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इतर पावती

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Saturday, 02 June 2018 5:36 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3746

दिनांक: 02/06/2018

गावाचे नाव: पाचोरा

दस्तऐवजाचा अनुक्रमांक: पचर-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड.सचीन पी देशपांडे रा.ता.पाचोरा

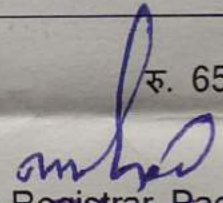
वर्णन पाचोरा येथील गट नं-162/1/अ162/1/ब पैकी प्लॉट नं-100 व प्लॉट नं-145 सन 2006 ते 2018 एकूण 13 वर्ष मिळकत-2

SEARCHFEE

रु. 650.00

एकूण:

रु. 650.00


Sub Registrar Pachora
सह.दुय्यम निबंधक (वर्ग-२)
पाचोरा

1); देयकाचा प्रकार: By Cash रक्कम: रु 650/-

SACHIN P.DESHPANDE

B.Com. LL.B.

ADVOCATE

Reg.No. MAH/3160/2000

Office Address:

Plot No.12,Sant Gadgebaba nagar

Bhadgaon Road,Pachora.

Mob.No. : 9890942600

SEARCH REPORT

TO WHOM SO 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 13 years in respect of **Plot Nos.145 & 100 out of NA Survey No.162/1A+ 162/1B** situated at Pachora,Tal-Pachora,Dist-Jalgaon at present above properties belongs to **(1) AMOL BUILDERS & DEVELOPERS PROP. AMOL PANDIT SHINDE, (2) SANGHAVI BUILDERS & DEVELOPERS PROP. PAFUL JAWAHARLAL SANGHAVI R/O. PACHORA, TAL. PACHORA, DIST. JALGAON .**

DESCRIPTION OF PROPERTY :

The Boundaries of the Property as follows:-

Particulars Of Property . :-

Taluka & District	Situated at	Plot No.	Area
PACHORA JALGAON	WITHIN PACHORA MUNICIPAL COUNCIL AREA	Plot No.145	Area 2170.10 Sq.Mtr.
		Plot No.100	Area 2331.35 Sq.Mtr.

The Boundaries of the Property as follows:-

Plot No.	On East	On West	On North	On South
PLOT NO. 145	Gat No.205	9 Mtyr.Road & Use	12Mtyr.Road & Use	9 Mtyr.Road & remaining area
PLOT NO. 100	9 Mtyr.Road & remaining area	Gat No.207	Gat No.237	9 Mtyr.Road & remaining area

PAST AND PREVIOUS TITLE HISTORY -

- 1) Previously Survey No.162/1 area 3 H. 82R Situated at Pachora, Tal.Pachora, Dist. Jalgaon was owned and possessed by Vijay Shantaram Chaudhary & others, then after demise of Ajay Shantaram Chaudhary Dt.13/08/2009 his legal heirs Meera Ajay Chaudhary & others are mutated to revenue record of Survey No.162/1 and after demise of Niranjn Shantaram Chaudhary Dt.13/08/2013 his legal heirs Shobha Niranjn Chaudhary & others are mutated to revenue record of Survey No.162/1, **VIDE M.E.NO. 22382 DATED 21/09/2013.**
- 2) Then Sanghavi Builders & Developers Prop. Paful Jawaharlal Sanghavi purchased Southern side area 1 H.91 R. and Amol Builders & Developers Prop. Amol Pandit Shinde, purchased Northern side area 1 H.91R out of Gat No.161/1 for consideration amount of Rs.27,22,000/- Dt.09/05/2014 from Vijay Shantaram Chaudhary & others by way of Regd.Sale Deed. **VIDE M.E.NO. 23473 DATED 30/05/2014.**
- 3) Then Sanghavi Builders & Developers Through Prafullakumar Jawaharlal Sanghavi & others ,had applied for N.A.residential use permission for Survey No.162/1A & Survey No.162/1B before Hon'ble Collector, Jalgaon, Dist.Jalgaon then according to order No. Land/ 2/26 / SR/ NA/ 92/2014 Dt.07/07/2015 and permission for

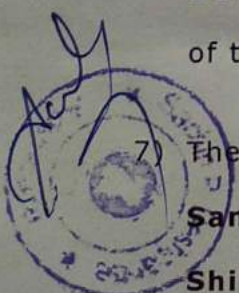


NA residential use has been granted. **VIDE M.E.NO. 25642 DATED 10/11/2015.**

4) Then Hon'ble ADTP, Jalgaon has sanctioned Lay-out for N.A. Survey No.162/1A & 162/1B by passed order No. 2974/dt.28/09/2015 and total no.1 to 178 plots are demarcated **VIDE M.E.NO. 25643 DATED 10/11/2015.** and abovementioned Plot No.1 to 166 out of NA N.A. Survey No.162/1A & 162/1B are mutated as a owner and possessor in the Joint name of Sanghavi Builders & Developers Prop. Paful Jawaharlal Sanghavi , Amol Builders & Developers Prop. Amol Pandit Shinde.

5) Then **Sanghavi Builders & Developers Prop. Paful Jawaharlal Sanghavi , Amol Builders & Developers Prop. Amol Pandit Shinde** had applied dated 29/03/2017 for consolidation and amalgamation of plots for residential purpose before Hon'ble SDO Pachora and Town Planner, ADTP Jalgaon for consolidation and amalgamation of above plots Nos.100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115 & 116 in this effect SDO Pachora passed order no./Land/ Amalgamation, Consolidation and Distribution/ Kavi/383 & 457/2017 Dated 25/04/2017. **VIDE M.E.NO. 27350 DATED 01/06/2017.**

6) So due to consolidation and amalgamation of Plots Nos. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115 & 116, new plots area is demarcated as Plot No.100-area 2371.35 Sq.Mtr. So, Present owners **Sanghavi Builders & Developers Prop. Paful Jawaharlal Sanghavi , Amol Builders & Developers Prop. Amol Pandit Shinde**, are in actual possession of the above mentioned property.



7) Then **Sanghavi Builders & Developers Prop. Paful Jawaharlal Sanghavi , Amol Builders & Developers Prop. Amol Pandit Shinde** had applied dated 29/03/2017 for consolidation and

and amalgamation of plots for residential purpose before Hon'ble SDO Pachora and Town Planner, ADTP Jalgaon for consolidation and amalgamation of above plots Nos.145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156,157, 158, 159, 160, 161 & 162 in this effect SDO Pachora passed order no./Land/ SR/02/ 2018 Dated 09/02/2018. **VIDE M.E.NO. 28754 DT.17/04/2018**

8) So due to consolidation and amalgamation of Plots Nos. 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156,157, 158, 159, 160, 161 & 162, new plots area is demarcated as Plot No.145-area 2170.10 Sq.Mtr. So,Present owners **Sanghavi Builders & Developers Prop. Paful Jawaharlal Sanghavi , Amol Builders & Developers Prop. Amol Pandit Shinde**, are in actual possession of the above mentioned property.

9) That **Sanghavi Builders & Developers Prop. Paful Jawaharlal Sanghavi , Amol Builders & Developers Prop. Amol Pandit Shinde** have mortgaged abovementioned property Plot No.145 (previous Plot Nos.145 to 162) for the loan of amount of Rs.25,00,000/-Dt.26/04/2016 towards Jaykiran Prabhaji Nagari Sahakari Patsanstha Maryadit, Pachora, Tal.Pachora Dist.Jalgaon and charge in that effect also mentioned in the other rights column of property Extract of abovementioned property.



10) That **Sanghavi Builders & Developers Prop. Paful Jawaharlal Sanghavi , Amol Builders & Developers Prop. Amol Pandit Shinde** have mortgaged abovementioned property Plot No.100 (previous Plot Nos.100 to 116) for the loan of amount of Rs.10,00,000/-Dt.19/03/2016 towards Vivekvarhini Nagari Sahakari Patsanstha Maryadit, Pachora, Tal.Pachora Dist.Jalgaon and charge in that effect also mentioned in the other rights column of property Extract of abovementioned property.

2006 to 2018 (13 years)

Date: 02/06/2017

Search Receipt No.3746/2018

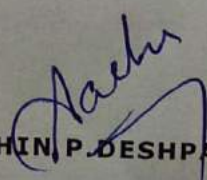
Legal Opinion -

- 1) On perusal of all the above referred documents and after taking search , I am of the opinion that the abovementioned plot properties is absolutely owned and possessed by **(1) AMOL BUILDERS & DEVELOPERS PROP. AMOL PANDIT SHINDE, (2) SANGHAVI BUILDERS & DEVELOPERS PROP. PAFUL JAWAHARLAL SANGHAVI** 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 property. There is no charge on the above property , Hence I certify that , title of above property is valid and perfect and such mortgage will be available to the Finance company / Bank for the enforcement of the liability of the owner **subject to charge of of Jaykiran Prabhaji Nagari Sahakari Patsanstha Maryadit, Pachora, Tal.Pachora Dist.Jalgaon & Vivekvarhini Nagari Sahakari Patsanstha Maryadit, Pachora, Tal.Pachora Dist.Jalgaon.**
- 3) That abovementioned plot Properties does not come under the Urban Land and Ceiling Act.



PACHORA

DATE:02/06/2018


SACHIN P. DESHPANDE
ADVOCATE, PACHORA