



CHALLAN
MTR Form Number-6



GRN MH001058799202122E	BARCODE	Date 07/05/2021-10:31:05	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID / TAN (If Any)	
Type of Payment Other Items		PAN No.(If Applicable)	
Office Name JLG2_JALGAON 2 JOINT SUB REGISTRAR		Full Name ADV SANTOSHKUMAR P CHOPDA	
Location JALGAON			
Year 2021-2022 One Time		Flat/Block No. ARIHANT COLONY	
Account Head Details		Premises/Building	
Amount In Rs.		Road/Street JALGAON	
0030072201 SEARCH FEE 750.00		Area/Locality TAL DIST JALGAON	
		Town/City/District	
		PIN 4 2 5 0 0 1	
		Remarks (If Any)	
		SEARCH FEE FROM 1992 TO 2021-30 YRS OF S.NO.325/2/4 AT	
		JALGAON TAL DIST JALGAON	
		Amount In Seven Hundred Fifty Rupees Only	
Total 750.00		Words	
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN Ref. No. 69103332021050710736 2679227290	
Cheque/DD No.		Bank Date RBI Date 07/05/2021-10:32:29 Not Verified with RBI	
Name of Bank		Bank-Branch IDBI BANK	
Name of Branch		Scroll No. , Date Not Verified with Scroll	

Department ID :

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

Mobile No. : 9422798007

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

SANTOSHKUMAR P. CHOPDA

Advocate

522/2/7, Arihant Colony, Jalgaon.

Mob.No.9422780071

FORMAT – A
Circular No.28/2021

To,

MahaRERA

Mumbai

LEGAL TITLE REPORT

Sub – Title clearance certificate with respect to Survey no.325/2/4, Admeasuring 2116.10 Sq.Mtrs.+ Open Space 235.90 Sq.Mtrs. situated at Jalgaon, Tal. & Dist. Jalgaon.

I have investigated the title of the said plot on the request of

Name and address of owner / title holder :-

Shankheshwar Associates, Jalgaon through its partners : -

1. Shri. Abhishek Sunil Bafna, Age 27, Occu. Busness,

R/o Plot No.32, ' Bandhupem', Dinanath Wadi, Ring Road, Jalgaon.

2. Shri. Mahipatchand Joharilal Bohara, Age 58, Occu. Business & Agri.,

R/o Plot no.23, Vidya Nagar, Jalgaon, Dist. Jalgaon.

3. Sau. Mayadevi Pravinchand Bohara, Age 56, Occu. Busi. & Housewife,

R/o Plot no.21, Vidya Nagar, Jalgaon, Dist. Jalgaon.

4. Shri. Pravinchand Joharilal Bohara, Age 63, Occu. Busi. & Agri.,

R/o Plot no.21, Vidya Nagar, Jalgaon, Dist. Jalgaon.

5. Shri. Yogesh Mangilal Khabiya, Age 43, Occu. Busi. & Agri.,

R/o Plot no.13, Bharat Nagar, Jalgaon, Dist. Jalgaon.

6. Shri. Chagan Baburao Wadekar, Age 57, Occu. Busi.,



1. DESCRIPTION OF THE PROPERTY :-

Survey no.325/2/4, Residential Plot Admeasuring 2116.10 Sq.Mtrs.+ Open Space 235.90 Sq.Mtrs. situated at Jalgaon, Tal. & Dist. Jalgaon, which is bounded as under,--

SIDE	BOUNDRIES
On or Towards East	- Survey No.328,
On or Towards West	- 12 Mtrs. Road,
On or Towards North	- 18 Mtrs. Road,
On or Towards South	- 3 Mtrs. Road,

2. The documents of allotment of plot :-

1. Hon'ble Collector, Jalgaon has been issued letter no. Jamin/1/Kavi/2017/33/16/2276 dtd. 15/07/2017 and Hon'ble Tahsildar, Jalgaon has been issued letter no. Jamin/1/Kavi/126/2018 dtd. 09/02/2018 there is no need of non agriculture permission of the said land Survey no.325/2/4, Residential Plot Admeasuring 2116.10 Sq.Mtrs.+ Open Space 235.90 Sq.Mtrs. situated at Jalgaon,
2. Hon. Deputy Director of Town Planning, Jalgaon by his letter no. अतितातडी/बिगरशेती/मो.र.नं.102/2019 prepared Layout and demarcated residential Layout.
3. 7/12 extract or property card issued by Talathi officer, Jalgaon on dtd.07/02/2021 print by online.
D extract No. 15387, 16737,37947,38506,47286,52840,52874.
Original copy of Sanction Layout by Hon. Deputy Director of Town Planning, Municipal Corporation, Jalgaon
4. Search Report for 30 years from 1992 to 2021 as under, --

Before 1992, Shri. Arun Madhav Jawale was owned and possessed of said agriculture land Survey no.325/2, admeasuring H.1.74 R, situated at Jalgaon and accordingly M.E.No.16737 and 15387 to the record of right.

Sale Deed - Shri. Arun Madhav Jawale was executed registered sale



for a consideration Rs.1,30,00,000/- by Reg.Doc.Sr.No.2443 dtd.23/03/2011 and accordingly M.E.No. 37947 was effected to the record of right.

Partition – By order of Asst. Bhumi Abhilekh, Jalgaon has passed order no. 151/2011 partitioned the said S.No.325/2 admeasuring H.1.74 R of jalgaon and as per said order six part was taken i.e. 325/2/1,325/2/2,325/2/3,325/2/4,325/2/5,325/5/6. out of that part no.2 and party no.4 of S. no.325/2/4 admeasuring H.0.23.52 and H.0.31.31 has been came in the name of 1. Shri. Supadu Natthu Mahajan, 2. Lalit Bhagwat Dhande, 3. Sau. Gauri Lalit Dhande, 4. Sudam Dodhu Patil.

Sale Deed - 1. Shri. Supadu Natthu Mahajan, 2. Lalit Bhagwat Dhande, 3. Sau. Gauri Lalit Dhande, 4. Sudam Dodhu Patil, were executed registered sale deed of Agriculture land **East - South corner side admeasuring area H.00.23.52 R assessed rs.17.73 paisa**, part no. 2 middle part out of admeasuring H.00.31.31 R its totally admeasuring H.00.54.83 R of Survey no.235/2/4 situated at Jalgaon in favour of **1. Shri. Sharadchandra Shivchandra Lathi, 50 % 2. Sau. Kalpana Sanjay Jain 25 %, 3. Sau. Archana Ashish Jain 25 %** for a consideration Rs.54,00,000/- by Registered sale deed doc.no.2861 dtd.18/04/2011 and accordingly M.E.No.38059 was effected to the record of right.

Sale Deed - Shri. Sharadchandra Shivchandra Lathi, was executed registered sale deed of his 50 % share Agriculture land of **East – south Corner side admeasuring H.00.11.76 R out of out of admeasuring H.00.23.52 R of Survey no.235/2/4 situated at Jalgaon** in favour of 1. **Shri. Surajmal Manakchand Jain, 2. Sau. Rekha Surajmal Jain** for a consideration Rs.12,69,000/- by Reg.Doc.Sr.No.4785 dtd. 23/07/2012 and accordingly mutation entry was effected to the record of right.

Sale Deed - 1. Sau. Kalpana Sanjay Jain, 2. Sau. Archana Ashish Jain –



through its partners : - 1. Shri. Abhishek Sunil Bafna, 2. Shri. Mahipatchand Joharilal Bohara, 3. Sau. Mayadevi Pravinchand Bohara, 4. Shri. Pravinchand Joharilal Bohara, 5. Shri. Yogesh Mangilal Khabiya, 6. Shri. Chagan Baburao Wadekar, 7. Shri. Sachin Pandurang Marathe for a consideration Rs.48,90,000/- by Reg.Doc.Sr.No.3814 dtd. 22/08/2019 and accordingly M.E.No.52874 was effected to the record of right.

On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property. I am of the opinion that the title of Shankheshwar Associates, Jalgaon through its partners : - 1. Shri. Abhishek Sunil Bafna, 2. Shri. Mahipatchand Joharilal Bohara, 3. Sau. Mayadevi Pravinchand Bohara, 4. Shri. Pravinchand Joharilal Bohara, 5. Shri. Yogesh Mangilal Khabiya, 6. Shri. Chagan Baburao Wadekar, 7. Shri. Sachin Pandurang Marathe are clear, marketable and without any encumbrances.

Owners of the land -

Survey no.325/2/4, Residential Plot Admeasuring 2116.10 Sq.Mtrs.+ Open Space 235.90 Sq.Mtrs. situated at Jalgaon, Tal. & Dist. Jalgaon,

The report reflecting the the flow of the title of the Shankheshwar Associates, Jalgaon through its partners : -

1. Shri. Abhishek Sunil Bafna,
2. Shri. Mahipatchand Joharilal Bohara,
3. Sau. Mayadevi Pravinchand Bohara,
4. Shri. Pravinchand Joharilal Bohara,
5. Shri. Yogesh Mangilal Khabiya,
6. Shri. Chagan Baburao Wadekar,
7. Shri. Sachin Pandurang Marathe on the said land is enclosed herewith.

SANTOSHKUMAR P. CHOPDA

Advocate

522/2/7, Arihant Colony, Jalgaon.

Mob.No.9422780071

FORMAT – A

(Circuler no.28 /2021)

FLOW OF THE TITLE OF THE SAID LAND

Survey no.325/2/4, Residential Plot Admeasuring 2116.10 Sq.Mtrs.+
Open Space 235.90 Sq.Mtrs. situated at Jalgaon, Tal. & Dist. Jalgaon,
Sr.No.

1. 7/12 extract / P.R. cord obtained online on dtd.07/02/2021
2. Mutation Entry no. 15387, 16737,37947,38506,47286,52840,52874.
3. Search Report for 30 years from 1992 to 2021 taken form online and all
available documents and Sub – Registrar office, Jalgaon.
4. Any other relevant title – No.
5. Litigations if any – No.

Date – 06/05/2021



(Santoshkumar P.Chopda)
Advocate, Jalgaon

Santoshkumar P.Chopda

ADVOCATE (B.S.L.,LL.B.)
522/2/7,Arihant Colony,Behind
Bhimukhi Hanuman Temple
JALGAON-425001,M.9422780071