



CHALLAN
MTR Form Number-6



GRN MH004150750201920E		BARCODE 		Date 18/07/2019-16:12:46		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 JLG3_JALGAON 3 JOINT SUB REGISTRAR				Full Name		ADV SARANG MADHAV KULKARNI	
Location JALGAON							
Year 2019-2020 One Time				Flat/Block No.		PLOT NO 27	
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			325.00	Road/Street		MOHAN NAGAR	
				Area/Locality		JALGAON	
				Town/City/District			
				PIN		4 2 5 0 0 2	
				Remarks (If Any)			
				PLOT NO 30 OUT OF GAT 152/4/1 AND 2 SITUATED AT PIMPRALA			
				SHIVAR DIST JALGAON FOR 2007 TO 2019			
Total			325.00	Amount In		Three Hundred Twenty Five Rupees Only	
				Words			
Payment Details SYNDICATE BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	03325352019071800149 7724200	
Cheque/DD No.				Bank Date	RBI Date	18/07/2019-16:13:27 Not Verified with RBI	
Name of Bank				Bank-Branch		SYNDICATE BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9850240638

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.



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FIII (Life Insurance) Diploma in Cyber Law,
Diploma in Cyber Crime Investigation,
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TITLE SEARCH REPORT

AND CERTIFICATE

(1) **NAME OF THE OWNER** : M/s. Shiv Construction, a partnership firm, through it's Partners viz. 1) Shri Hemant Jagannath Nyati, Age 50 years, Occu. Business, 2) Shri Prashant Vitthaldas Mantri, Age 43 years, Occu. Medical Practitioner and Business and 3) Shri Manoj Ghanshamdas Laddha (HUF), Age - 45 years, Occu. Business, Address: Office: 13, Parakh Complex, Infront of D Mart, Shirsoli Naka, Jalgaon, Tal. & Dist. Jalgaon.

(2) **PURPOSE OF INVESTIGATION** : To find out clear and marketable title of a proposed residential cum Commercial Construction property which consists Ground Floor, First Floor, Second Floor, Third Floor and Fourth Floor which is constructed on Plot No.30, admeasuring area 497.00 sq.meters + TDR 74.55 sq.meters, total area 571.55 sq.meters, out of Gat No. 152/4/1+2 at Pimprala Shivar, Jalgaon, Tal. & Dist. Jalgaon. The said property is bounded by -

On towards East :- 30 meter wide Road,

On towards West :- Plot No.31 & 49,

On towards North :- 30 meter wide Road,

On towards South :- 9 meter wide Road.

(Boundaries available from Sale Deed)

On the said plots owner had obtained sanction of building permit and commencement certificate bearing No.





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T.P./B.P./1387 dated 05.03.2019. The proposed built up area as under -

Ground Floor (Comm.) built up area 107.157 sq.mtrs., First Floor (Resi) built up area 156.497 sq.mt., Second Floor (Resi) built up area 156.497 sq.mt., Third Floor (Resi) built up area 156.497 sq.mt., Fourth Floor (Resi) built up area 156.497 sq.mt. Proposed total commercial and residential built up area is 733.145 sq.meters **(Proposed built up area taken from Sanction Plan)**

(3) **PAST AND PREVIOUS TITLE DOCUMENTS :**

As per record available from the Land Gat No.152/4, area 0 H.85R + Pot Kharb 1 H.21R, total area 2 H.6R of Pimprala Shivar was owned by possessed by 1) Shri Vasant Ganesh Joshi, 2) Shri Ramesh Moreshwar Joshi, 3) Pandurang Moreshwar Joshi, 4) Dhanjay Moreshwar Joshi, 5) Balkrushna Moreshwar Joshi, 6) Manohar Moreshwar Joshi, 7) Smt. Indirabai Moreshwar Joshi. No.6 as a minor for him as a legal guardian Smt. Indirabai Moreshwar Joshi. Above said owners sold Eastern side half portion of Land Gat no.152/4, area 1 H.3R including Pot Kharab area of Pimprala Shivar to Shri Damodar Khema Toke for consideration of Rs. 24000/- on 05.11.1981 vide registered sale deed Sr.No.4027/1981.

Further all the above mentioned owners i.e. Shri Vasant Ganesh Joshi alongwith others 6 had sold remaining portion of Land Gat No.152/4/1, area 1 H.3 including Pot Kharab area of Pimprala Shivar to Shri Damodar Khema Toke for consideration of Rs. 24000/- on 31.03.1982 vide registered sale deed Sr.No.1215/1982.





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With reference to above sale deeds Gat No became as 152/4/1+2 of Pimprala Shivar.

Thereafter Shri Damodar Khema Toke had applied to convert the said agricultural land Gat No.154/4/1+2 of Pimprala Shivar into non-agricultural purpose i.e. residential purpose. Hon'ble Collector, Jalgaon passed N.A. Order bearing No. Land/1086/681/1274, dated 30.04.1986, accordingly M.E.No.9221, dated 29.10.1986 was effected in record of rights.

And Assistant Director of Town Planning passed Layout by order No.440 dated 12.02.1986 as per sanction layout plots no.1 to 50 are demarketed of Gat No. 152/4/1+2 of Pimprala Shivar.

Thereafter as per application submitted by applicant Shri Damodar Khema Toke, Hon'ble Collector had granted revised Layout by letter No.Land/1086/6263/1652, dated 16.08.1986,

Thereafter Shri Damodar Khema Toke sold above said Plot No.30, admeasuring area 497.00 sq.meters, out of Gat No.152/4/1+2 of Pimprala Shivar. to present owner M/s.Shiv Construction, a partnership firm through it's partner viz. 1) Shri Prashant Vitthaldas Mantri, 2) Shri Hemant Jagannath Nyati and 3) Shri Manoj Ghanshyamdas Laddha (HUF) for consideration of Rs. 40,00,000/-by registered sale deed which was registered in the office of Sub-Registrar,Jalgaon-3 on document Sr.no.3174/2018 dated 23.08.2018, accordingly M.E. No. 54534, dated 03.09.2018 was effected in record of rights.





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Thereafter M/s. Shiv Constructions, a partnership firm purchased T.D.R. admeasuring area 44.55 sq.meters of Gat No.62 of Nimkhedi Kh. from Shri Manoj Eknath Chaudhari for consideration of Rs. 19000/-. The said deed was registered in the office of Sub-Registrar, Jalgaon on document Sr.No.734/2019 dated 13.02.2019.

Thereafter again M/s. Shiv Constructions, a partnership firm purchased T.D.R. admeasuring area 37.50 sq.meters of Gat No.62 of Nimkhedi Kh. from Shri Bhalchandra Sonu Chaudhari, Shri Liladhar Sonu Chaudhari through their Geneal Power of Attorney holder Shri Ritesh Rajendra Mantri for consideration of Rs. 10000/-. The said deed was registered in the office of Sub-Registrar, Jalgaon on document Sr.No.613/2019 dated 06.02.2019.

On the said plots owner had obtained sanction of building permit and commencement certificate bearing No. T.P./B.P./1387 dated 05.03.2019. The proposed built up area as under -

Ground Floor (Comm.) built up area 107.157 sq.mtrs., First Floor (Resi) built up area 156.497 sq.mt., Second Floor (Resi) built up area 156.497 sq.mt., Third Floor (Resi) built up area 156.497 sq.mt., Fourth Floor (Resi) built up area 156.497 sq.mt. Proposed total commercial and residential built up area is 733.145 sq.meters (Proposed built up area taken from Sanction Plan).

(4) SEARCH TAKEN :

- (1) Copy of 7/12 Extract of dated 22/11/2018 of Plot No.30, out of Survey No.152/4/1+2, situated at Pimprala, Tal. & Dist. Jalgaon.





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- (2) Copy of M.E. Nos. which was mentioned in para 3 above.
- (3) Zerox copy of Sale Deed of Plot No.30 which was registered in the office of Sub-Registrar, Jalgaon on document Sr.No.3174/2018 dated 23.08.2018.
- (4) Zerox copy of Sale Deed of Land Gat No.152/4 which was registered in the office of Sub-Registrar, Jalgaon on document Sr.No.4027/1981 dated 05.11.1981.
- (5) Zerox copy of Sale Deed of Land Gat No.152/4/1 which was registered in the office of Sub-Registrar, Jalgaon on document Sr.No.1215/1982 dated 31.03.1982
- (6) Zerox copy of N.A. Order, bearing No. Land/1086/681/1274, dated 30.04.1986.
- (7) Zerox copy of T.D.R. Sale Deeds, bearing No. 1) 734/2019 and 2) 613/2019.
- (8) Zerox copy of sanction of building permit and commencement certificate bearing No. T.P./B.P./1387 dated 05.03.2019.
- (9) Zerox copy of Approved Building Plan.
- (10) Zerox copy of Approved Layout.
- (11) E-Challan for the period 2007 to 2019 dated 18.07.2019.

(5) LEGAL OPINION & CERTIFICATE

On the perusal of all the papers & documents referred in para 4 above, I am of the opinion that, M/s. Shiv Construction, a partnership firm, through it's Partners viz.

- 1) Shri Hemant Jagannath Nyati,
- 2) Shri Prashant





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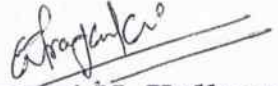
Cell : 98502 40638

Vitthaldas Mantri, and 3) Shri Manoj Ghanshamdas Laddha (HUF) is legal owner and possessor of proposed residential cum Commercial Construction property which consists Ground Floor, First Floor, Second Floor, Third Floor and Fourth Floor which is constructed on Plot No.30, admeasuring area 497.00 sq.meters + TDR 74.55 sq.meters, total area 571.55 sq.meters, out of Gat No. 152/4/1+2 at Pimprala Shivar, Jalgaon, Tal. & Dist. Jalgaon which is more particularly described in para 2 above. I further to add that, said immovable property is free from encumbrances and it has clear and marketable title.

Jalgaon

Date : 18.07.2019




(Sarang M. Kulkarni)
Advocate,

***Please Note -**

I have not carried out any Personal (physical) inspection of the property nor have made enquiries of the actual occupiers of the property & so no liability in that respect.