



CHALLAN
MTR Form Number-6



GRN	MH006118847201920E	BARCODE			Date	09/09/2019-15:07:24		Form ID	
Department				Inspector General Of Registration					
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		Flat/Block No.			
Year				2019-2020 One Time		Premises/Building			
Account Head Details				Amount In Rs.		Road/Street			
0030072201 SEARCH FEE				325.00		Area/Locality		Jalgaon	
						Town/City/District			
						PIN		4 2 5 0 0 1	
						Remarks (If Any)			
						P No 27-28-29 G No 74Nimkhedi Kh Tal Dist Jalgaon Srch Yr - 2007 to			
						2019 - 13 yrs			
						Amount In			
						Three Hundred Twenty Five Rupees Only			
Total				325.00		Words			
Payment Details				BANK OF BARODA		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.		02003942019090900887 119180480	
Cheque/DD No.				Bank Date		RBI Date		09/09/2019-15:08:51 Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF BARODA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 9890158140
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.



Vikram P. Keskar

Advocate, Jalgaon

Off. - 100 Navi Peth, Bank Street, Jalgaon

Mbl. No. 9890158140

TITLE INVESTIGATION REPORT

To ,
Sagar Pandit Tade (L.A. - 620800)

09/07/2019

1) Description Of Property -:

Plot No.27+28+29 adm.1393.50 sq.mtr having Gat No.74 situated at Nimkhedi Kh. Tal & Dist.Jalgaon

Four Boundries of Property -:

East - Usage & Road

West - Plot No. 26

North- Road

South - Open Space & P. No. 25

2) Present Owner of Property - Sagar Pandit Tade

3) Documents Perused - :

- i) 7/12 Extract with D extract (Photo copy)
- ii) TDR Sale Deed Dtd.09/08/2019 Doc No.3626 (Photo copy)
- iii) Sale Deed Dtd.30/04/2019 Doc No.1368 (Photo Copy)
- iv) N.A Order (Photo Copy)
- v) Sale Deed Dtd.02/05/2019 Doc No.1376 (Photo Copy)
- vi) Sale Deed Dtd.20/05/2010 Doc No.2266 (Photo Copy)
- vii) Amalgamation Order Dtd.15/07/2019 (Photo Copy)
- viii) Commencement certificate (Photo Copy)
- ix) Sale Deed Dtd.02/09/2010 Doc No.4580 (Photo Copy)
- x) Gift Deed Dtd.22/02/2019 Doc No.1142 (Photo Copy)

4) From the record it is seen that, Gat No. 74 was previously owned by Sunil Ragho Khadke and others.

That Gat No.74 was permitted to be used for non agri-residential purpose by N.A Order No.NA/SR/16/1987 Dtd.29/01/1988 Passed by Dist.Collector jalgaon . (Mutation Entry No. 3110)



Flow of Plot No.27Mutation Entry No. 3131 dtd. 15/07/89

That as per distribution Plot No.27 adm.450 sq.mtr having Gat No.74 was allotted to Kisan Ragho Khadke since 1989 .

Mutation Entry No.11395 Dtd.28/05/2010

That Kisan Radho Patil had sold Plot No.27 adm.450 sq.mtr having Gat No.74 to Rupesh Satish Kabra by Regi.Sale Deed Dtd.2010 Bearing Doc No.2266 .

Mutation Entry No.18717 Dtd.25/05/2019

That Rupesh Satish Kabra had sold Plot No.27 adm.450 sq.mtr having Gat No.74 to Sagar Pandit Tade by Regi.Sale Deed Dtd.02/05/2019 Bearing Doc No.1376 .

Flow of Plot No.28Mutation Entry No. 3131 dtd. 15/07/89

That Plot No.28 adm.450 sq.mtr having Gat No.74 was allotted to Suka Ragho Khadke since prior to 1996 .

Mutation Entry No.5156 Dtd.11/06/1998

That Suka Radho Khadke was expired on 01/07/1996 hence the names of his legal heirs were entered on record as follows.1) Smt.Lilabai Suka Khadke .,2) Mahesh Suka Khadke & 3) Anita Suka Khadke .

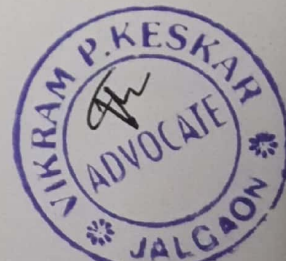
Mutation Entry No.11924 Dtd.01/09/2010

That 1) Smt.Lilabai Suka Khadke .,2) Mahesh Suka Khadke & 3) Anita Suka Khadke had sold Plot No.28 adm.450 sq.mtr having Gat No.74 to Nirmala Hiralalji Munot by Regi.Sale Deed Dtd.31/08/2010 Bearing Doc No.4524 .

That Nirmala Hiralalji Munot had gifted abovementioned Plot No.28 adm.450 sq.mtr having Gat No.74 to her son Manish Hiralal Munot by Regi.Sale Deed Dtd.22/02/2019 Bearing Doc No.1142 .

Mutation Entry No.18718 Dtd.25/05/2019

That Manish Hiralal Munot had sold Plot No.28 adm.450 sq.mtr having Gat No.74 Sagar Pandit Tade by Regi.Sale Deed Dtd.30/04/2019 Bearing Doc No.1368 .



...3...
Flow of Plot No.29

Mutation Entry No. 3131 dtd. 15/07/89

That Plot No.29 adm.493.50 sq.mtr having Gat No.74 was allotted to 1) Suka Ragho Khadke, 2) Vishnu Ragho Khadke, 3) Kisan Ragho Khadke, 4) Sunil Vitthal Khadke since prior to 1996.

Mutation Entry No.5156 Dtd.11/06/1998

That Suka Radho Khadke was expired on 01/07/1996 hence the names of his legal heirs were entered on record as follows. 1) Smt.Lilabai Suka Khadke, 2) Mahesh Suka Khadke & 3) Anita Suka Khadke.

Mutation Entry No.11924 Dtd.01/09/2010

That 1) Smt. Lilabai Suka Khadke, 2) Mahesh Suka Khadke & 3) Anita Suka Khadke (No. 1 & 2 through GPA 4) Vishnu Ragho Khadke, 5) Kisan Ragho Khadke, 6) Sunil Vitthal Khadke) had sold Plot No.29 adm.493.50 sq.mtr having Gat No. 74 to Manish Hiralalji Munot by Regi. Sale Deed Dtd. 31/08/2010 Bearing Doc No.4524.

Mutation Entry No.18718 Dtd.25/05/2019

That Manish Hiralal Munot had sold Plot No.29 adm.493.50 sq.mtr having Gat No.74 to Sagar Pandit Tade by Regi.Sale Deed Dtd.30/04/2019 Bearing Doc No.1368.

That Plot No. 27, 28 & 29 having Gat No. 74 were amalgamated and after amalgamation it was reflected on record as one consolidated Plot No.27+28+29 Totally adm.1393.50 sq.mtr as per amalgamation order no.TP/SUB/AMAL/TP/822 Dtd.15/07/2019 Passed by Municipal Corporation Jalgaon.

That Sagar Pandit Tade had purchased TDR Rights from 1) Meenakshi Umesh Joshi, 2) Saurabh Mahendra Kothari, 3) Vijaykumar Dipchand Chordiya & 4) Mahendra Ajayraj Kothari by Regi.TDR Sale Deed Dtd.09/08/2019 Bearing Doc No.3626.

5) I have gone through all the documents referred above and computer records for the period from year 2007 till today (dt. 09/09/19) by depositing Rs. 325/- as fees on 09/09/19 as per challan no. MH006118847201920E.

OPINION

From the above scrutiny and perusal of documents and record, I opine that title of Sagar Pandit Tade in respect of, Plot No.27+28+29 adm.1393.50 sq.mtr having Gat No.74 situated at Nimkhedi Kh. Tal & Dist.Jalgaon, particularly described in para 1 of this report is clean and clear and having a marketable title

JALGAON

Date - 09/09/19




(Vikram P. Keskar)
Advocate, Jalgaon