

Nawab Ahmed

Advocate

Near Patil Nursery, Khadka Road, Bhusawal, Dist. Jalgaon, 9422276213-9637395880

LEGAL SCRUTINY REPORT

To,

- 1) Smt. Vidya Ashok Sonawane
- 2) Shri. Kalpesh Ashok Sonawane
- 3) Shri. Hitesh Ashok Sonawane
- 4) Ku. Pradnya Ashok Sonawane

R/o. Bhumi Hights, A-1003, Sector 31, Plot No. 1 & 10,
Kamothe, New Mumbai

I Submit my Legal Scrutiny Report as here under.

Name & Address of the Title holder :-

- 1) Smt. Vidya Ashok Sonawane
- 2) Shri. Kalpesh Ashok Sonawane
- 3) Shri. Hitesh Ashok Sonawane
- 4) Ku. Pradnya Ashok Sonawane

R/o. Bhumi Hights, A-1003, Sector 31,
Plot No. 1 & 10, Kamothe, New Mumbai

1) Detail / Description of the documents scrutinized :-

No.	Date of Document	Name of the Documents	Whether Original Certified / true copy
1.	30/09/2020	Copy of Development Agreement of C.T.S.No. 4349/4/2 of Bhusawal Dist. Jalgaon bearing Sr. No. 3230	Certified Copy
2.	19/12/2019	C.T.S. No. 4349/4/2 of Bhusawal Dist. Jalgaon	Certified Copy

3) Detail Description of Property :-

No.	Survey No./ Khata No. House No. Site No.	Extent/area of land / Bldg	Location sub. District/District Village/Municipality	Boundaries
1.	C.T.S. No. 4349/4/2 of Bhusawal Dist. Jalgaon	Adm. 437.25 Sqmt. (K.),	Bhusawal, Dist. - Jalgaon	East - Road West - C.T.S.No. 4349/3 North - C.T.S.No. 4349/4/3 South - C.T.S.No. 4349/4/1

2) Brief History of the C.T.S. No. 4349/4/2 of Bhusawal Dist. Jalgaon :-

As per Sub Divisional M.R.No. 2/2016 C.T.S.No. 4349/4 was sub divided and measure as per mutual partition between the owners of the C.T.S.No. and Sub Division was came in to



existence and were allotted as per owners mutual partition. The C.T.S.No. 4349/4/2 of Bhusawal Adm. 437.25 Sqmt. (K.) came into the shares of Smt. Vidya Ashok Sonawane, Shri. Kalpesh Ashok Sonawane, Shri. Hitesh Ashok Sonawane, Ku. Pradnya Ashok Sonawane. And their names were intered in the Rule Card No. 1497 of Bhusawal.

The Bhusawal Municipal Council Bhusawal had sanctioned building permission and Commencement Certificate to Vidya Ashok Sonawane and others on 01/09/2020 by letter no. CAJBC/B/2020/APL/00379 issued by Chief Officer, Bhusawal Municipal Council Bhusawal.

Shri. Vishal Rajendra Natkar Builder and Developer had made an Regd. Agreement with Smt. Vidya Ashok Sonawane, Shri. Kalpesh Ashok Sonawane, Shri. Hitesh Ashok Sonawane, Ku. Pradnya Ashok Sonawane in respect to C.T.S.No. 4349/4/2 Adm. 437.25 Sqmt. of Bhusawal which is regd. before Sub Registrar Bhusawal on 30/09/2020 by Regd.No. 3230.



CERTIFICATE

This is to certify that, **Smt. Vidya Ashok Sonawane, Shri. Kalpesh Ashok Sonawane, Shri. Hitesh Ashok Sonawane, Ku. Pradnya Ashok Sonawane** are the owner and possessor of the C.T.S.No. 4349/4/2 Adm. 437.25 Sqmt. of Bhusawal Dist. Jalgaon as the property is free from all encumbrances and having valid and clear, marketable title to the property shown above. From the period 1992 to 2021 (30 years). The Online Challan copy is filed.

Place: Bhusawal

Date: 23/08/2021



Adv. Nawab Ahmed



CHALLAN
MTR Form Number-6



GRN MH005262849202122E		BARCODE 		Date 23/08/2021-14:01:05		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name BSL_BHUSAWAL SUB REGISTRAR				Full Name		ADVOCATE NAWAB AHMED SHAIKH	
Location JALGAON				Flat/Block No.		NEAR PATIL NURSARY	
Year 2021-2022 From 23/08/1992 To 23/08/2021				Premises/Building			
Account Head Details			Amount In Rs.		PIN		
0030072201 SEARCH FEE			750.00		4 2 5 2 0 1		
					Remarks (If Any)		
					BHUSAWAL CST NO4349/4/2 ADM 437.25sqmlr		
Total			750.00		Amount In Seven Hundred Fifty Rupees Only		
					Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572021082300669		IK0BGBFZR3	
Cheque/DD No.				Bank Date		RBI Date	
				23/08/2021-14:24:02		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
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
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.
 Mobile No. : 9637395880