JAYANT LAXMAN PHADKE
B.Com , LLB
ADVOCATE
12, Baliram Peth, M.G.Road,
Jalgaon- 425001
Office Phone No:- 0257-2222000
E- Mali: advocatejayant1967@gmail.com
Mobile No. : 9422771035

TITLE INVESTIGATION REPORT

(TO WHOM SO EVER IT MAY CONCERN)

1) DESCRIPTION OF PROPERTIES :-

Property No.1 :- Agricultural Land area 0 H. 46.77.17 R. + Pot Kharab area 00 H. 12 R. = 00 H. 5877.17 R., from and out of field Gat No. 338/1+2 (As per 7/12 Gat No.338/1/2 having Total Land area 0 H. 72 R. and it includes area 1322.83 Sq M. which is affected by 18 meter wide D.P. Road) In other words as per description in sale deed, excluding affected by D.P. Road area of 1322.83 Sq M the remaining area i.e. 0 H 5877.17 R is property purchased under sale deed and subject matter of this report, which situate at village Pimprala within the limits of Jalgaon Municipal Corporation, at Jalgaon, which is bounded by :

East : Adj Gat No.339/3 Part West : Gat No.338 of Part.(pai)

North : Nimkhedi-Pimprala 18 Mt. wide D.P Shiv Road.

South : Adj. Gat No. 339/3 Part.

Property No. 2 :- Agricultural Land North side area 0 H. 625.26 R. i.e. 625.26 Sq. Mt. (this portion is adjacent to above property No.1) out of Gat No.339/3 (Total Land area 3 H. 11 R.+ Pot Kharab 0 H. 12 R. = 3 H. 23 R.) at village Pimprala within the limits of Jalgaon Municipal Corporation, at Jalgaon, which is bounded by :

East : Adj. Gat No. 339/2,

West : Part of Adj. Gat No. 338 (pai) and Gat No.339 (pai)

North : Adj. Gat No.338/1/2 and Nimkhedi-Pimprala 18 Mt. wide D.P Shiv Road.

South : Part of Adj. Gat No. 332 (Pai).

PROPERTY No 1 + 2 :

Area 00H. 5877.17 R., of field Gat No 338/1+2 (as per 7/12 is 338/1/2)

Area 00H. 625.26 R, of field Gat 339/3

Total 0 H 6502.43 R i.e. 6502.43 Sq M area

Combined Boundaries of above 2 properties shown in sale deed for this total area of 6502.43 Sq M are :

East : Adj Gat No.339/3 West : Gat No.338 of Part.(pai)

North : Nimkhedi-Pimprala 18 Mt. wide D.P Shiv Road.

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South : Gat No. 339/3 Part.

Property No.3 (This is mostly D P Road covering area) :- Agricultural Land North Side area 0 H. 13.23 R. which is affected by 18 meter wide D. P. Road from and out of Gat No. 338/1+2 (As per 7/12 i.e. Gat No. 338/1/2 having Total Land area 0 H. 72 R. the remaining area i.e. 0 H. 13.23 R is property purchased under sale deed and subject matter of this report, which situate at village Pimprala within the limits of Jalgaon Municipal Corporation, at Jalgaon, which is bounded by :

East : Gat No. 339/3 West : Gat No.338 (pai)

North : Nimkhedi-Pimprala Shiv Road.

South : Remaining area of said Gat no.338/1/2.

2) Present Owners:-

M/s. Arihant Developers Jalgaon, a partnership firm, through partner Shri. Manish Chhabildas Shah of Arihant Plaza, Ring Road, Jalgaon Vide Registered sale deed bearing No.750 dated 27.02.2018.

3) Flow of title :-

3.1 Pimprala Shet Gat No.332/2A admeasuring 1 hector 72 R assessed at Rs.2.58 paisa is purchased by Suresh Bhikamchand Jain from Gajanana Namdev Talale by registered sale deed which is noted from mutation entry no.4811 was effected in the record rights.

3.2 Pimprala Shet Gat No.338/2/1 admeasuring 0 hect. 79 R is purchased by Suresh Bhikamchand Jain from Chhabildas Tukaram Khadke on 28.11.1980 and accordingly mutation entry no. 4812 was effected in the record of rights.

3.3 Pimprala Shet Gat No.339/1B admeasuring 7 hector 00 R out of which Eastern side 3 hect. 11 R. assessed at Rs.10.03 paise is purchased by Ramesh Bhikamchand Jain from Chhabildas Tukaram Khadke on 02.12.1980 and because which the said land is divided into two parts Eastern side 3 hect. 11 R. assessed at 10.03 paise is given to the Ownership and possession of Ramesh Bhikamchand Jain and which has given Gat No.339/1B/2 and

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remaining land admeasuring 3 hect. 89 R. assessed at Rs.11.85 paise remain in Ownership and possession of Chhabildas Tukaram Khadke, which has given Gat No.339/2B/1.

3.4 Out of Gat No.339/2B/1 middle part land admeasuring 3 hector 10 R. was purchased by Satish Bhikamchand Jain on 12.12.1980 and hence, the said Gat number is divided into two parts Gat No.339/1/B/1/A admeasuring 3 hect. 10 R. assessed at Rs.10.05 paise was owned and possessed by Satish Bhikamchand Jain and Gat No.339/1/B/1B admeasuring 0 hector 79 R. assessed at Rs.1.85 paise was owned and possessed by Chhabildas Tukaram Khadke and accordingly mutation entry no.4813 was affected in the record of rights.

3.5 Premkumari Bhikamchand Jain, Satishkumar Bhikamchand Jain, Rameshkumar Bhikamchand Jain and Sureshkumar Bhikamchand Jain, constituting one family have suitably partitioned the Gat no. 338/1/2, 339/2, 332/2, 339/3, 332/3 as per the partition dated 31.03.1983 our concerned lands i.e. Gat Nos. 338/1/2, 339/2, 332/2, 339/3, 332/3 came to the share of Sureshkumar Bhikamchand Jain and for that purpose on 15.03.1984 necessary application etc., was moved by parties and upon verification by certifying officer of revenue department name was effected in record of rights as per mutation entry no.6766.

3.6 Consequently, Suresh Bhikamchand Jain by moving application to Talathi Pimprala land Gat No.332/2, 339/3, 338/1/2 given to the share of Shailesh Suresh Jain and Gat Nos.339/2, 332/2 given to the share of Rajesh Suresh Jain and accordingly on compliance of revenue formalities and by order of certifying officer mutation entry no.7857 was effected in the record of rights.

3.7 From the record it is seen that there was field Gat No.338/1/2 area 0 H. 60 R. + Pot Kharab 0 H 12 R = 0 H. 72 R. in Pimprala shivar, was owned by Mr. Shailesh Suresh Jain since 1995-96.

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3.8 After that said owner Mr. Shailesh Suresh Jain has made a gift deed field Gat No. 338/1/2 total area 0 H. 72 R. to his wife Mrs. Yachana Shailesh Jain under vide registered gift deed bearing No. 2413 dated 27.07.2017 referred to mutation entry No. 53916.

3.9 From the record it is seen that there was field Gat No.339/3 area 3 H. 11 R. + Pot Kharab 0 H. 12 R = 3 H. 23 R. in Pimprala shivar, was owned by Mr. Shailesh Suresh Jain since 1995-96.

3.10 After that said owner Mr. Shailesh Suresh Jain has made a gift deed field Gat No. 339/3 total area 3 H. 23 R. to his wife Mrs. Yachana Shailesh Jain under vide registered gift deed bearing No. 2414 dated 27.07.2017 referred to mutation entry No. 53916.

3.11 Finally, said Mr.Yachana Shailesh Jain sold out her area 0 H. 46.77.17 R. + Pot Kharab 0 H. 12 R. = 0 H. 5877.17 R. of Gat No. 338/1/2 and North side area 0 H. 625.26 R. i.e. 625.26 Sq. Mt. of Gat No. 339/3 to present owner M/s. Arihant Developers Jalgaon, a partnership firm, through partner Shri. Manish Chhabildas Shah of Arihant Plaza, Ring Road, Jalgaon Vide Registered sale deed bearing No. 750 dated 27.02.2018.

3.12 After that, Mrs.Yachana Shailesh Jain through power of Attorney Holder Shreyas Anish Shah sold out her remaining north side area 0 H. 13.23 R. of Gat No.338/1/2 to present owner M/s. Arihant Developers Jalgaon, a partnership firm, through partner Shri. Manish Chhabildas Shah of Arihant Plaza, Ring Road, Jalgaon Vide Registered sale deed bearing No. 4486 dated 16.11.2018. Mutation entry no. 55313 to record name of present owner in 7/12 is under process in revenue departments.

3.13 In the above manner there is clear, uninterrupted flow of title till the present owners i.e. partnership firm viz. M/s. Arihant Developers Jalgaon, through partner Shri. Manish Chhabildas Shah of Arihant Plaza, Ring Road, Jalgaon.

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DOCUMENTS SHOWN (ALL XEROX COPIES)

A. Copy of 7/12 extracts

B. Copy of Mutation entries, as referred above.

C. Copy of Sale Deed No. 750/18 dtd. 27.02.2018.

D. Copy of Sale Deed No. 4486/18 dtd. 16.11.2018.

O P I N I O N

I hereby opine that I have personally e-searched and verified the information of registered documents furnished in this report. The statements and the information given in the report are correct and true. Certify that OWNER M/S. ARIHANT DEVELOPERS JALGAON, A PARTNERSHIP FIRM, THROUGH PARTNER SHRI. MANISH CHHABILDAS SHAH OF JALGAON described above has a valid, clear, absolute, and marketable title over the property i.e.

Area 00H. 5877.17 R.,of field Gat No 338/1+2 (as per 7/12 is 338/1/2)

Area 00H. 625.26 R., of field Gat 339/3

Area 00H. 13.23 R., of field Gat No 338/1+2 (as per 7/12 is 338/1/2)

Total 00H. 6515.66 R. i.e. 6515.66 Sq.M. area of Pimprala Shivar, Jalgaon, shown above.

JAYANT LAXMAN PHADKE JALGAON ADVOCATE

PLACE Jalgaon.
DATE : 28/11/2018

Jayant Laxman Phadke, Advocate
Baliram Peth, Jalgaon 425001

JAYANT LAXMAN PHADKE
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ANNEXURE 'A'

CERTIFICATE OF TITLE

This is to certify that I, the undersigned have investigated the Title of owners i.e. **M/s. Arihant Developers Jalgaon, a partnership firm, through partner Shri. Manish Chhabildas Shah (hereinafter called as said Owners)** in respect of the under mentioned Property by perusing the Title Deeds relating thereto and taking necessary searches and in my opinion the Title of said owners and Developer & promoter in respect of the under mentioned property is clear, marketable and free from all encumbrances & it is restricted to Title of Owner M/s. Arihant Developers Jalgaon, a partnership firm, through partner Shri. Manish Chhabildas Shah only.

Description of the Property

Property No.1 :- Agricultural Land area 0 H. 46.77.17 R. + Pot Kharab area 00 H. 12 R. = 00 H. 5877.17 R., from and out of field Gat No. 338/1+2 (As per 7/12 Gat No.338/1/2 having Total Land area 0 H. 72 R. and it includes area 1322.83 Sq M. which is affected by 18 meter wide D.P. Road) In other words as per description in sale deed, excluding affected by D.P. Road area of 1322.83 Sq M the remaining area i.e. 0 H 5877.17 R is property purchased under sale deed and subject matter of this report, which situate at village Pimprala within the limits of Jalgaon Municipal Corporation, at Jalgaon, which is bounded by :

East : Adj Gat No.339/3 Part West : Gat No.338 of Part.(pai)

North : Nimkhedi-Pimprala 18 Mt. wide D.P Shiv Road.

South : Adj. Gat No. 339/3 Part.

Property No. 2 :- Agricultural Land North side area 0 H. 625.26 R. i.e. 625.26 Sq. Mt. (this portion is adjacent to above property No.1) out of Gat No.339/3 (Total Land area 3 H. 11 R.+ Pot Kharab 0 H. 12 R. = 3 H. 23 R.) at village Pimprala within the limits of Jalgaon Municipal Corporation, at Jalgaon, which is bounded by :

East : Adj. Gat No. 339/2,

West : Part of Adj. Gat No. 338 (pai) and Gat No.339 (pai)

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North : Adj. Gat No.338/1/2 and Nimkhedi-Pimprala 18 Mt. wide D.P Shiv Road.

South : Part of Adj. Gat No. 332 (Pai).

PROPERTY No 1 + 2 :

Area 00H. 5877.17 R., of field Gat No 338/1+2 (as per 7/12 is 338/1/2)

Area 00H. 625.26 R, of field Gat 339/3

Total 0 H 6502.43 R i.e. 6502.43 Sq M area

Combined Boundaries of above 2 properties shown in sale deed for this total area of 6502.43 Sq M are :

East : Adj Gat No.339/3 West : Gat No.338 of Part.(pai)

North : Nimkhedi-Pimprala 18 Mt. wide D.P Shiv Road.

South : Gat No. 339/3 Part.

Property No.3 (This is mostly D P Road covering area) :-
Agricultural Land North Side area 0 H. 13.23 R. which is affected by 18 meter wide D. P. Road from and out of Gat No. 338/1+2 (As per 7/12 i.e. Gat No. 338/1/2 having Total Land area 0 H. 72 R. the remaining area i.e. 0 H. 13.23 R is property purchased under sale deed and subject matter of this report, which situate at village Pimprala within the limits of Jalgaon Municipal Corporation, at Jalgaon, which is bounded by :

East : Gat No. 339/3 West : Gat No.338 (pai)

North : Nimkhedi-Pimprala Shiv Road.

South : Remaining area of said Gat no.338/1/2.

JAYANT LAXMAN PHADKE JALGAON ADVOCATE

PLACE Jalgaon.
DATE : 28/11/2018

Jayant Laxman Phadke, Advocate
Baliram Peth, Jalgaon 425001

CHALLAN

MTR Form Number-6

GRN	MH008127269201819E	BARCODE		Date	10/11/2018-13:43:03	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**	JAYANT PHADKE ADVOCATE
Location	JALGAON		
Year	2018-2019 One Time	**Flat/Block No.**	12 BALIRAM PETH
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	M G ROAD
0030072201 SEARCH FEE	375.00	**Area/Locality**	JALGAON
		Town/City/District	
		PIN	4 2 5 0 0 1
		Remarks (If Any)	Open land Area O H. 625.26 R. i.e. 625.26 Sq.M. out of Gat No.339/3 at Pimprala Shivar.
Total	375.00	**Amount In Words**	Three Hundred Seventy Five Rupees Only

Payment Details	VIJAYA BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	03907642018111000037	22669230
Cheque/DD No.		Bank Date	RBI Date	10/11/2018-13:11:13	Not Verified with RBI
Name of Bank		Bank-Branch		VIJAYA BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9422771035

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ़ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 10-11-2018 01:43:55

CHALLAN
MTR Form Number-6

GRN	MH008127182201819E	BARCODE		Date	10/11/2018-13:35:57	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**	JAYANT PHADKE ADVOCATE
Location	JALGAON		
Year	2018-2019 One Time	**Flat/Block No.**	12 BALIRAM PETH
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	M G ROAD
0030072201 SEARCH FEE	375.00	**Area/Locality**	JALGAON
		Town/City/District	
		PIN	4 2 5 0 0 1
		Remarks (If Any)	Open land Area O H. 5877.17 R. i.e. 5877.17 Sq.M. out of Gat No.388/1/2 at Pimprala Shivar.
Total	375.00	**Amount In Words**	Three Hundred Seventy Five Rupees Only

Payment Details	VIJAYA BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	03907642018111000035	22669180
Cheque/DD No.		Bank Date	RBI Date	10/11/2018-13:11:22	Not Verified with RBI
Name of Bank		Bank-Branch		VIJAYA BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9422771035

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 नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 10-11-2018 01:37:21

19/10/2018
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : दु.नि. जळगाव 1
दस्त क्रमांक : 2413/2017
नोदंणी :
Regn:63m

गावाचे नाव : 1) पिंप्राळा

(1)विलेखाचा प्रकार	बक्षीसपत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	18935000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:जळगांव म.न.पा.इतर वर्णन :, इतर माहिती: , इतर माहिती: विभाग क्रमांक 8/253 मधील मौजे पिंप्राळा शेत गट नंबर 338/1/2 जमिनीचे क्षेत्र हेक्टर 0.60 आर पोट खराब हेक्टर 0.12 आर 7/12 उता-या प्रमाणे एकुण क्षेत्र हेक्टर 0.72 आर असुन खरेदीखताप्रमाणे एकुण क्षेत्र हेक्टर 0.79 आर ची शेत जमिन.((GAT NUMBER : 338/1/2 ;))
(5) क्षेत्रफळ	1) 0 NA
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री.शैलेश सुरेश जैन - - वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 2902 सुमेर ट्रनीटी टॉवर ऐ प्रभा देवी रोड सामना प्रेस जवळ प्रभादेवी मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400025 पॅन नं:-AADPJ3145Q
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सौ.याचना शैलेश जैन - - वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 2902 सुमेर ट्रनीटी टॉवर ऐ प्रभा देवी रोड सामना प्रेस जवळ प्रभादेवी मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400025 पॅन नं:-AADPJ3146P
(9) दस्तऐवज करुन दिल्याचा दिनांक	26/07/2017
(10)दस्त नोंदणी केल्याचा दिनांक	27/07/2017
(11)अनुक्रमांक,खंड व पृष्ठ	2413/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	189600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	200
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

29/10/2018
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : दु.नि. जळगाव 1
दस्त क्रमांक : 2414/2017
नोदंणी :
Regn:63m

गावाचे नाव : 1) पिंप्राळा

(1)विलेखाचा प्रकार	बक्षीसपत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	59514000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:जळगांव म.न.पा.इतर वर्णन :, इतर माहिती: , इतर माहिती: विभाग क्रमांक 8/253 मधील मौजे पिंप्राळा शेत गट नंबर 339/3 जमिनीचे क्षेत्र हेक्टर 03.11 आर पोट खराब हेक्टर 0.12 एकुण क्षेत्र हेक्टर 03.23 आर आकार रुपये 10.03 पैसे ची शेत जमिन.((GAT NUMBER : 339/3 ;))
(5) क्षेत्रफळ	1) 0 NA
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री.शैलेश सुरेश जैन - - वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 2902 सुमेर ट्रनीटी टॉवर ऐ प्रभा देवी रोड सामना प्रेस जवळ प्रभादेवी मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400025 पॅन नं:-AADPJ3145Q
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सौ.याचना शैलेश जैन - - वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 2902 सुमेर ट्रनीटी टॉवर ऐ प्रभा देवी रोड सामना प्रेस जवळ प्रभादेवी मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400025 पॅन नं:-AADPJ3146P
(9) दस्तऐवज करुन दिल्याचा दिनांक	26/07/2017
(10)दस्त नोंदणी केल्याचा दिनांक	27/07/2017
(11)अनुक्रमांक,खंड व पृष्ठ	2414/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	595400
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	200
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

19/10/2018
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. जळगांव 3
दस्त क्रमांक : 750/2018
नोदंणी :
Regn:63m

गावाचे नाव : 1) पिप्राळा

(1)विलेखाचा प्रकार	खरेदीखत
(2)मोबदला	20000000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितंपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	17009107
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:जळगांव म.न.पा.इतर वर्णन :, इतर माहिती: प्रत नंबर-1(विभाग क्र 8/253)मौजे पिंप्राळा शेत गट नंबर-338/1/2 याचे क्षेत्र हेक्टर-00 आर-60 पोट खराब क्षेत्र हेक्टर-00 आर-12 एकूण क्षेत्र हेक्टर-00 आर-72 आकार रुपये-02 पैसे-79 यापैकी-उत्तेकडील 18 मीटर डि पी रोड साठी आरक्षीत केलेली चौरस मीटर-1322.83 क्षेत्र सोडून उर्वरित शेतजमिन म्हणजेच दक्षिण बाजू कडील शेत जमिन क्षेत्र हेक्टर-00 आर-46.77.17 पोट खराब क्षेत्र हेक्टर-00 आर-12 एकूण क्षेत्र हेक्टर-00 आर-58.77.17 चौरस मीटर-5877.17 प्रत नंबर-2(विभाग क्र 8/253)मौजे पिंप्राळा शेत गट नंबर-339/3 याचे क्षेत्र हेक्टर-03 आर-11 पोट खराब क्षेत्र हेक्टर-00 आर-12 एकूण क्षेत्र हेक्टर-03 आर-33 आकार रुपये-10 पैसे-03 यापैकी-उत्तेकडील शेतजमिन क्षेत्र हेक्टर-00 आर-06.25 म्हणजेच चौरस मीटर-625(प्रत नंबर-1 मौजे पिंप्राळा शेत गट नंबर-338/1+2 च्या दक्षिणेकडील पूर्व-पश्चिम बाजुला तितक्याच रुंदीची(दस्तासोबत जोडल्या नकाशात दर्शविल्याप्रमाणे)((GAT NUMBER : 338/1+2 ;))
(5) क्षेत्रफळ	1) 0 NA
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-याचना शैलेश जैन वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोदावरी बिल्डींग , ब्लॉक नं: फ्लॅट नंबर-1403 , रोड नं: सर पोचखनवाला रोड वरळी , महाराष्ट्र, मुम्बई. पिन कोड:-400018 पॅन नं:-AADPJ3146P
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अरिहंत डेव्हलपर्स जळगांवचे पार्टनर- मनिष छबीलदास शाह वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: जय नगर,जळगांव , महाराष्ट्र, जलगांव. पिन कोड:-425001 पॅन नं:-AASFA3430C
(9) दस्तऐवज करुन दिल्याचा दिनांक	26/02/2018
(10)दस्त नोंदणी केल्याचा दिनांक	27/02/2018
(11)अनुक्रमांक,खंड व पृष्ठ	750/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1200000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

26/11/2018

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. जळगांव 3

दस्त क्रमांक : 4486/2018

नोंदणी :

Regn:63m

गावाचे नाव : 1) पिंप्राळा

(1)विलेखाचा प्रकार	खरेदीखत
(2)मोबदला	3100000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	3245671.2
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:जळगांव म.न.पा.इतर वर्णन :, इतर माहिती: (विभाग क्र 8/253)मौजे पिंप्राळा शेत गट नंबर 338/1/2 याचे क्षेत्र हेक्टर 00 आर 60 पोट खराब क्षेत्र हेक्टर 00 आर-12 एकूण क्षेत्र हेक्टर-00 आर 72 आकार रुपये-02 पैसे 79 यासंपूर्ण शेतजमिनीतील माझी शिल्लक राहीलेली मिळकत उत्तेकडील 18 मीटर डि पी रोड साठी आरक्षीत केलेली शेतजंमिन हेक्टर-00 आर 13.23 आकार रुपये 00 पैसे-62((GAT NUMBER : 338/1/2/. ;))
(5) क्षेत्रफळ	1) 0.1323 हेक्टर . आर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-याचना शैलेश जैन वय:-46; पत्ता:-प्लॉट नं: यांच्या तर्फे कबूली जबाबा साठी , माळा नं: मुखत्यार म्हणुन श्रेयस अनिष शाह, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: न्यु प्रभादेवी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400025 पॅन नं:-AADPJ3146P
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अरिहंत डेव्हलपर्स जळगांवचे पार्टनर मनिष छबीलदास शाह वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: जय नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400025 पॅन नं:-AASFA3430C
(9) दस्तऐवज करुन दिल्याचा दिनांक	15/11/2018
(10)दस्त नोंदणी केल्याचा दिनांक	16/11/2018
(11)अनुक्रमांक,खंड व पृष्ठ	4486/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	194800
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :