



**CHALLAN**  
**MTR Form Number-6**

|                                                |  |                                                                                           |               |                                                                        |          |                                       |                       |
|------------------------------------------------|--|-------------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------------|----------|---------------------------------------|-----------------------|
| GRN MH008742614201718E                         |  | BARCODE  |               | Date 28/12/2017-12:11:29                                               |          | 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 Keskar                   |                       |
| Location JALGAON                               |  |                                                                                           |               |                                                                        |          |                                       |                       |
| Year 2017-2018 One Time                        |  |                                                                                           |               | Flat/Block No.                                                         |          |                                       |                       |
| Account Head Details                           |  |                                                                                           | Amount In Rs. | Premises/Building                                                      |          |                                       |                       |
| 0030072201 SEARCH FEE                          |  |                                                                                           | 325.00        | Road/Street                                                            |          |                                       |                       |
|                                                |  |                                                                                           |               | Area/Locality                                                          |          | Jalgaon                               |                       |
|                                                |  |                                                                                           |               | Town/City/District                                                     |          |                                       |                       |
|                                                |  |                                                                                           |               | PIN                                                                    |          | 4 2 5 0 0 1                           |                       |
|                                                |  |                                                                                           |               | Remarks (If Any)                                                       |          |                                       |                       |
|                                                |  |                                                                                           |               | P No 27 G No 106/1 Nimkhedi Kh Tal Dist Jalgaon Srch Yr - 2005 to 2017 |          |                                       |                       |
|                                                |  |                                                                                           |               | - 13 yrs                                                               |          |                                       |                       |
|                                                |  |                                                                                           |               |                                                                        |          |                                       |                       |
|                                                |  |                                                                                           |               |                                                                        |          |                                       |                       |
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|                                                |  |                                                                                           |               |                                                                        |          |                                       |                       |
|                                                |  |                                                                                           |               |                                                                        |          |                                       |                       |
| Total                                          |  |                                                                                           | 325.00        | Amount In                                                              |          | Three Hundred Twenty Five Rupees Only |                       |
|                                                |  |                                                                                           |               | Words                                                                  |          |                                       |                       |
| Payment Details BANK OF BARODA                 |  |                                                                                           |               | FOR USE IN RECEIVING BANK                                              |          |                                       |                       |
| Cheque-DD Details                              |  |                                                                                           |               | Bank CIN                                                               | Ref. No. | 02003942017122800673                  | 79452399              |
| Cheque/DD No.                                  |  |                                                                                           |               | Bank Date                                                              | RBI Date | 28/12/2017-12:12:09                   | 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  
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 9890158140



Vikram P.Keskar

Advocate, Jalgaon

Off. - 100 Navi Peth, Bank Street, Jalgaon

Mbl. No. 9890158140

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## TITLE INVESTIGATION REPORT

Dt. 28/12/17

### 1) Description Of Property -:

Plot No. 27 adm. 511.5 sqr.mtr.of Gat No. 106/1, situated at Nimkhedi Kh., Tal. & Dist. Jalgaon.

#### Four Boundries of Property -:

East - Plot No. 28  
North- Road

West - Plot No. 26  
South - Plot No. 23 & 24

### 2) Present Owner of Property - Murlidhar Rajaram Mahajan.

### 3) Documents Perused - :

- i) Regi.Sale Deed Dtd. 05/05/07 Doc No.1567 (Photo Copy)
- ii) 7/12 Extract with D Extract (Photo Copy)
- iii) N.A Order (Photo Copy)
- iv) TDR Sale Deed dtd. 27/12/16 Doc. No. 3774 (Photo Copy)
- v) Layout Plan (Photo Copy)
- vi) Commencement Certificate dtd. 13/10/17 (Photo Copy)
- vii) Building Plan (Photo Copy)

4) From the record it is seen that, the Gat No. 106/1, situated at Nimkhedi Kh. was permitted to be used for non agri. residential purpose as per N.A Order No. LAND / 1086 / 10606 / 2094 dtd. 04/03/87 passed by the District Collector Jalgaon.

That Plot No. 27 adm. 511.5 sqr.mtr.of Gat No. 106/1 was previously owned by 1) Tukaram Chavdas Patil, 2) Mrs. Sulochana Mahendra Kothari since 1999.



...2...

Mutation Entry No. 9785 Dtd. 15/05/07

That 1) Tukaram Chavdas Patil, 2) Mrs. Sulochana Mahendra Kothari had sold Plot No. 27 adm. 511.5 sqr.mtr.of Gat No. 106/1 to Murlidhar Rajaram Mahajan by regi. Sale Deed dtd. 05/05/07 Doc. No. 1567.

That Murlidhar Rajaram Mahajan had purchased TDR rights from SGR Ventures Pvt. Ltd. by regi. Sale Deed dtd. 27/12/16 Doc. No. 3774.

That as per permission no. TP / BP / 0815 dtd. 13/10/17 is granted by Muni. Corporation Jalgaon.

5) I have gone through all the documents reffered above and computer records for the period from year 2005 till today (dt. 28/12/17) by depositing Rs. 325/- as fees on 28/12/17 as per challan no. MH008742614201718E

OPINION

From the above scrutiny and perusal of documents and record, I opine that title of Murlidhar Rajaram Mahajan in respect of, Plot No. 27 adm. 511.5 sqr.mtr.of Gat No. 106/1, particularly described in para 1 of this report is clean and clear and having marketable title.

JALGAON

Date - 28/12/2017



  
(Vikram P. Keskar)  
Advocate, Jalgaon