



CHALLAN
MTR Form Number-6



GRN MH011909574201819E		BARCODE		Date 16/02/2019-10:33:27		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID (If Any)			
Type of Payment Search Fee				PAN No.(If Applicable)			
Office Name JLG2_JALGAON 2 JOINT SUB REGISTRAR				Full Name		Adv Pallavi Totale	
Location JALGAON				Flat/Block No.		386 Jaikisanwadi	
Year 2018-2019 One Time				Premises/Building			
Account Head Details		Amount in Rs.		Road/Street		Navipeth	
0030072201 SEARCH FEE		750.00		Area/Locality		Jalgaon	
				Town/City/District			
				PIN		4 2 5 0 0 1	
				Remarks (If Any)			
				Search for 30yrs 1990 to Feb 2019 of Plot No 2/3/4 of Survey No 299 CTS			
				No 2706/1A of Jalgaon city			
				Amount in Words			
				Seven Hundred Fifty Rupees Only			
Total		750.00					
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572019021682591		IK00XXSDP6	
Cheque/DD No.				Bank Date		RBI Date	
				16/02/2019-10:33:53		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

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

Mobile No. : 9403381007

संदर्भ चालन "टायप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करण्याच्या दस्त्यासाठी लागू नाही.

Date :-16/02/2019.

SEARCH REPORT.

1) **Name of the applicant:-** M/s. Manas Developers,
through its Partners:-
Shri. Rajesh Shantilal Jain.

2) **Name of the owner:-** M/s. Manas Developers,
through its Partners:-
Shri. Rajesh Shantilal Jain and
Sau. Vandana Shishir Jain.

3) **Purpose of the investigation:-**

To find out clear and marketable title in respect of Plot.No.2+3+4 of
CTS.No.2706/1A, adm.area.588.98Sq.mtrs situated in Jalgaon City, Tal.
& Dist. Jalgaon.

4) **Description of the property:-**

Plot.No.2+3+4 of CTS.No.2706/1A, adm.area.588.98Sq.mtrs situated in
Jalgaon City, Tal. & Dist. Jalgaon.

The property is bounded by.....

CTS.No.2706/1A/2+3+4:-

East:-Adj. CTS. No.

West:-CTS. No. 2706/1A/1.

North:-Adj. CTS. No.

South:-12M Wide Road.



5) Search Taken:-

S.No.	Document	Original/ Certified/Photocopy
1.	Sale deed bearing no.215, dt.09/01/2018	Original.
2.	Sale deed bearing no.3637, dt.21/09/2018	Original.
3.	Sale deed bearing no.3371, dt.16/10/2017	Original.
4.	Sale deed bearing no.3372, dt.16/10/2017	Original.
5.	Sale deed bearing no.3373, dt.16/10/2017	Original.
6.	Registration certificate Partnership deed	Original.
7.	Commencement certificate for construction of Municipal Corporation, Jalgaon	Original.
8.	Completion certificate for construction of Municipal Corporation, Jalgaon	Original.
9.	CTS extract.	Certified.
10.	Search receipt of 30yrs, dt.16/12/2019.	Original.

6) Past and previous title of investigation:-

- I) Previously **CTS.No.2706/1A**, adm.area.total-4489.2Sq.mtrs out of which 2172.4Sq.mtrs (NA) situated in Jalgaon city, Dist. Jalgaon was of Shri. Surajmal Devjibhai Mandore.
- II) On dt.06/01/1978 Shri. Surajmal Devjibhai Mandore transferred **CTS.No.2706/1A**, adm.area.2172.4Sq.mtrs situated in Jalgaon city, Dist. Jalgaon on the name of his Shri. Purshottam Devjibhai Mandore by way of gift deed bearing no.29 for consideration of Rs.1,20,000. Accordingly on dt.06/09/1980 it was effected on CTS extract.
- III) On dt.06/11/1999 Shri. Purshottam Devjibhai Mandore died leaving behind his legal heirs-wife-Smt. Ramilaben Purshottam Mandore, daughters-Sau. Anitaben Udaykumar Chavhan, Sau. Nituben Prakashkumar Sisodiya and Ku. Manisha Purshottam Mandore. Accordingly on dt.09/03/2000 it was effected on CTS extract.



- IV) On dt.10/05/2001 Sau. Anitaben Udaykumar Chavhan, Sau. Nituben Prakashkumar Sisodiya and Ku. Manisha Purshottam Mandore relinquished their rights in favor of Smt. Ramilaben Purshottam Mandore by registered released deed bearing no.2563. Accordingly on dt.06/06/2001 it was effected on CTS extract.
- V) As per order no. LLAW/SR/215, dt.31/07/1977 2172.4Sq.mtrs of area was converted in to non-agricultural land and 2316.8Sq.mtrs was agricultural land. Accordingly on dt.22/10/2002 it was effected on CTS extract.
- VI) On dt.08/06/2005 Smt. Ramilaben Purshottam Mandore sold out **CTS.No.2706/1A**, adm.area.total-4489.2Sq.mtrs out of which 2172.4Sq.mtrs (NA) +2172.4Sq.mtrs (Agricultural land) situated in Jalgaon city, Dist. Jalgaon to Shri. Sandip Satishkumar Sharma, Shri. Manoj Satishkumar Sharma and Dr. Suresh Shamrao Patil by registered sale deed bearing no.1781 for consideration of Rs.40,00,000. Accordingly on dt.16/07/2005 it was effected on CTS extract.
- VII) Previously **CTS.No.2706/1B**, adm.area.total-3532.00Sq.mtrs out of which 1366.7Sq.mtrs (NA) situated in Jalgaon city, Dist. Jalgaon was of Shri. Shivilal Devjibhai Mandore.
- VIII) On dt.09/11/1988 Shri. Shivilal Devjibhai Mandore died leaving behind his legal heir-Smt. Manjulaben Shivilal Mandore. Name of legal heir was entered as per legal heir ship certificate, dt.13/12/1996. Accordingly on dt.26/03/1998 it was effected on CTS extract.
- IX) As per order no. LLAW/SR/215, dt.31/07/1977 1366.7Sq.mtrs of area was converted in to non-agricultural land and 2165.3Sq.mtrs was agricultural land. Accordingly on dt.22/10/2002 it was effected on CTS extract.



- X) On dt.23/12/2004 Smt. Manjulaben Shivilal Mandore through her general power of attorney holder-Ku. Manisha Purshottam Mandore sold out **CTS.No.2706/1B**, adm.area.total-3532.00Sq.mtrs out of which 1366.7Sq.mtrs (NA land)+2165.3Sq.mtrs (Agricultural land) situated in Jalgaon city, Dist. Jalgaon to Shri. Satishkumar Parmanand Sharma and Dr. Suresh Shamrao Patil by registered sale deed bearing no.4295 for consideration of Rs.30,00,000. Accordingly on dt.-/02/2005 it was effected on CTS extract.
- XI) On dt.26/12/2011 Shri. Satishkumar Parmanand Sharma and other applied for Non-Agricultural permission for residential purpose of CTS.No.2706/1A, adm.area.3532Sq.mtrs and CTS.No.2706/1B, _____ adm.area.4489Sq.mtrs=total-8021.00Sq.mtrs situated in Jalgaon city, Dist. Jalgaon. On dt.01/06/2012 Hon'ble Collector, Jalgaon granted Non-Agricultural permission for residential purpose by his order no. Jamin/1/NA/SR/08/2012 on certain terms and conditions. After NA CTS.NO.2706/1B was cancelled. Layout was sanctioned by Assistant Director, Town Planning Jalgaon by letter no. Na. Ra./1540/2012, dt.22/11/2012 and CTS.No.2706/1A, adm.area.total.8021.00Sq.mtrs situated in Jalgaon city, Dist. Jalgaon demarcated into 23 plots. On dt.29/12/2012 Municipal Corporation of Jalgaon city had given letter no. Ma.Na.Pa./Na.Ra./112.
- XII) On dt.07/12/2012 Shri. Satishkumar Parmanand Sharma, Shri. Sandip Satishkumar Sharma, Shri. Manoj Satishkumar Sharma and Dr. Suresh Shamrao Patil appointed their Special power of attorney holder as Shri. Rajaram Namdeo Patil for transaction related to Plot.No.1 to 23 of CTS.No.2706/1A situated in Jalgaon city, Dist. Jalgaon.
- XIII) On dt.30/05/2015 Shri. Satishkumar Parmanand Sharma, Shri. Sandip Satishkumar Sharma, Shri. Manoj Satishkumar Sharma and Dr. Suresh Shamrao Patil through their Special power of attorney holder as Shri. Rajaram Namdeo Patil sold



out CTS.No.2706/1A/2, adm.area.total-201.33Sq.mtrs situated in Jalgaon City, Tal. & Dist. Jalgaon to Shri. Mahesh Pandurang Chaudhari and Shri. Bharat Dharma Khadake by registered sale deed bearing no.2223 for consideration of Rs.10,10,000. Accordingly on dt.19/07/2016 it was effected on CTS extract.

XIV) On dt.30/05/2015 Shri. Satishkumar Parmanand Sharma, Shri. Sandip Satishkumar Sharma, Shri. Manoj Satishkumar Sharma and Dr. Suresh Shamrao Patil through their Special power of attorney holder as Shri. Rajaram Namdeo Patil sold out CTS.No.2706/1A/3, adm.area.total-193.71Sq.mtrs situated in Jalgaon City, Tal. & Dist. Jalgaon to Shri. Anil Pandurang Chaudhari and Shri. Satish Bhagwan Chaudhari by registered sale deed bearing no.2225 for consideration of Rs.9,70,000. Accordingly on dt.19/07/2016 it was effected on CTS extract.

XV) On dt.30/05/2015 Shri. Satishkumar Parmanand Sharma, Shri. Sandip Satishkumar Sharma, Shri. Manoj Satishkumar Sharma and Dr. Suresh Shamrao Patil through their Special power of attorney holder as Shri. Rajaram Namdeo Patil sold out CTS.No.2706/1A/4, adm.area.total-193.94Sq.mtrs situated in Jalgaon City, Tal. & Dist. Jalgaon to Shri. Suhas Bhagwan Chaudhari and Shri. Vijay Dharma Khadake by registered sale deed bearing no.2224 for consideration of Rs.9,70,000. Accordingly on dt.19/07/2016 it was effected on CTS extract.

XVI) On dt.16/10/2017 Shri. Mahesh Pandurang Chaudhari and Shri. Bharat Dharma Khadake sold out CTS.No.2706/1A/2, adm.area.total-201.33Sq.mtrs situated in Jalgaon City, Tal. & Dist. Jalgaon to Manas Developer's Jalgaon through its Partner:-Shri. Rajesh Shantilal Jain by registered sale deed bearing no.3371 for consideration of Rs.15,10,000. Accordingly on dt.30/12/2017 It was effected on CTS extract.

XVII) On dt.16/10/2017 Shri. Anil Pandurang Chaudhari and Shri. Satish Bhagwan Chaudhari sold out CTS.No.2706/1A/3, adm.area.total-193.71Sq.mtrs situated in Jalgaon City, Tal. & Dist. Jalgaon to Manas Developer's Jalgaon through its Partner:-Shri. Rajesh Shantilal Jain by registered sale deed

bearing no.3372 for consideration of Rs.14,53,000.
Accordingly on dt.30/12/2017 it was effected on CTS extract.

XVIII) On dt.16/10/2017 Shri. Suhas Bhagwan Chaudhari and Shri. Vijay Dharma Khadake sold out CTS.No.2706/1A/4, adm.area.total-193.94Sq.mtrs situated in Jalgaon City, Tal. & Dist. Jalgaon to Manas Developer's Jalgaon through its Partner:-Shri. Rajesh Shantilal Jain by registered sale deed bearing no.3373 for consideration of Rs.14,55,000. Accordingly on dt.30/12/2017 it was effected on CTS extract.

XIX) CTS.No.2706/1A/2, adm.area.total-201.33Sq.mtrs, CTS.No.2706/1A/3, adm.area.total-193.71Sq.mtrs and CTS.No.2706/1A/4, adm.area.total-193.94Sq.mtrs situated in Jalgaon City, Tal. & Dist. Jalgaon amalgamated with respect to order no. TP/SUB/AMAL/TP/2132, dt.31/03/2018 given by Assistant Director of Town planning, Jalgaon. After amalgamation CTS.No.2706/1A/2+3+4, adm.area.588.98Sq.mtrs situated in Jalgaon City, Tal. & Dist. Jalgaon was formed.

XX) On dt.09/01/2018 Manas Developer's Jalgaon through its Partner:-Shri. Rajesh Shantilal Jain purchased TDR, adm.area.408.77Sq.mtrs from Shri. Ranidas Sardarmal Dakliya by registered sale deed bearing no.215 for consideration of Rs.3,52,000.

XXI) On dt.21/09/2018 Manas Developer's Jalgaon through its Partner:-Shri. Rajesh Shantilal Jain purchased TDR, adm.area.44.14Sq.mtrs from Shri. Rajesh Motiram Narkhede by registered sale deed bearing no.3637 for consideration of Rs.25,000.

XXII) On dt.07/01/2019 Fire Officer, Jalgaon Municipal Corporation had given Provisional NOC.

XXIII) On dt.30/08/2018 Manas Developer's Jalgaon through its Partner:-Shri. Rajesh Shantilal Jain applied for sanction of Building Permit and Commencement Certificate for construction on Plot.No.2+3+4 of CTS.No.2706/1A,



adm.area.588.98Sq.mtrs situated in Jalgaon City, Tal. & Dist. Jalgaon by application and plan inward no.TP/0811. On dt.11/01/2019 Municipal Corporation of the City of Jalgaon sanctions of Building Permit and Commencement Certificate for construction on Plot.No.2+3+4 of CTS.No.2706/1A, adm.area.588.98Sq.mtrs situated in Jalgaon City, Tal. & Dist. Jalgaon of Proposed Ground parking+First+Second+Third+Fourth+Fifth Floor for residential purpose adm.area.977.20Sq.mtrs by order no. T.P/B.P/1167.

XXIV) Till the date amalgamated extract is not available as per information given by owner it is in process.

7) Legal Opinion:-

I personally verified the Index-II, record of Sub-Registrar Office, Jalgaon from year 1990 to February 2019. From that I came to the conclusion that the title of M/s. Manas Developers, through Partners. Shri. Rajesh Shantilal Jain on the above property i.e. Plot.No.2+3+4 of CTS.No.2706/1A, adm.area.588.98Sq.mtrs situated in Jalgaon City, Tal. & Dist. Jalgaon is clear and free from any encumbrances, having good and marketable title, Subject to clarification the extract of the above property enclosed herewith this search report. Copy of receipt of payment against search application bearing GRN.No.MH011999574201819E, dt.16/02/2019 is herewith enclosed.

Hence I issued this title verification and search report.

JALGAON.

DATE. 16/02/2019

Pallavi
Mrs. Pallavi V. Totala.

Advocate, Jalgaon.

ADV. PALLAVI V. TOTALA
B.Com., LL.B., D.T.L., B.D.C. & A.
386, Jalkisanwadi, Navi Peth,
Jalgaon. (R.No.MAH/5429/2005)

