deed No. 1A/623 dtd. 09.09.2008 (date of execution 15/11/2006), Shri Inder Singh and Shri Arjun Singh Both S/o Shri Tejsingh and Smt. Kamala Bai W/o Shri Tejsingh sold land bearing Survey No. 306/2 having area 1.541 Hectare and Survey No. 307 having area 5.301 Hectare of Village Songir to Smt. Sodrabai W/o Shri Punraj Patel and Smt. Ramkanyabai W/o Shri Navalsingh Patel for a consideration of Rs. 14,30,000/-.

Survey No. 295, 297 & 298

10. That, as per document and information made available to me, I find that land bearing Survey No. 295 having area 0.219 Hectare and Survey No. 297 having area 0.210 Hectare and Survey No. 298 having area 1.084 Hectare of Village Songir was initially owned and possess by Shri Kishanlal S/o Shri Jagannath as Bhumiswami as is evident from perusal of revenue record made available. As per revenue entry made year 2005-06 the said land was mutated in the name of Shri Ambaram S/o Shri Surajmal.

It is to note that how and in what manner the said land was transferred in the name of Shri Ambaram is not disclosed neither any title document or transfer it is made available for the same. However, in the said project only 0.200 Hectare of land of Survey No. 298 is involved.

11. That by a Regd. Sale Deed No. 1A/6830 dtd. 12.03.2007, Shri Ambaram Shri Surajmal sold land Survey No. 295 having area 0.219 Hectare and Survey No. 297 having area 0.210 Hectare and Survey No. 298 having area 1.084 Hectare of Village Songir having total area 1.513 Hectare to Smt. Sangitabai W/o Shri Rameshwar Kalota. Smt. Santosh W/o Shri Jagdish Kalota, Smt. Sunita W/o Shri Vishnu Kalota for a consideration of Rs. 5,38,000/-.



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12. That, Bhu Adhikar Avem Rin Pustika No. 65367 was issued by Tehsildar Indore in favour of Smt. Sohadrabai W/o. Shri Punjraj Patel & Smt. Ramkanyabai W/o. Shri Navalsingh Patel and Bhu Adhikar Avem Rin Pustika No. 36712 was issued by Tehsildar Indore in favour of Smt. Sunita W/o. Shri Mahesh Patel & Smt. Ramkanya W/o. Shri Navalsingh Patel and Bhu Adhikar Avem Rin Pustika No. 36711 was issued by Tehsildar Indore in favour of Smt. Sangeeta Bai W/o. Shri Rameshwar Patel. Smt. Santosh W/o. Shri Jagdish Patel, Smt. Sunita W/o. Shri Mahesh Patel and the said pieces of land are mutated in the name of the said owners in the revenue records.

13. That, by a Regd. Development Agreement No. 1A/1514 dt. 17.02.2011, Smt. Sohadrabai W/o. Shri Punjraj Patel & Smt. Ramkanyabai W/o. Shri Navalsingh Patel entered into an agreement with Bloomberg Realty (India) Pvt. Ltd. for development of residential colony on the land bearing Survey No. 290/1/2/2, 290/2/2, 291/6/1/1/1, 291/6/1/2, 291/6/1/3/2, 306/1, 306/2, 307 having area 15.467 hectare at Village Songir, Tehsil Hatod District Indore on the terms and conditions contained therein.

14. That, as per information gathered from the given documents, the name of the company Bloomberg Realty (India) Pvt. Ltd. is now changed to Extraan Reality (India) Pvt. Ltd. as is evident from perusal of certificate dt. 19.05.2014 issued by Registrar of Companies Maharashtra.

15. That, by a Regd. Development Agreement No. MP179152016A1205032 dt. 31.03.2016. Smt. Sunita W/o. Shri Mahesh Patel through attorney Shri Mahesh S/o. Shri Ramprasad Patel & Smt. Ramkanya W/o. Shri Navalsingh Patel, Smt. Sangeeta Bai W/o. Shri Rameshwar Patel, Smt. Santosh W/o. Shri Jagdish Patel, Smt. Sunita W/o. Shri Vishnu Patel through attorney Shri Jagdish S/o. Shri Navalsingh Patel entered into an agreement with Extraan Reality (India) Pvt. Ltd. through Director Shri Ashok Sharma S/o. Shri Sampatlal Sharma for development of residential colony on Survey No. 289/2 having area 1.932 hectare and Survey No. 298 Part having area 0.200 hectare on the terms and conditions contained therein.

16. That, thereafter the said owner and developers in order to raise a residential colony on the Land bearing Survey No. 290/2/2, 291/6/1/1/1, 291/6/1/2, 291/6/3/2, 306/1, 306/2, 307, 289/2, 298-P having area 17.596 hectare at Village Songir, Tehsil Hatod District Indore got following permissions from Government departments and authorities:-

- Diversion order Dt. 01.06.2012 passed in Case No. 27/A-2/11-12 by SDO (Revenue) Hatod U/s 172 of the M.P.L.R. Code for residential purpose.
- Layout plan approval from Joint Director, Town & Country Planning Department vide its Memo No. 1679 dt. 03.04.2012.

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- Registrikan Certificate No. 23/2011 dt. 02.08.2011 by S.D.O. Revenue Hatod.
- Development Permission No. 520 dt. 01.06.2012 by S.D.O. Revenue Hatod.
- Regd. Mortgage Deed No. MP179152015A1214449 dt. 18.12.2015 by and between Smt. Sohadrabai W/o. Shri Punraj Patel, Smt. Ramkanya W/o. Shri Navalsingh Patel, Smt. Sangeeta Bai W/o. Shri Rameshwar Patel, Smt. Sunita W/o. Shri Mahesh, Smt. Sunita W/o. Shri Vishnu, Smt. Santosh W/o. Shri Jagdish Patel fvg. S.D.O. Revenue Hatod (For Mortgage of Plot No. S-58 to S-65, S-291 to S-292, S-230, S-231, S-310 to S-323, P-71 to P-102, J-15 to J-32, J-61 to J-76, J-101 to J-116, J-136 to J-149, J-168 to J-183, J-205 to J-218, J-243 to J-256, J-269 to J-286 total 178 plots having total Plot area 178000 Sq.ft.).

That, the said Residential Colony is known as **"Extraan Orchid Park (Earlier Known as Bloomberg)"**.

I hereby declare that the titles of the above referred property for last 13 years have been examined by me, from the information given to me and believing the same to be true, correct and trustworthy and also believing the documents/ copies/papers etc. furnished in his/its file to be true and genuine and after going through the same, I am of the opinion that the right, title of the Residential Colony **"Extraan Orchid Park"** at Land bearing Survey No. 290/2/2, 291/6/1/1/1, 291/6/1/2, 291/6/3/2, 306/1, 306/2, 307, 289/2, 298-P having area 17.596 hectare at Village Songir, Tehsil Hatod District Indore belongs to Smt. Sohadrabai W/o. Shri Punraj Patel, Smt. Ramkanya W/o. Shri Navalsingh Patel, Smt. Sangeeta Bai W/o. Shri Rameshwar Patel, Smt. Sunita W/o. Shri Mahesh, Smt. Sunita W/o. Shri Vishnu, Smt. Santosh W/o. Shri Jagdish Patel (Owner) and Extraan Reality (India) Pvt. Ltd. through Director Shri Ashok Sharma S/o. Shri Sampatlal Sharma (Developer) are clear and marketable and that there is no charge, right, lien or encumbrance over the said property and are free from all reasonable doubts.

Search Certificate:

I carried out search on 03.10.2016 of Index No. II Book No. I in the office of the Sub-Registrar, Indore in respect of Village Songir, Tehsil Hatod District Indore for the last 13 years and I did not find any entry therein effecting any transfer of the property by way of sale, Gift, Mortgage etc. in respect of the said property affecting the title of the present owner adversely. The search of Indexes has been carried out, as they were maintained & available. Indexes of current year are not available.

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Thus, considering above, in my opinion, Smt. Sohadrabai W/o. Shri Punjraj Patel, Smt. Ramkanya W/o. Shri Navalsingh Patel, Smt. Sangeeta Bai W/o. Shri Rameshwar Patel, Smt. Sunita W/o. Shri Mahesh, Smt. Sunita W/o. Shri Vishnu, Smt. Santosh W/o. Shri Jagdish Patel (Owner) and Extraan Reality (India) Pvt. Ltd. through Director Shri Ashok Sharma S/o. Shri Sampatlal Sharma (Developer) have clear and marketable title to Residential Colony "Extraan Orchid Park" at Land bearing Survey No. 290/2/2, 291/6/1/1/1, 291/6/1/2, 291/6/3/2, 306/1, 306/2, 307, 289/2, 298-P having area 17.596 hectare at Village Songir, Tehsil Hatod District Indore. The chain of title is complete and the property is free from encumbrance.


Mohan Sharma
Advocate

Encl.: Search Fee Receipt No. 23549 / 03.11.2016