SUDHAKAR P. PATIL

B.Sc. (Hon.) LL.B.
ADVOCATE
Reg.No. 458/1980

Office:

133, New Shopping Centre,
Nagarpalika Jin,PACHORA 424201
Phone No.(Off-243676)(Res-244476)
Mob.No. : 9423938076

DATE:23/06/2017

SEARCH CUM TITLE REPORT

TO WHOM SO EVER IT MAY CONCERN

Respected Sir,

I have gone through revenue papers and I have taken a search of Sub Registry Pachora for a period of 15 years in respect of **1) Plot No.39/1- Area 63.41 Sq.Mtr; 2) Plot No.39/2- Area 63.41 Sq.Mtr; 3) Plot No.39/3- Area 63.41 Sq.Mtr; 4) Plot No.39/4- Area 63.41 Sq.Mtr; 5) Plot No.39/5- Area 63.41 Sq.Mtr; 6) Plot No.39/6- Area 63.41 Sq.Mtr; 7) Plot No.39/7- Area 63.41 Sq.Mtr; 8) Plot No.39/8- Area 199.50 Sq.Mtr; 9) Plot No.39/9- Area 223.21 Sq.Mtr; 10) Plot No.39/10- Area 199.61 Sq.Mtr; 11) Plot No.39/11- Area 199.50 Sq.Mtr; 12) Plot No.39/12- Area 63.41 Sq.Mtr; 13) Plot No.39/13- Area 63.41 Sq.Mtr; 14) Plot No.39/14- Area 63.41 Sq.Mtr; 15) Plot No.39/15- Area 63.41 Sq.Mtr; 16) Plot No.39/16- Area 63.41 Sq.Mtr; 17) Plot No.39/17- Area 63.41 Sq.Mtr; 18) Plot No.39/18- Area 63.41 Sq.Mtr; out of NA Gat No.123** situated at Pungaon shivar & Pungaon Group Grampanchayat Area at present above total 18 Plots belongs to **RAMESH SHANKARLAL MOR,**R/o.Pachora,Tal.Pachora,Dist.Jalgaon.

SUDHAKAR P. PATIL ADVOCATE Rg.No. 458/1980 PACHORA

A) PARTICULARS OF PLOT PROPERTIES :

Taluka & District	Situated at	PLOT No.	Area
Pachora	Pungaon shivar	1) Plot No.39/1	63.41 Sq.Mtr
		2) Plot No.39/2	63.41 Sq.Mtr

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PACHORA JALGAON	WITHIN PUNGAON GROUP GRAMPANCHAYAT AREA & PUNGAON SHIVAR	**3)** Plot No.39/3	63.41 Sq.Mtr
		4) Plot No.39/4	63.41 Sq.Mtr
		5) Plot No.39/5	63.41 Sq.Mtr
		6) Plot No.39/6	63.41 Sq.Mtr
		7) Plot No.39/7	63.41 Sq.Mtr
		8) Plot No.39/8	199.50 Sq.Mtr
		9) Plot No.39/9	223.21 Sq.Mtr
		10) Plot No.39/10	199.61 Sq.Mtr
		11) Plot No.39/11	199.50 Sq.Mtr
		12) Plot No.39/12	63.41 Sq.Mtr
		13) Plot No.39/13	63.41 Sq.Mtr
		14) Plot No.39/14	63.41 Sq.Mtr
		15) Plot No.39/15	63.41 Sq.Mtr
		16) Plot No.39/16	63.41 Sq.Mtr
		17) Plot No.39/17	63.41 Sq.Mtr
		18) Plot No.39/18	63.41 Sq.Mtr

B) BOUNDARIES OF PLOT PROPERTIES :

Plot No.	On East	On West	On North	On South
1) Plot No.39/1	Plot No.38	Plot No.39/2	9 Mtr Wide Road	Plot No.39/18
2) Plot No.39/2	Plot No. 39/1	Plot No.39/3	9 Mtr Wide Road	Plot No.39/17
3) Plot No.39/3	Plot No. 39/2	Plot No.39/4	9 Mtr Wide Road	Plot No.39/16
4) Plot No.39/4	Plot No. 39/3	Plot No.39/5	9 Mtr Wide Road	Plot No.39/15
5) Plot No.39/5	Plot No. 39/4	Plot No.39/6	9 Mtr Wide Road	Plot No.39/41
6) Plot No.39/6	Plot No. 39/5	Plot No.39/7	9 Mtr Wide Road	Plot No.39/13
7) Plot No.39/7	Plot No. 39/6	Plot No.39/8	9 Mtr Wide Road	Plot No.39/12
8) Plot No.39/8	Plot No. 39/7	Plot No.39/9	9 Mtr Wide Road	Plot No.39/11
9) Plot No.39/9	Plot No. 39/8	9 Mtr Wide Road	9 Mtr Wide Road	Plot No.39/10
10) Plot No.39/10	Plot No. 39/11	9 Mtr Wide Road	Plot No.39/9	6 Mtr Wide Road
11) Plot No.39/11	Plot No. 39/12	Plot No. 39/10	Plot No.39/8	6 Mtr Wide Road

SUDHAKAR P. PATIL ADVOCATE Rg.No. 458/1980 PACHORA

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CHALLAN

MTR Form Number-6

GRN	MH002615187201718E	BARCODE		Date	22/06/2017-08:20:26	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Search Fee Search Fee			TAX ID (If Any)			
				PAN No.(If Applicable)			
Office Name	PCR_PACHORA SUB REGISTRAR			Full Name	ADV SUDHAKAR P PATIL PACHORA		
Location	JALGAON						
Year	2017-2018 One Time			Flat/Block No.			
Account Head Details		Amount In Rs.		Premises/Building			
0030072201	SEARCH FEE	375.00		Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)	Serch of Plot No 39/1 to 39/18 of NA Gat No 123 of Pungaon Tal Pachora Dist Jalgaon for 2003 to 2017		
Total		375.00		Amount In Words	Three Hundred Seventy Five Rupees Only		
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572017062228352	IK00FLCEA1
Cheque/DD No.				Date		22/06/2017-08:20:57	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 8275618877

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.

Page 1/1

Print Date 22-06-2017 08:20:58

D) PAST AND PREVIOUS TITLE HISTORY:

SUDHAKAR P. PATIL ADVOCATE Rg.No. 458/1988 PACHORA

I) Previously Gat No.123-area 1H.79R situated within Pungaon shivar area was owned and possessed by Atul Subhash Sawa,then Atul Subhash Sawa have applied for N.A. residential

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12) Plot No.39/12	Plot No. 39/13	Plot No. 39/11	Plot No.39/7	6 Mtr Wide Road
13) Plot No.39/13	Plot No. 39/14	Plot No. 39/12	Plot No.39/6	6 Mtr Wide Road
14) Plot No.39/14	Plot No. 39/15	Plot No. 39/13	Plot No.39/5	6 Mtr Wide Road
15) Plot No.39/15	Plot No. 39/16	Plot No. 39/14	Plot No.39/4	6 Mtr Wide Road
16) Plot No.39/16	Plot No. 39/17	Plot No. 39/15	Plot No.39/3	6 Mtr Wide Road
17) Plot No.39/17	Plot No. 39/18	Plot No. 39/16	Plot No.39/2	6 Mtr Wide Road
18) Plot No.39/18	Plot No.55	Plot No. 39/17	Plot No.39/1	6 Mtr Wide Road

And I found that **RAMESH SHANKARLAL MOR,**R/o. Pachora,Tal.Pachora,Dist.Jalgaon is in possession of abovementioned Properties.Title of the above properties are clear,free and marketable title.

C) DESCRIPTION OF DOCUMENTS SCRUTINIZED: I have verified the following documents received from your Branch.

06)(a) Particulars of the documents scrutinized-serially and chronologically
(b) Name of documents verified and as to whether they are originally or certified copies or registration extracts duly certified.

Sr. No.	Date of Documents	Description of Documents and Name of Parties	Original/ Certified/ True Copy
01	11/08/2005	**M.E.NO.3127:** Regarding NA Residential use permission of Gat No.123 sanctioned by Hon'ble SDO Pachora,and Lay-out is sanctioned by Hon'ble ADTP,Jalgaon.	**Certified**
02	11/08/2005	**NA Order No./Jamin/Binsheti/SR/33/ 2004/-Dated 11/08/2005 passed by Hon'ble SDO, Pachora.**	**Certified**
03	14/04/2013	**M.E.NO.5388 :** Regarding Purchase of Plot No.39 to 54 out of NA Gat No.123 by Present Owner Ramesh Shankarlal Mor from Manish Shivajirao Bhosale.	**Original Sale deed is available**
04	13/06/2017	**Latest 7/12 Extract**s in respect above mentioned Properties in the name of Present Owner Ramesh Shankarlal Mor.	**Certified**

D) PAST AND PREVIOUS TITLE HISTORY:

SUDHAKAR P. PATIL ADVOCATE Rg.No. 458/1988 PACHORA

I) Previously Gat No.123-area 1H.79R situated within Pungaon shivar area was owned and possessed by Atul Subhash Sawa,then Atul Subhash Sawa have applied for N.A. residential

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use permission for Gat No.123-area 1H.79R before Hon'ble SDO Pachora and permission for NA residential use had been granted as per order no.Jamin/Binsheti/SR/33/2004/Dated 11/08/2005, then Hon'ble ADTP,Jalgaon had sanctioned Lay-out as per letter no.1965/ Dated 05/07/2004 for above property and Total 98 plots are demarcated.**Vide M.E.No.3127 Dated 23/03/3006.**

II) Then Manish Shivajirao Bhosale have purchased Plot No.39 to 54,58 to 72,91 to 98 out of NA Gat No.123 for consideration of amount Rs.4,87,000/-Dated 08/12/2009 from Atul Subhash Sawa through his power of attorney holder Dipak Sawa by Regd.Sale deed,**Vide M.E.No.3871 Dated 08/12/2009**.

III) Then Present Owner Ramesh Shankarlal Mor have purchased Plot No.39 to 54 (Total 16 Plots) out of NA Gat No.123 for consideration of amount Rs.12,60,000/-Dated 04/03/2013 from Manish Shivajirao Bhosale by Regd.Sale deed(Regd.Docu.No. 1388/2013),**Vide M.E.No.5388 Dated 03/05/2013**.

IV) Then Ramesh Shankarlal Mor had applied dated 06/03/2017 for consolidation and amalgamation of Plot No.39 to 54 (Total 16 Plots) out of NA Gat No.123 for residential purpose before Hon'ble SDO Pachora and Town Planner, ADTP Jalgaon for consolidation and amalgamanion of above Plot No.39 to 54 (Total 16 Plots) out of NA Gat No.123 in this effect Hon'ble Town Planner,ADTP Jalgaon have issued letter no.Ektrikaran/vibhajan/Pungaon/Gat No.123/Plot No.39 to 54/ADTP/723-Dated 05/04/2017,and SDO Pachora passed order no./Land/Amalgamation,Consolidation and Distribution/Kavi/450/2017-Dated 24/04/2017.

Accordingly **M.E.No.7583 dated 29/04/2017** had been effected and sanctioned by the revenue authority.

V) So due to consolidation and amalgamation of Plot No.39 to 54 (Total 16 Plots) out of NA Gat No.123,new plots area is

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demarcated as Plot Nos.39/1 to 39/18 and area is mentioned as above in description column.

VI) So Present owner **RAMESH SHANKARLAL MOR,**R/o Pachora,Tal.Pachora,Dist-Jalgaon, are in actual possession of the above mentioned properties,and there is no any charge or encumbrances over the Plot No.39/1 to Plot No.39/18, so Title of above properties i.e. Plot No.39/1 to Plot No.39/18 are clear and free from all encumbrances.Present applicants are ready to mortgage Plot No.39/1 to Plot No.39/18.Hence in this effect Search is taken in Pachora Sub-Registrar office and Tahsil records, revenue records,and Search receipt is enclosed herewith.

E) LEGAL OPINION:

(1) On perusal of all the above referred documents and after taking search, I am of the opinion that the above Property **Plot No.39/1 to 39/18 out of NA Gat No.123** situated at Pungaon shivar & Pungaon Group Grampanchayat Area at present above total 18 Plots belongs to **RAMESH SHANKARLAL MOR,**R/o.Pachora, Tal.Pachora,Dist.Jalgaon.

(2) The said documents of title referred to above are the perfect evidence of the Title of the properties. There is no any previous charges/ encumbrance on the above properties,Hence I certify that title is clear and free from all encumbrance and also readily marketable.

Search Date -22/06/2017

Receipt No.GRN MH002615187201718E

Year 2003 to 2017

Joint Sub Registrar Class-2,Pachora

SUDHAKAR P. PATIL ADVOCATE Rg.No. 458/1988 PACHORA

PACHORA

DATE:22/06/2017

SUDHAKAR P. PATIL

ADVOCATE, PACHORA

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