Sau. Bharti Dinesh Isai

Advocate,

Plot No.71, "Mauli", Near Labour Office Vivekanand Nagar,Jilha Peth, Jalgaon Tal. & Dist. Jalgaon.
94203 87646

Title Verification Report

Mr.Harsh Anilkumar Jaju & Mr. Vijay Nemichand Jain

Plot no.1,admeasuring area open area 601.12 sq.mts. of Gat no. 466/2/3 ,zone no.7/213 ,situated at Mehrun , come to the limit of Municipal Council Jalgaon ,Jalgaon Tal- Dist. Jalgaon

CHALLAN

MTR Form Number-6

GRN	MH007824035201617E	BARCODE		Date	20/01/2017-16:22:51	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Search Fee Other Items			TAX ID (If Any)			
				PAN No.(If Applicable)			
Office Name	JLG1_HQR SUB REGISTRAR JALGAON 1			Full Name	Adv Bharti Isai		
Location	JALGAON						
Year	2016-2017 One Time			Flat/Block No.	Sai Paradies Apartment		
Account Head Details		Amount In Rs.		Premises/Building			
0030072201	SEARCH FEE	325.00		Road/Street	Maharashtra Bank Colony		
				Area/Locality	Mahabal Jalgaon		
				Town/City/District			
				PIN		4 2 5 0 0 1	
				Remarks (If Any)	period cover for 13 years of Plot no 1 of S.no.466/1/3 of Mehrun		
Total		325.00		Amount In Words	Three Hundred Twenty Five Rupees Only		
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572017012009750	IK00BOBVF1
Cheque/DD No.				Date		20/01/2017-16:25:15	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9420387646



Print Date 20-01-2017 04:25:18

Sau. Bharti Dinesh Isai

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LEGAL SCRUTINY REPORT

Date-19/01/2017

To,

Whom so ever,
R/o- Jalgaon

R/ Sir,

Account Name and address of the title holder: Mr.Harsh Anilkumar Jaju & Mr. Vijay Nemichand Jain ,Jalgaon ,Tal & Dist. Jalgaon. With reference to your oral information

I. Details/description of the documents scrutinized:

Sr NO.	Date of Document	Name /Type of Document	Regn/Ref. No. of the document with date	Whether Original/Certified /True copy/Photostat
1.	19-11-2010	Registered Sale deed	6111/10	Original
2.	17-01-2017	7/12 extract		Certified Copy
3.	19-01-2017 &29-02-2016	Mutation entries	--	Certified Copy
4.	20-01-2017	Receipt no. MH007824035201617E		Original

Name of applicant--- Mr.Harsh Anilkumar Jaju & Mr. Vijay Nemichand Jain ,Jalgaon ,Tal & Dist. Jalgaon.

Purpose of Investigation— To find out clear and marketable value of/ title in respect of ------ Plot no.1, admeasuring area open area 601.12 sq.mts. of Gat no. 466/2/3 ,zone no.7/213 ,situated at Mehrun , Municipal Council Jalgaon ,Jalgaon Tal- Dist. Jalgaon .

1.

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Boundaries of the Plot no.1-------- Towards East—18 mt. D.P. Road

Towards West— Plot No.2

Towards North- Remaining area of S.No.467

Towards South—12 mt. Road

Past and previous history of said property-----

1)**M.E.No. 13104**-- On 06-04-1982--N.A.Order & lay out--N.A.Permission -I found that applicants filed an application for N.A.Permission , & Hon,able collector Jalgaon was pleased to grant N.A.Permission in respect of Gat no.466/2/3 , situated atMehrun , Jalgaon, Tal & Dist : Jalgaon by his office order no.RB/LNA/SR/147/81 ,dt.05-04-1982 , on terms & condition mentioned therein. and said land was divided into plot no.1 to 34 and also Order no. DV/MEHRUN/3414 , dt.15-012-1981 passed by Asst. Director Town Planning Jalgaon .

And—1-- Plot no.1 ,2 to 4 was allot to Sau,Sushila Ramnaryan Agrwal ,

2-- Plot no.15 17 & 18 was allot to Mr.Ramnaryan Jaggnath Agrwal

3- Plot no.16,25,26 & ,27 was allot to Mr. Vinod Ramnaryan Agrwal

4-- Plot no.5 to 9 was allot to Mr. Pramod Ramnaryan Agrwal

5—Plot no.10,11,12 to 14 was allotted to Mr. Parasmal Champalal Kankaria.

6-- Plot no.19,20,21, & 22 was allotted to Mr. Shantilal Champalal Kankaria

7-- Plot no.30,31,32 &33 was allotted to Mr. Satish Champalal Kankaria

And accordingly said M.E.No.13104 was effected in record of rights.

2--**M.E.No.62476** -—By Sale-On 12-09-1994---I found that Sau.Sushila Ramnaryan Agrwal sold out Plot no.1,admeasuring area open area 601.12 sq.mts. of Gat no. 466/2/3 ,zone no.7/213 ,situated at Mehrun , come to the limit of Municipal Council Jalgaon ,Jalgaon Tal- Dist. Jalgaon to Mr.Harsh Anilkumar Jaju & Mr. Vijay Nemichand Jain by registered sale deed document bearing no.6111, on 19-11-2010 ,for consideration of

ॲड. भारती दिनेश [illegible]
जळगांव

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Rs.16,00,000/- ,and accordingly M.E.No.62476 was effected in record of rights.

Search Taken—

Record of Sub –Registrar office Jalgaon , from 1988 to 19-01-2017 , 7/12 Extract, 'Mutation Entries , Original Registered Sale deed no.6111/2010 of property .

Legal Opinion---

I certify that, Mr.Harsh Anilkumar Jaju & Mr. Vijay Nemichand Jain has /have a valid clear, absolute, good, perfect and marketable title to the property Plot no.1,admeasuring area open area 601.12 sq.mts. of Gat no. 466/2/3 ,zone no.7/213 ,situated at Mehrun , come to the limit of Municipal Council Jalgaon ,Jalgaon Tal- Dist. Jalgaon and the title deeds to the property concerned being Original copy of order and not duplicate or fake. This legal opinion has been given without any interest direct or indirect after verifying all the necessary relevant papers, original copy of which is returned back duly authenticated. Free from all encumbrances.

Hence this certificate

Signature of the Advocate who has scrutinized the title deeds/documents

Place : Jalgaon.

Date: 20-01-2017

Name of the Advocate: **Bharati Dinesh Isai**

