CHALLAN

MTR Form Number-6

GRN	MH004559573201819E	BARCODE		Date	31/07/2018-10:48:27	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		
Year	2018-2019 One Time	Flat/Block No.	
		Premises/Building	
Road/Street			
Area/Locality	JALGAON		
Town/City/District			
PIN	4 2 5 0 0 1		
Remarks (If Any)	Title verification 2006-2018 plot no 26 a b c of s no 457/2 mehrun		
Amount In Words	Three Hundred Twenty Five Rupees Only		

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Payment Details	CANARA BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02400412018073100093	1063107201802400093
Cheque/DD No.		Bank Date	RBI Date	31/07/2018-10:49:00	Not Verified with RBI
Name of Bank		Bank-Branch		CANARA BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9422283633

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 .

Print Date 31-07-2018 10:49:43

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. 31/07/2018

Name of the Applicant;-

Patil & Pawar Associates through it Partner –
1] Shri Vijay Dattatray Patil 2] Shri Rahul Prabhakar Pawar
At Post Jalgaon .Tal &Dist Jalgaon

Purpose of Investigation-

To find out clear marketable title in respect of Plot No 26 A total admeasuring area 280.00 sq mts & Plot No. 26B total admeasuring area 280.00 sq mts AND Plot No 26 C total admeasuring area 280.00 sq mts total area 840.00 sq mtr **out of which Westernside area 597.00 sq mtr** of Shet Survey No. 457/2 at Mehrun Tal -Jalgaon Dist -Jalgaon .

Description of the Property -

Plot No 26 A total admeasuring area 280.00 sq mts & Plot No. 26B total admeasuring area 280.00 sq mts AND Plot No 26 C total admeasuring area 280.00 sq mts total area 840.00 sq mtr **out of which Westernside area 597.00 sq mtr** of Shet Survey No. 457/2 at Mehrun Tal -Jalgaon Dist -Jalgaon is in the name of Shri Shailesh Bhagwat Rade & Sau Samruddhi Shailesh Rade

Captioned Property is Bounded as-

[Western side area 597.00 sq mtr Plot No 26a+b+c of Shet Survey No. 457/2 at Mehrun]

On Eastern side - Remaining part of the same Plot

On Western side - Road

On Norther side - Road

On Southern side - Plot No 11 & 12

Past and Previous Title Investigation -

1] N.A. Order given by collector Jalgaon bearing order No Jamin/1097/SR/248/97 dt 29/06/1998 of Shet Survey No. 457/2 area H.0- 83.5 R along with other Gat at Mehrun Tal -Jalgaon Dist -Jalgaon

2] There after I found that Sale deed on dt. 21/12/1998 Sau Jyoti Arjun Bhangale through her Special Power of Attorney holder Shri Dilip Hastimalji Chopda executed registered Sale deed of Plot No 26B total admeasuring area 280.00 sq mts of Shet Survey No.

REKHA V.PATIL(SAU.INGALE)
ADVOCATE

457/2 at Mehrun in favour of Shri Kailas Narayan Sonawane for consideration of Rs 69,000/- & the sale deed is found to be duly registered in the office of sub -registrar Jalgaon registration sr no 7100 therefore mutation entry no. 37722 was effected in record of right.

3] There after I found that Sale deed on dt. 21/12/1998 Sau Jyoti Arjun Bhangale through her Special Power of Attorney holder Shri Dilip Hastimalji Chopda executed registered Sale deed of Plot No 26 C total admeasuring area 280.00 sq mts of Shet Survey No. 457/2 at Mehrun in favour of Sau Bharti Kailas Sonawane for consideration of Rs 69,000/- & the sale deed is found to be duly registered in the office of sub -registrar Jalgaon registration sr no 7101 therefore mutation entry no. 37721 was effected in record of right.

4] There after I found that Sale deed on dt. 21/12/1998 Sau Jyoti Arjun Bhangale through her Special Power of Attorney holder Shri Dilip Hastimalji Chopda executed registered Sale deed of Plot No 26 A total admeasuring area 280.00 sq mts of Shet Survey No. 457/2 at Mehrun in favour of Shri Kailas Narayan Sonawane for consideration of Rs 69,000/- & the sale deed is found to be duly registered in the office of sub -registrar Jalgaon registration sr no 7102 therefore mutation entry no 37723 was effected in record of right.

5] There after I found that Sale deed on dt. 16/09/2014 Sau Bharti Kailas Sonawane executed registered Sale deed of Plot No 26 C total admeasuring area 280.00 sq mts of Shet Survey No. 457/2 at Mehrun in favour of Sau Samruddhi Shailesh Rade for consideration of Rs 6,84,000/- & the sale deed is found to be duly registered in the office of sub -registrar Jalgaon registration sr no 4596 therefore mutation entry no. 74221 was effected in record of right.

6] There after I found that Sale deed on dt. 19/09/2014 Shri Kailas Narayan Sonawane executed registered Sale deed of Plot No 26 A total admeasuring area 280.00 sq mts & Plot No. 26B total admeasuring area 280.00 sq mts of Shet Survey No. 457/2 at Mehrun in favour of Shri Shailesh Bhagwat Rade for consideration of Rs 13,68,000/- & the Sale deed is found to be duly registered in the office of sub -registrar Jalgaon registration sr no 4663 therefore mutation entry no. 74220 was effected in record of right

7] There after I found that T.D.R Sale deed on dt.19/08/2017 Shri Mahendrkumar Chandrbhandas Pahuja [HUF] executed registered T.D.R Sale deed of admeasuring area 195.10 sq mtrof Survey No. 144 at Mehrun in favour of, Sau Samruddhi Shailesh Rade for consideration of Rs 64,000/- & the T.D.R Sale deed is found to be duly registered in the office of sub –registrar Jalgaon registration sr no . 2673 Jalgaon -I

8] There after I found that T.D.R Sale deed on dt.19/08/2017 Shri Mahendrkumar Chandrbhandas Pahuja [HUF] executed registered T.D.R Sale deed of admeasuring area 97.54 sq mtrof Survey No. 144 at Mehrun in favour of, Shri Shailesh Bhagwat Rade for consideration of Rs 32,000/- & the T.D.R Sale deed is found to be duly registered in the office of sub –registrar Jalgaon registration sr no . 2675 Jalgaon -I

9] There after I found that T.D.R Sale deed on dt.19/08/2017 Sau Sangita Vinaykumar Parkh executed registered T.D.R Sale deed of admeasuring area 292.64 sq mtrof Survey No. 144 at Mehrun in favour of, Shri Shailesh Bhagwat Rade for consideration of Rs 95,000/- & the T.D.R Sale deed is found to be duly registered in the office of sub – registrar Jalgaon registration sr no . 2674 Jalgaon -I

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ADVOCATE
JALGAON

10] Thereafter I found that Asper the Order of Sub –Divisional office passed the order Jamin/Kavi/Etpal/2017 /4122 as per this order - Plot No 26 A total admeasuring area 280.00 sq mts & Plot No. 26B total admeasuring area 280.00 sq mts AND Plot No 26 C total admeasuring area 280.00 sq mts of Shet Survey No. 457/2 at Mehrun was consolidated total area 840.00 sq mtr was owned &possessed by Shri Shailesh Bhagwat Rade & Sau Samruddhi Shailesh Rade

11] There after I found that Development Agreement & G.PA on dt. 06/02/2018 Shri Shailesh Bhagwat Rade & Sau Samruddhi Shailesh Rade executed registered Development Agreement & G.PA of Plot No 26 A total admeasuring area 280.00 sq mts & Plot No. 26B total admeasuring area 280.00 sq mts AND Plot No 26 C total admeasuring area 280.00 sq mts total area 840.00 sq mtr **out of which Westernside area 597.00 sq mtr** of Shet Survey No. 457/2 at Mehrun in favour Patil & Pawar Associates through it Partner -1] Shri Vijay Dattatray Patil 2] Shri Rahul Prabhakar Pawar for consideration of Rs 52,00,000/- & the Development Agreement & G.PA is found to be duly registered in the office of sub–registrar Jalgaon registration sr.no 680 Jalgaon II

I have seen that Shri Shailesh Bhagwat Rade & Sau Samruddhi Shailesh Rade obtained Commencement certificate No. TP/BP/636 dt. 29/08/2017 from Municipal Corporation at Jalgaon for construction of Building on Captioned Plot.

7/12 Extract dt. 20/02/2018 evident that Captioned property is owned & Possessed by Shri Shailesh Bhagwat Rade & Sau Samruddhi Shailesh Rade 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 2006 till 31/07/2018 I opined that title of **Shri Shailesh Bhagwat Rade & Sau Samruddhi Shailesh Rade** are the absolute owner of Plot No 26 A total admeasuring area 280.00 sq mts & Plot No. 26B total admeasuring area 280.00 sq mts AND Plot No 26 C total admeasuring area 280.00 sq mts total area 840.00 sq mtr **out of which Westernside area 597.00 sq mtr** of Shet Survey No. 457/2 at Mehrun have found no charge, no mortgage & have Clean, clear, Marketable & free from all encumbrances & dues. And they have given Dev Agreement & G.P.A to Patil & Pawar Associates through it Partner -1] Shri Vijay Dattatray Patil 2] Shri Rahul Prabhakar Pawar

Jalgaon

Adv Rekha Patil

Rekha V. Patil(Sau. Ingale)
Advocate B.A.LL.B.
N-27-B,Mahavir Nagar,Jalgaon
Mob.No.9422283633