



CHALLAN
MTR Form Number-6

GRN MH012010320201718E		BARCODE 		Date 19/03/2018-11:59:30		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name JLG2_JALGAON 2 JOINT SUB REGISTRAR				Full Name		Adv Vikram P. Keshkar	
Location JALGAON				Flat/Block No.			
Year 2017-2018 One Time				Premises/Building			
Account Head Details		Amount In Rs.		Road/Street			
0030072201 SEARCH FEE		325.00		Area/Locality		Jalgaon	
				Town/City/District			
				PIN		4 2 5 0 0 1	
				Remarks (If Any)			
				P No 12 G No 21 Pimprala Tal Dist Jalgaon Srch Yr - 2006 to 2018 - 13 yrs			
Total		325.00		Amount In Words		Three Hundred Twenty Five Rupees Only	
Payment Details BANK OF BARODA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.	
				02003942018031900801		84554676	
Cheque/DD No.				Bank Date		RBI Date	
				19/03/2018-12:01:45		Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF BARODA	
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.
 नॉट वॉलड फॉर रीझन मंडाईड इन टाईप ऑफ पेमेंट ऑनली. नॉट वॉलड फॉर ओथर रीझन्स ऑर अनरिजिस्टर्ड डॉक्युमेंट.
 Mobile No. 9890158140





Vikram P. Keskar

ADVOCATE

B.Com. LL.B.

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TITLE INVESTIGATION REPORT

19/03/2018

To,
Mr. Dyaneshvar Pundlik Patil

Ref. - Plot No. 12 Gat No. 21 Nimkhedi Kh., Tal. Dist. Jalgaon.



1) Description Of Property :-

Plot No. 12 adm.450 Sqr. Mtr. having Gat No. 21 situated at Nimkhedi Kh., Tal. & Dist. Jalgaon
Four Boundries of Property :-

East - Plot no.13
North- 9 Mtr road

West - Plot no.11
South - Plot no.19

2) Present Owner of Property - 1) Ramkrushna Balaram Wani 2) Mrs. Suman Prahlad Mahajan

3) Documents Perused - :

- i) 7/12 Extract with D extract (Original)
- ii) Special power of attorney dtd.23/11/2017 doc no.3204. (Photo Copy)
- iii) Development agreement dtd.23/11/2017 doc no.3203 (Photo Copy)
- iv) N.A Order. (Photo Copy)
- v) Building plan (Photo Copy)
- vi) Commencement certificate (Photo Copy)
- vii) Sale deed dtd.15/11/1985 doc no.4623. (Photo Copy)
- viii) Municipal Tax receipt (Photo Copy)
- ix) Sale deed dtd.28/06/2000 doc no.5014. (Photo Copy)

4) From the record it is seen that Gat No.21 was permitted to be used for non agri-residential purpose by N.A Order no.RB/LNA/SR/124/79 Dtd.18/08/1980 passed by Dist. Collector, Jalgaon.

That Western side portion adm.225 sq.mtr out of Plot No.12 adm. 450 sq.mtr having Gat No.21 was previously owned by Kashinath Shrawan Pawar since prior to 1985 & Eastern side portion adm.225 sq.mtr out of Plot No.12 adm.450 sq.mtr having Gat No.21 was previously owned by 1) Ramchandra Shripat Attarde & 2) Vilas Shripat Attarde since prior to 2000.

That Kashinath Shrawan Pawar had sold Western side portion adm.225 sq.mtr out of plot no.12 adm.450 sq.mtr having Gat no.21 to Ramkrushna Balaram Wani by regi. Sale Deed dtd.15/11/1985 bearing Doc no.4623.

That 1) Ramchandra Shripat Attarde & 2) Vilas Shripat Attarde had sold Eastern side portion adm.225 sq.mtr out of Plot no.12 adm.450 sq.mtr having Gat no.21 to Mrs.Suman Prahlad Mahajan by regi. Sale Deed dtd.dtd.28/06/2000 doc no.5014.

That 1) Ramkrushna Balaram Wani & 2) Mrs.Suman Prahlad Mahajan had executed Devlopment Agreement with Dyaneshwar Pundalik Patil by regi. Devlopment Agreement dtd.dtd.23/11/2017 bearing doc no.3203.

That 1) Ramkrushna Balaram Wani & 2) Mrs.Suman Prahlad Mahajan had appointed Dyaneshwar Pundalik Patil as their Genral Power of Attorney Holder by regi.Genral Power of Attorney dtd.dtd.23/11/2017 bearing doc no.3204.

5) I have gone through all the documents reffered above and computer records for the period from year 2006 till today (dt. 19/03/18) by depositing Rs. 325/- as fees on 19/03/18 as per challan no. MH012010320201718E.

OPINION

From the above scrutiny and perusal of documents and record, I opine that title of 1) Ramkrushna Balaram Wani & 2) Mrs.Suman Prahlad Mahajan in respect of, Plot No. 12 adm.450 Sqr. Mtr. having Gat No. 21 situated at Nimkhedi Kh., Tal. & Dist. Jalgaon, particularly described in para I of this report is clean and clear and having marketable title.

JALGAON
Date - 19/03/18




(Vikram P. Keskar)
Advocate, Jalgaon