



CHALLAN
MTR Form Number-6



GRN	MH004792127201819E	BARCODE	Date		06/08/2018-11:02:04	Form ID
Department			Inspector General Of Registration			
Search Fee			Payer Details			
Type of Payment			Other Items			
Office Name			JLG2_JALGAON 2 JOINT SUB REGISTRAR		Full Name	
Location			JALGAON		ADV RATNA CHAUDHARI	
Year			2018-2019 One Time		Flat/Block No.	
Account Head Details			Amount In Re.		Premises/Building	
0030072201 SEARCH FEE			325.00		Road/Street	
					Area/Locality	
					JALGAON	
					Town/City/District	
					PIN	
					Remarks (If Any)	
					P NO 3/4/5/1-3/4/5/2 G NO 78 PIMPARALA TAL AND DIST JALGAON	
					SEARCH YR 2006-2018 TOTAL 13 YRS	
					Amount In	
					Three Hundred Twenty Five Rupees Only	
Total			325.00		Words	
Payment Details			STATE BANK OF INDIA			
Cheque-DD Details			FOR USE IN RECEIVING BANK			
			Bank CIN	Ref. No.	00040572018080632623	IK00SBWVM4
Cheque/DD No.			Bank Date	RBI Date	06/08/2018-11:02:33	Not Verified with RBI
Name of Bank			Bank-Branch		STATE BANK OF INDIA	
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
सदर चलन "ट्रिप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 9922727886



Date :- 06/08/2018

TITLE REPORT

Name & Address of the Project:-	Sneha Hights.
Name of the Property Owner:-	Sau. Sarita Kishor Borole, Partner of Sneha Devlopers.

PART- I

Discription of Property:-	All Piece and Parcels of Plot No. 3/4/5/1+3/4/5/2 from Gat No. 78, Admeasuring Area 1439.37 sq.mtr., situated at Pimparala, Tal. & Dist. Jalgaon.								
	<table><tr><td>EAST :</td><td></td></tr><tr><td>WEST:</td><td></td></tr><tr><td>NORTH:</td><td></td></tr><tr><td>SOUTH:</td><td></td></tr></table>	EAST :		WEST:		NORTH:		SOUTH:	
EAST :									
WEST:									
NORTH:									
SOUTH:									

Nature of Immovable Property:-	Residential
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PART- II

Name of the Present Owner:-	Sau. Sarita Kishor Borole, Partner of Sneha Devlopers.
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PART- III

List of document submitted before me for scrutiny and legal opinion.

Sr. No.	Date and No. of Document	Name of Documents	Whether Original/ Photocopy/Certified
1.	23/12/2011	Sale Deed. (Dast No. 6729/2011).	Zerox
2.	02/12/2011	Sale Deed. (Dast No. 8254/2011).	Zerox
3.	03/05/2012	Sale Deed. (Dast No. 2229/2012).	Zerox
4.	19/08/2013	Sale Deed of TDR. (Dast No. 4390/2013).	Zerox
5.	16/05/2018	Sale Deed of TDR. (Dast No. 1882/2018).	Zerox
6.	04/08/2018	7/12 Extract	Zerox
7.	06/08/2018	Receipt of Sub-Registrar Office, Jalgaon for last 13 years. (2006 to 2018)	
8.	06/10/1983	NA Order	Zerox

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9.	21/05/2018	Mutation Entries	Zerox
10.	05/09/2014 & 21/05/2018	Commencement Certificate	Zerox
11.	-----	Lay-out & Building Plan	Zerox
12.	25/10/2016	Amalgamation Order	Zerox
13.	21/05/2018	Amalgamation & Division Order	Zerox

PART- IV

Flow Of Title Of The Property (History Of Title)

1.	Hon'ble Collector, Jalgaon had given permission to Chairmen Panditrao Kolhe, Co. Op. Housing Society Jalgaon for non-agricultural use of Gat No. 78, situated at Pimparala, Tal. & Dist. Jalgaon for residential purpose vide N. A. Order No. RB/LNA/SR/507/83, dt. 06/10/1983. The said land was divided in Plots as per the sanctioned lay-out.
2.	As per the M.E. No. 16093, Dated:- 26/08/1993, Panditrao Ukhaji Kolhe & other had divided the plots orally among themselves mutually. According to that, Plot No. 3,4,5 from Gat No. 78, situated at Pimparala, Tal. & Dist. Jalgaon came in the name of Vasant Panditrao Kolhe.
3.	As per the M.E. No. 17322, Dated:- 13/06/1995, Vijay Panditrao Kolhe & other 3 had divided the plots among themselves & changed Area as per Lay-out. According to that, Plot No. 3,4 from Gat No. 78, situated at Pimparala, Tal. & Dist. Jalgaon came in the name of Dilip Panditrao Kolhe. And Plot No. 5 from Gat No. 78, situated at Pimparala, Tal. & Dist. Jalgaon came in the name of Vasant Panditrao Kolhe.
4.	As per the M.E. No. 32913, Dated:- 06/03/2007, Dilip Panditrao Kolhe was died on 24/01/2007. After his death his legal hires, wife- Asha Dilip Kolhe, 3 sons- Paresh Dilip Kolhe, Rupesh Dilip Kolhe, Dinesh Dilip Kolhe came on record of rights.
5.	As per the M.E. No. 42467, Dated:- 28/12/2011, Asha Dilip Kolhe, Paresh Dilip Kolhe, Rupesh Dilip Kolhe, Dinesh Dilip Kolhe sold out Plot No. 3 from Gat No. 78, Admeasuring Area 480.00 sq. mtr., situated at Pimparala, Tal. & Dist. Jalgaon to Sau. Sarita Kishor Borole, Partner of Sneha Devlopers for the consideration of Rs. 11,00,000/- on 23/12/2011. (Dast No. 6729/2011).
6.	As per the M.E. No. 42468, Dated:- 28/12/2011, Asha Dilip Kolhe, Paresh Dilip Kolhe, Rupesh Dilip Kolhe, Dinesh Dilip Kolhe sold out Plot No. 4 from Gat No. 78, Admeasuring Area 480.00 sq. mtr., situated at



	Pimparala, Tal. & Dist. Jalgaon to Sau. Sarita Kishor Borole, Partner of Sneha Developers for the consideration of Rs. 11,00,000/- on 02/12/2011. (Dast No. 8254/2011).
7.	As per the M.E. No. 43560, Dated:- 15/05/2012, Vasant Panditrao Kolhe sold out Plot No. 5 from Gat No. 78, Admeasuring Area 479.37 sq. mtr., situated at Pimparala, Tal. & Dist. Jalgaon to Sau. Sarita Kishor Borole, Partner of Sneha Developers for the consideration of Rs. 9,95,000/- on 03/05/2012. (Dast No. 2229/2012).
8.	As per the Dast No. 4390/2013, Dated:- 19/08/2013, Sau. Sarita Kishor Borole, Partner of Sneha Developers had purchased TDR from Vinay Uttamchand Parakh (HUF), Mahendra Shivilal Sanghavi for the consideration of Rs. 2,52,000/-. (Development Right Certificate No. 20, Dt.- 24/08/2009).
9.	Sau. Sarita Kishor Borole, Partner of Sneha Developers had obtained commencement certificate from Municipal Corporation of The City of Jalgaon of Plot No. 3+4+5/1 Vide No. T.P./B.P./0463, Dt.- 05/09/2014 of GF+FF+SF+TF for commercial & residential purpose.
10.	Sau. Sarita Kishor Borole, Partner of Sneha Developers had obtained commencement certificate from Municipal Corporation of The City of Jalgaon of Plot No. 3+4+5/2 Vide No. T.P./B.P./0464, Dt.- 05/09/2014 of GF+FF+SF+TF for commercial & residential purpose.
11.	Sau. Sarita Kishor Borole, Partner of Sneha Developers had obtained Amalgamation Order of Plot No. 3+4+5/1 & 3+4+5/2 from Municipal Corporation of The City of Jalgaon vide No. TP/Amalgamation/1990, Dt.- 25/10/2016.
12.	As per the Dast No. 1882/2018, Dated:- 16/05/2018, Sau. Sarita Kishor Borole, Partner of Sneha Developers had purchased TDR from Manoj Motiram Khadke for the consideration of Rs. 21,50,000/-. (Development Right Certificate No. 058, Dt.- 07/02/2018).
13.	Sau. Sarita Kishor Borole, Partner of Sneha Developers had obtained Amalgamation & Division Order of Plot No. 3+4+5/1 & 3+4+5/2 from Municipal Corporation of The City of Jalgaon vide No. Land/Kavi/Etapal/2018/1640, Dt.- 21/05/2018. According to that, Plot No. 3+4+5/1 & 3+4+5/2 becomes Plot No. 3+4+5/1+3+4+5/2, having Admeasuring Area 1439.37 sq. mtr.
14.	Sau. Sarita Kishor Borole, Partner of Sneha Developers had obtained commencement certificate from Municipal Corporation of The City of Jalgaon of Plot No. 3+4+5 Vide No. T.P./B.P./023, Dt.- 21/05/2018 of proposed Lo. GF+Upp. Ground+Typ. First to Six Fl. for commercial (Area 307.72 sq. mtr.) & residential (3465.18 sq. mtr.) purpose.



PART- V

5.1	Whether provisions of Urban Land Ceiling Act are applicable?	No
5.2	Whether property to be given as security is subject to any minor's claim/share?	No
5.3	Whether the property is affected by any revenue & tenancy regulations?	No
5.4	Whether the user land has been converted under Land Revenue Law?	Yes
5.5	Whether all original chain documents of the property have been scrutinized?	No
5.6	Whether required documents are available for creating mortgage?	Yes
5.7	Whether previous owners had the right/competency to transfer the property?	Yes
5.8	Whether proposed mortgage by deposit of title deeds is possible?	Yes
5.9	Whether the property is lease land?	No
5.10	Whether the land/property is joint family property?	No
5.11	Is the land/property/flat is subject to any reservation/acquisition/requisition?	No

PART- VI : CERTIFICATE

I have perused the document forwarded to me and have got relevant and available record verified at the Sub-Registrar offices, Jalgaon and I have personally taken search for the year 2006 to 2018 on date- 06/08/2018 vide **GRN No. MH00479217201819E**. The said property is free from all sorts, charges, encumbrances, line, mortgages etc. **Sau. Sarita Kishor Borole, Partner of Sneha Developers** has clear and good marketable title of property.

I further certify that the title deeds intended to be deposited, relating to the property and offered as security by way of equitable mortgage and the document of title referred to above are perfect evidence of the title and that if the said equitable mortgage is created in the manner required by law, it would satisfy the requirements of creation of equitable mortgage in favor of -----.

Hence, I issued this report on 06 Aug. 2018.

Place:- Jalgaon



Ratna G. Chaudhari
Ratna G. Chaudhari,
 Advocate – Jalgaon.