

Pradipkumar A. Patil

B.A. LL.M.

Advocate

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Office: SANTOSH,

Beside Add. Dist. & Sessions

Court, Amalner, Dist. Jalgaon.

Pin-425401

Mob.# 9049579998

SEARCH AND TITLE INVESTIGATION REPORT

This is to certify that, I have taken a search of below mentioned property for year 1990 to 2020 and for that purpose; I have seen and gone through the various documents as well as the record of Sub. Registrar Office, Amalner, accordingly receipt of search is also attached herewith.

DESCRIPTION OF PROPERTY FOR TITLE

TP No.	Total admeasuring	Out of admeasuring area (said property)	Situated at
12/6	789.96 Sq.mtr	75x85 = 6375 Sq.Ft. (592.47 Sq mtr)	Amalner, Dist. Jalgaon

(Hereinafter referred "**Said Property**" for sake of brevity) bounded as follows)

On or towards East : Road

On or towards West : Remaining part of TP no. 12/6

On or towards South : Lane / bol

On or towards North : Road



120/0

इतर पावती

Wednesday, 17 June 2020 2:16 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2166 दिनांक: 17/06/2020

गावाचे नाव:

दस्तावेजाचा अनुक्रमांक: अमल-0-2020

दस्तावेजाचा प्रकार:

मादर करणाऱ्याचे नाव: अॅड प्रदिपकुमार अरुण पाटील

वर्णन शोध अर्ज क्र.470/2020 मौजे अमळनेर ता अमळनेर टि पी नं.12/6 शोध वर्ष 1991 ते 2020 30 वर्ष

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Amalner

सह.दुर्याम निबंधक (ता-२)

अमळनेर

1); देयकाचा प्रकार: eChallan रकम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001264491202021E दिनांक: 17/06/2020

वैकेचे नाव व पत्ता:

6/17/2020

Documents Perused:	
A.	Certified copy of CTS extract of TP No.12/6 from year 1990 to 2020 issued by City Survey office Amalner. Dated 08/06/2020
B.	Xerox copy of partition deed,
C.	Original copy of will deed of Mrs. Vijayabai Pandharinath Ladhe.
D.	Xerox copy of sale deed document no.01310-2004.
E.	Original copy of sale deed document no.4615-2019.
F.	Original copy of sale deed document no.5846-2015

HISTORY :-

- (1) It appears from the above mentioned record that, TP No.12/6 admeasuring area 0.H.7.R.89 Sq.Mtr situated at Amalner was originally owned and possessed by 1) Vishwanth Shrikrushna Ladhe 2) Kashinath Shrikrushana Ladhe 3) Sharadchandra Shrikrushana Ladhe 4) Vijayabai Pandharinath Ladhe.
- (2) Further it appears that 1) Vishwanth Shrikrushna Ladhe 2) Kashinath Shrikrushana Ladhe 3) Sharadchandra Shrikrushana Ladhe 4) Vijayabai Pandharinath Ladhe. Applied for partition before District Superintendent of Land Record Jalgaon. As per the application DSLR Jalgaon took the effect of partition in office record in the year 1985, as per this order the TP no.12/6 is divided into 4 parts in following manner.

Sr.no.	Name of the owner	Portion of property
1.	Vishwnath Shrikrushna Ladhe	25x85 ft. plot of western side portion
2.	Vijayabai Pandharinath Ladhe	25x85 ft. plot adjcent to Vishwanth ladhe
3.	Sharadchandra Shrikrushna Ladhe	Ground floor of building on 50x85 ft. plot
4.	Vijayabai Pandharinath Ladhe Kishor Pandharinath Ladhe Dilip Pandharinath Ladhe Ganesh Pandharinath Ladhe Shobha Hathiramji Bangad Shashikala Anilkumar Agar	First floor of building on 50x85 ft plot



- (3) Further it appears that, Mr.Suryakant Waman Bhamre purchased a share of Mr.Vishwanath Shrikrushna Ladhe i.e. western side portion admeasuring area 197.49 Sq. Meter, by way of registered sale deed for the consideration of Rs.1,51,000/- on 11/08/1992. Further it appears that the Mr.Suryakant Waman Bhamre sold his above said portion to Mr.Dhanraj Samirmal Kochar and Nirmalkumar Samirmal Kochar by way of registered sale deed for the consideration of Rs.16,5000/- on 7/09/1994.
- (4) Further it appears that, Vijayabai @Kaushalyabai Pandharinath Ladhe prepared her will on 31/01/2000 as per this will bequeathed admeasuring area 25x85 ft out of TP no.12/6 [i.e. B portion of will] in the name of Mr.Ganesh Pandharnath Ladhe and Dilip Pandharinath Ladhe jointly. Further it appears that, in same will Vijayabai @Kaushallyabai Pandharinath Ladhe was bequeath the first floor of building on 50x85 ft plot out of TP no.12/6 (i.e. C portion of will) in the name of Mr.Ganesh Pandharinath Ladhe and Dilip Pandharinath Ladhe, Kishor Pandharinath Ladhe , Shobha bangad and Shashikala Agar jointly.
- (5) Further it appears that, on 06/04/2004 one of the co-sharer Sharadchndra ShriKrushna Ladhe and other members of his family executed a registered sale deed of Eastern side area i.e. Ground floor admeasuring area 141.30 Sq. Meter along with rights in open plot in favour of Ganesh Pandharinath Ladhe and Dilip Pandharinath Ladhe vide document no.1310/2004 for the consideration of RS.10,01,000/- (RUPEES TEN LAKH ONE THOUSAND ONLY) .
- (6) Further it appears that, on 30/11/2015 Ganesh Pandharinath Ladhe purchased by way of registered sale deed of other share holders Kishor Pandharinath Ladhe, Late Shobha Bangad through her son Anand Bangad and Shahikala Agar more particularly 3/5 share i.e. 84.78 Sq. Meter on first floor along with rights in open plot and shop admeasuring 15 sq mtr of Kishor Pandharinath Ladhe in the said plot vide document no. 5846/2015 for the consideration of Rs.19,50,000/- (Rupees Nineteen Lakhs Fifty



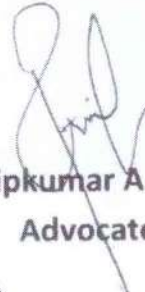
Thousand Only) . Accordingly the name of Ganesh Pandharinath Ladhe is came on CTS record.

- (7) Further it appears that, on 22/10/2019 one of the Co-sharer Dilip Pandharinath Ladhe executed a registered sale deed of ground floor area of Constructed building admeasuring 70.65 Sq.Meter and first floor area of constructed building admeasuring 28.26 sq meter along with rights in open plot and 98.74 Sq. Meter open plot, in favour of Ganesh Pandharinath Ladhe vide document no.4615/2019 for the consideration of Rs. 62,50,000/- (Rupees Sixty Two Lacs Fifty Thousand only). The name of Ganesh Pandharinath Ladhe is came on CTS record.
- (8) **IN MY OPINION MR.GANESH PANDHARINATH LADHE, R/O. AMALNER, DIST. JALGAON IS THE LEGAL AND ABSOLUTE OWNER OF ESTERNSIDE PORTION 75X 85 6375 SQR.FEET AREA OF TP NO.12/6 , SITUATED AT AMALNER. MOREOVER SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES AND ABOVE SAID AREA IS IN ACTUAL POSSESSION OF MR.GANESH PANDHARINATH LADHE, TITLE OF ABOVE MENTIONED PROPERTY IS CLEAR, MARKETABLE & VALUABLE ONE.**
- (9) **IT IS PERTINANT TO NOTE THAT THIS TITLE IS RESTRICTED TO THE EXTENT OF ESTERN SIDE PORTION ADEMESURING 75X 85 6375 SQR.FEET AREA OF TP NO.12/6 , SITUATED AT AMALNER ONLY.**

Hence this Search and Title report is signed at Amalner.

Amalner

Date: 17/06/2020.


17.6.20
Pradipkumar A. Patil
Advocate



Enclosure:-

1. As per above mentioned documents no. A to F
2. Receipt No.- 2166 (Dated 17/06/2020)



FIELD CARD
T.P. 1916 8059

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मुकोलनल्ल व ची. मी.

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नवकल की 9901
कागद की 2
एकण की 9994

मुख्यालय रायपुर जिला
उप अधीक्षक मुक्ति अभियान
अमरकपुर सि जिला

