



CHALLAN
MTR Form Number-6

GRN MH008957030201718E		Barcode		Date 02/01/2018-16:52:38	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 JLG2_JALGAON 2 JOINT SUB REGISTRAR		Full Name		Adv Rekha Patil	
Location JALGAON		Flat/Block No.			
Year 2017-2018 One Time		Premises/Building			
Account Head Details		Amount In Rs.			
0030072201 SEARCH FEE		325.00			
		Road/Street			
		Area/Locality			
		Town/City/District			
		PIN		4 2 5 0 0 1	
		Remarks (If Any)			
		Title Verification from 2006 to 2018 Plot no 39 40 41 42 43 43 44 45 46 G			
		no 121/A2 Nimkhedi Kh.			
		Amount In		Three Hundred Twenty Five Rupees Only	
Total		325.00		Words	
Payment Details CANARA BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02400412018010200247	1060201201800247
Cheque/DD No.		Bank Date	RBI Date	02/01/2018-16:53:38	Not Verified with RBI
Name of Bank		Bank-Branch	CANARA BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document. Mobile No. : Not Available
संदर्भ चलन "ट्रिप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Adv. Rekha V. Patil

Residence: N-27 B, Mahavir Nagar, Near Milk Federation, Jalgaon Ph. No. (0257) 2224455,
2224456, Mob.9422283633

Title Search Report

dt.02/01/2018

Name of the Applicant

Sager Pandit Tade

At Post -Jalgaon Tal & Dist Jalgaon

Title Search Report in respect to Plot No. 39+40+41+42+43+44+45+46 of Gat No.121/A/2 of Nimkhedi Kh. within limits of Jalgaon Municipal Corporation at Jalgaon

Title Holder/ Applicant - Shri Sagar Pandit Tade

Sir,

I have perused following documents

- a) Xerox 7/12 Extract dt.09/11/2016
- b) Xerox D extract of the property
- c) Xerox N. A. Order On dt. 20/06/1989
- d) Xerox Sale deed dt. 06/06/2017 Reg. sr. no.1700
- e) Xerox Sale deed dt. 06/06/2017 Reg.Sr.No. 1701
- f) Xerox Sale deed dt. 06/06/2017 Reg.Sr.No. 1702
- g) Xerox TDR Sale deed dt.28/11/2017 Reg.Sr.No 3248
- h) Xerox Sale deed dt.22/11/2016 Reg. Sr. No. 3558
- i) Xerox Commencement certificate No.TP/BP/ 0854 dt. 29/11/2017

I have taken search from the office of Sub-Registrar Jalgaon Period 2006 till dt.02/01/2018

Description of the Property :-

Plot No. 39+40+41+42+43+44+45+46. of Gat No.121/A/2 of Nimkhedi Kh Within Limits of Jalgaon Municipal Corporation at Jalgaon within Limits of Sub- Registrar office Jalgaon

N.A Order On dt.20/06/1989 Collector, Jalgaon granted Non - Agricultural Permission to Shet Gat No. 121/A/2 at Nimkhedi Kh.. area 2-H-51 R Tal.and Dist- Jalgaon vide order No. Jamin /1089/SR/39

Thereafter I found that Sale deed dt.04/01/1990 Sau Sunita Kamalkumar Parekh executed registered sale deed of Plot No. 43,44,45,46,47,48,61,62 of Gat No. 121/A/2 at Nimkhedi Kh. in favour of Ku Sonali Balkrushna Kabare Minors Gardian Shri Balkrusnha Kesharlal Kabare for consideration of Rs. 65275/- & the sale deed is found to be duly registered at Sr No 81 in the office of Sub-Registrar Jalgaon

Thereafter I found that Gift deed dt.10/10/2016 Ku Sonali Balkrushna Kabare @ Sau Sonali Purushottam Rathi executed registered Gift deed of Plot No. 43,44,45,46,47,48,61,62 of Gat No. 121/A/2 at Nimkhedi Kh. in favour of Shri Balkrusnha Kesharlal Kabare for consideration of Rs. 65275/- & the Gift deed is found to be duly registered at Sr No 3170 in the office of Sub-Registrar Jalgaon



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Thereafter I found that Gift deed dt. 10/10/2016 Shri Nilesh Balkrushna Kabare executed registered Gift deed of Plot No. 31,32,37,38,39,40,41,42 of Gat No.121/A/2 at Nimkhedi Kh. in favour of Shri Balkrushna Kesharlal Kabare & the Gift deed is found to be duly registered at sr no. 3171 in the office of Sub-Registrar Jalgaon

Thereafter I found that Sale deed dt.22/11/2016 Shri Balkrushna Kesharlal Kabare executed registered Sale deed of Plot No.,39,40,41,42,43,44,45,46 of Gat No.121/A/2 at Nimkhedi Kh. in favour of Devesh Oil Industries Pvt Ltd Director Shri Ravindra Bhagwandas Jagawani & the Sale deed is found to be duly registered at sr no 3558 in the office of Sub-Registrar Jalgaon for consideration of Rs 41,40,000 & the Sale deed is found to be duly registered at Sr No 3558 in the office of Sub-Registrar Jalgaon

Thereafter I found that Sale deed dt. 06/06/2017 Devesh Oil Industries Pvt Ltd Director Shri Ravindra Bhagwandas Jagawani executed registered Sale deed of Plot No.,44,45,46, of Gat No.121/A/2 at Nimkhedi Kh. in favour of Shri Sager Pandit Tade & the Sale deed is found to be duly registered at sr no 1700 in the office of Sub-Registrar Jalgaon for consideration of Rs 22,66,000/- & the Sale deed is found to be duly registered at Sr No 1702 in the office of Sub-Registrar Jalgaon

Thereafter I found that Sale deed dt. 06/06/2017 Devesh Oil Industries Pvt Ltd Director Shri Ravindra Bhagwandas Jagawani executed registered Sale deed of Plot No.,42,& 43, of Gat No.121/A/2 at Nimkhedi Kh. in favour of Shri Sager Pandit Tade & the Sale deed is found to be duly registered at sr no 1701 in the office of Sub-Registrar Jalgaon for consideration of Rs 16,75,000/- & the Sale deed is found to be duly registered at Sr No 1701 in the office of Sub-Registrar Jalgaon

Thereafter I found that Sale deed dt. 06/06/2017 Devesh Oil Industries Pvt Ltd Director Shri Ravindra Bhagwandas Jagawani executed registered Sale deed of Plot No.,39,40,41, of Gat No.121/A/2 at Nimkhedi Kh. in favour of Shri Sager Pandit Tade & the Sale deed is found to be duly registered at sr no 1702 in the office of Sub-Registrar Jalgaon for consideration of Rs 22,66,000 /-& the Sale deed is found to be duly registered at Sr No 1702 in the office of Sub-Registrar Jalgaon

Thereafter I found that T.D.R Sale deed dt. 28/11/2017 Manoj Eknath Chaudhari executed registered sale deed of admeasuring area 129.80 sq. mtr. of Survey No.511 at Mehrun Kh. in favour of Shri Sager Pandit Tade for consideration of Rs. 1,50,000/- &T.D.R the sale deed is found to be duly registered at Sr.No. 3248 in the office of Sub-Registrar Jalgaon

I have seen that Shri Sager Pandit Tade obtained Commencement certificate No. TP/BP/0854 dt. 29/11/2017 from Municipal Corporation at Jalgaon for construction of Building on Captioned Plot.

Thereafter I found that 10/10/2017 asper the Sub-Division & Amalgamation No TP/SUB/AMAL/TP/1169 Plot No. 39+40+41+42+43+44+45+46 was owned &posessed by Shri Sager Pandit Tade

PATIL ISAUJINGLE
ADVOCATE
JALGAON

Adv. Rekha V. Patil

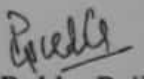
Residence: N-27 B, Mahavir Nagar, Near Milk Federation, Jalgaon Ph. No. (0257) 2224455, 2224456, Mob.9422283633

7/12 extract evident that Captioned property is owned & Possessed by Shri Sager Pandit Tade it further evident that captioned property is clean ,clear, Marketable & free from all encumbrances & dues.

Opinion -

After Perusal of documents made available to me and search taken from the office of Sub Registrar office Jalgaon of Captioned Property for the period 2005 till 02/01/2018 I Opined that title of **Shri Sager Pandit Tade** is the absolute owner of Plot No. 39,40,41,42,43,44,45,46 of Gat No.121/A/2 of Nimkhedi Kh. have found No charge, No mortgage & have clean, clear, marketable & free from all encumbrance & dues.

Jalgaon


Adv Rekha Patil

REKHA V. PATIL (Saulngale)
ADVOCATE B.A.L.L.B.
N.27 B Jalgaon
M.9422283633 2224455