CHALLAN
MTR Form Number-6

GRN	MH006178057202021E	BARCODE	Date 28/10/2020-14:48:22	Form ID

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	JLG2_JALGAON 2 JOINT SUB REGISTRAR	**Full Name**	Adv Mahesh R Bhokarikar
Location	JALGAON		
Year	2020-2021 From 01/10/2007 To 28/10/2020	**Flat/Block No.**	
		Premises/Building	
		Road/Street	
		Area/Locality	Jalgaon
		Town/City/District	
		PIN	4 2 5 0 0 1

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Remarks (If Any)

Search of Gat no. 181/3 Plot no. 4 to 8 /13 to 17/2 situated at Savkhede Bk Tal and Dist Jalgaon

Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02202292020102805814	104298032
Cheque/DD No.		Bank Date	RBI Date	28/10/2020-14:48:22	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9326653707

Department ID :

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

सदर चलन "टाईप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही

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Legal Scrutiny Report

To, **Date 28.10.2020**

Whomsoever it May concern

Dear Sir,

I hereby submit my Legal Title Search Report in relation to the all that piece and parcel of land bearing the property Gat no. 181/3 , plot no. 4 to 8 and 13 to 17 having total area 1800.00 Square Meters the said area is departed in 2 parts i.e Plot no. 4 to 8 +13 to 17/1 having total area 900 Square Meters and plot no. 4 to 8 +13 to 17/2 having total area 900 Square Meters on which 10 duplex blocks are constructed knowingly Sinhagadh Vhillas Phage situated at Savkhede Bk., Taluka Jalgaon and District- Jalgaon which at present owned and possessed by **1. Harshal Parshuram Wagh 2. Harish Manikrao Surve 3. Sanjivani Ravindra Shinde @ Sanjiwani Kunal Wagh.**

Title holder :- **1. Harshal Parshuram Wagh**

2. Harish Manikrao Surve

3. Sanjivani Ravindra Shinde

@ Sanjiwani Kunal Wagh.

I have perused the following documents

1. Photocopy of 7/12 extract of Gat no. 181/3 Plot no. 4 to 8/13 to 17/1 dated 14.07.2020
2. Photocopy of N.A. order dated 10.05.1997
3. Photocopy of letter to Sub divisional officer Jalgaon Out ward number LAND/KAVI/E-TAPAL/2020/167amalgamation of properties i.e Gat no . 181 /3 plot no. 4 to 8 and 13 to 17
4. Photocopy of Lay-out dated 24.02.2019
5. Photocopy of order of Sub-divisional Officer Jalgaon dated 11.03.2020 regarding amalgamation of properties i.e Gat no. 181/3 Plot no. 4 to 8 to 17 .

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6. Photocopy of Building Plan dated 24.02.2020
7. Photocopy of sale deed no. 1332 /2020 dated 20.03.2020
8. Photocopy of sale deed no. 3750/2019 dated 13 .08.2019
9. Photocopy of M.E. 19689 dated 17.02.2020
10. Photocopy of M.E. 19591 dated 24.01.2020
11. Photocopy of M.E. 19235 dated 05.11.2019
12. Photocopy of M.E. 18669 dated 16.04.2019
13. Photocopy of M.E. 18511 dated 06.05.2019
14. Photocopy of M.E. 18467 dated 22.04.2019
15. Photocopy of sale deed no. 4765/2018 dated 19.10.2018
16. Photocopy of sale deed no. 4068/2018 dated 19.10.2018
17. Photocopy of sale deed no. 1919/2019 dated 15.04.2019
18. Photocopy of sale deed no. 845/1999 dated 17.03.1999
19. Photocopy of Gift deed no. 2687/2003 dated 13.10.2003
20. Photocopy of POA document in the name of Shirish Uttam Raisoni dated16.04.2019

I have taken search from the office of Sub-Registrar Jalgaon period **2007 to 2020 for 13 Years.**

Description of the Property-

all that piece and parcel of land bearing the property Gat no. 181/3 , plot no. 4 to 8 and 13 to 17 having total area 1800.00 Square Meters the said area is departed in 2 parts i.e Plot no. 4 to 8 +13 to 17/1 having total area 900 Square Meters and plot no. 4 to 8 +13 to 17/2 having total area 900 Square Meters on which 10 duplex blocks are constructed knowingly Sinhagadh Vhillas Phage situated at Savkhede Bk., Taluka Jalgaon and District- Jalgaon

Search Taken

I have perused the sale deed, mutation entries, property extract and other documents of the present property to verify the legal title search.

I visited the office of **Sub-Registrar** Jalgaon and taken the search of transaction of transfers in relation to the present property.

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I thoroughly, searched out, since 01.10.2007 till 28.10.2020 by paying search fee Rs. 325/- by receipt/ e-challan no. MH006178057202021E dated 28.10.2020 in Sub-Registrar, Jalgaon.

Through, the search it revealed to me that at presents the title holders are **1. Harshal Parshuram Wagh 2. Harish Manikrao Surve 3. Sanjivani Ravindra Shinde @ Sanjiwani Kunal Wagh.**

NA Order –

The Property of Gat no. 181/3 Situated at Jalgaon ,Tal-Jalgaon and Dist- Jalgaon transformed into non-agriculture usage for Residential purpose vide order of Collector Jalgaon Order no. Order LAND/1097/S.R./37/97 dated 20.05.1997 issued by Collector Jalgaon

History of Title –

1. On 13.10.2003 Puja Pradip Raisoni executed a gift deed doc. No. 2687/2003 for the property Gat no. 181/3 plot no. 4 to 17 and Plot no. 21, 22,23 in favor of her brother Umed Shirish Raisoni **(Gift deed no. 2687/2003).**

2. On 19.10.2018 Umed Shirish Raisoni executed a registered sale deed no. 4069/2018 for the property gat no. 181/3 plot no. 16 having total area 168.00 Square Meters in favor of Harish Manikrao Surve for valid consideration. (Sale deed no.4069/2018)

3. On 19.10.2018 Umed Shirish Raisoni executed a registere sale deed no. 4065/2018 for the property Gat no. 181/3 Plot no. 5 having total area 192 Square Meters in favor of Harish Manikrao Surve for valid consideration. (sale deed no. 4065/2018)

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4. On 19.10.2018 Umed Shirish Raisoni executed a registered sale deed no. 4067/2018 for the property gat no. 181/3 plot no. 17 having total area 168.00 Square Meters in favor of Harshal Parshuram Wagh for valid consideration. (Sale deed no.4067/2018)

5. On 20.10.2018 Umed Shirish Raisoni executed a registered sale deed no. 4068/2018 for the property Gat no. 181/3 Plot no. 4 having total area 192 Square Meters in favor of Harshal Parshuram Wagh for valid consideration. (M.E. 19235).

6. On 11.03.2019 Umed Shirish Raisoni executed a registered sale deed no. 1982/2019 for the property Gat no. 181/3 Plot no. 14 having total area 192 Square Meters in favor of Yogesh Ashok Ahuja for valid consideration. (M.E. 18467)

7. On 16.04.2019 Umed Shirish Raisoni executed a registered sale deed no. 1919/2019 for the property Gat no. 181/3 Plot no. 15,and Plot no. 6 having total area 168 Square Meters and 192 Square Meters respectively in favor of Sanjivani Ravindra Shinde @ Sanjiwani Kunal Wagh for valid consideration. **(M.E. 18669)**

8. On 06.05.2019 Umed Shirish Raisoni executed a registered sale deed no. 2210/2019 for the property Gat no. 181/3 Plot no. 13 having total area 168 Square Meters in favor of Harish Manikrao Surve for valid consideration. (M.E. 18511).

9. On 13.08.2019 Yogesh Ashok Ahuja executed a registered sale deed no. 3750/2019 for the property Gat no. 181/3 Plot no. 8 having total area 192 Square Meters in favor of Harshal Parshuram Wagh for valid consideration. (sale deed no. 3750/2019)

10. On 24.01.2020 Umed Shirish Raisoni executed a registered sale deed no. 1224/2019 for the property Gat no.

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181/3 Plot no. 7 having total area 192 Square Meters in favor of Yogesh Ashok Ahuja for valid consideration. (M.E. 19591)

11. On 20.03.2020 Yogesh Ashok Ahuja executed a registered sale deed no. 1332/2020 for the property Gat no. 181/3 Plot no. 7 having total area 192 Square Meters in favor of Harshal Parshuram Wagh for valid consideration. (Sale deed no. 1332/2020) .

12. As per the application of Harshal Parshuram Wagh for amalgamation of of the property Gat no. 181/3 plot no. 4 to 8 and Plot no. 13 to 17 . the Sub divisional officer has passed the order of amalgamation of the Gat no. 181/3 Plot no. 4 to 8 +13 to 17 on 13.01.2020 by its order no. LAND/KAVI/E-TAPAL/2020/167 after the amalgamation of plots the names of 1. Harshal Parshuram Wagh 2. Harish Manikrao Surve 3. Sanjivani Ravindra Shinde @ Sanjiwani Kunal Wagh. Were mutated as joint title holders .

13. In such a manner the present owners hold title over the property.

Opinion

I certify that **1. Harshal Parshuram Wagh 2. Harish Manikrao Surve 3. Sanjivani Ravindra Shinde @ Sanjiwani Kunal Wagh** have a valid, clear and marketable title to the property as described above.

Date: 28.10.2020

Advocate

Mahesh R. Bhokarikar Mah 2137/2004 Advocate

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TITLE CHAIN

↓

On 13.10.2003 Umed Shirish Raisoni derives title over the property Gat no. 181/3 plot no. 4 to 17 and Plot no. 21, 22,23 by gift deed **(Gift deed no. 2687/2003).**

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On 19.10.2018 Harish Manikrao Surve derives title over the gat no. 181/3 plot no. 16 having total area 168.00 Square Meters for valid consideration. **(Sale deed no.4069/2018)**

↓

On 19.10.2018 Harish Manikrao Surve derives title over the property Gat no. 181/3 Plot no. 5 having total area 192 Square Meters for valid consideration. **(sale deed no. 4065/2018)**

↓

On 19.10.2018 Harshal Parshuram Wagh derives title over the property gat no. 181/3 plot no. 17 having total area 168.00 Square Meters for valid consideration. **(Sale deed no.4067/2018)**

↓

On 20.10.2018 Harshal Parshuram Wagh derives title over the property Gat no. 181/3 Plot no. 4 having total area 192 Square Meters for valid consideration. **(M.E. 19235)**.

↓

On 11.03.2019 Yogesh Ashok Ahuja derives title over the property Gat no. 181/3 Plot no. 14 having total area 192 Square Meters for valid consideration. **(M.E. 18467)**

↓

On 16.04.2019 Sanjivani Ravindra Shinde @ Sanjiwani Kunal Wagh derives title over the property Gat no. 181/3 Plot no. 15,and Plot no. 6 having total area 168 Square Meters and 192 Square Meters for valid consideration. **(M.E. 18669)**

↓

On 06.05.2019 Harish Manikrao Surve derives title over the property Gat no. 181/3 Plot no. 13 having total area 168

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Square Meters in favor of Harish Manikrao Surve with valid consideration. **(M.E. 18511)**

↓

On 13.08.2019 Harshal Parshuram Wagh derives title over the property Gat no. 181/3 Plot no. 8 having total area 192 Square Meters for valid consideration. **(sale deed no. 3750/2019)**

↓

On 24.01.2020 Yogesh Ashok Ahuja derives title over r the property Gat no. 181/3 Plot no. 7 having total area 192 Square Meters for valid consideration. **(M.E. 19591)**

↓

On 20.03.2020 Harshal Parshuram Wagh derives title over the property Gat no. 181/3 Plot no. 7 having total area 192 Square Meters for valid consideration. **(Sale deed no. 1332/2020)** .

↓

As per the application of Harshal Parshuram Wagh for amalgamation of of the property Gat no. 181/3 plot no. 4 to 8 and Plot no. 13 to 17 . the Sub divisional officer has passed the order of amalgamation of the Gat no. 181/3 Plot no. 4 to 8 +13 to 17 on 13.01.2020 by its order no. LAND/KAVI/E-TAPAL/2020/167 after the amalgamation of plots the names of 1. Harshal Parshuram Wagh 2. Harish Manikrao Surve 3. Sanjivani Ravindra Shinde @ Sanjiwani Kunal Wagh. Were mutated as joint title holders .

Jalgaon

Date: 28.10.2020

Bhokarikar

Advocate

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