CHALLAN
MTR Form Number-6

GRN	MH008893597202223U	BARCODE	Date	07/10/2022-10:50:10	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 Rekha Patil
Location	JALGAON		
Year	2022-2023 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	Jalgaon
		Town/City/District	
		PIN	
		Remarks (If Any)	Title verification 2010 to 2022 plot no 16 Gat No 36/1 at Pimaprala
		Amount In Words	Three Hundred Twenty Five Rupees Only

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

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022100790432	CPACCLJYJ3
Cheque/DD No.		Bank Date	RBI Date	07/10/2022-10:24:50	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 :

Mobile No. : 9422283633

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 नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 07-10-2022 10:50:59

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Adv. Rekha V. Patil
Residence : N-27 B, Mahavir Nagar, Near Milk Federation, Jalgaon Ph. No. (0257) 2224455, 2224456, Mob.9422283633.

Title Search Report

dt. 07/10/2022

Name of the Applicant;-

Aaradhya Infra Projects through its Partner
Shri Murlidhar Rajaram Mahajan & Shri Atul Madhavrao Mahajan
At Post Jalgaon .Tal & Dist Jalgaon

Purpose of Investigation-

To find out clear marketable title in respect of Plot No. 16 total admeasuring area 521.50 sqmts of Shet Gat No. 36/1 at Pimparala Tal -Jalgaon Dist -Jalgaon .+ T.D.R admeasuring area 681.00 sq mtr of Gat No. 319/2 at City Jalgaon Tal -Jalgaon Dist -Jalgaon .

Description of the Property -

Plot No. 16 total admeasuring area 521.50 sqmts of Shet Gat No. 36/1 at Pimparala Tal -Jalgaon Dist -Jalgaon + T.D.R admeasuring area 681.00 sq mtr of Gat No. 319/2 at City Jalgaon Tal -Jalgaon Dist -Jalgaon ..is in the name of – 1] Saurabh Mahendra Kothari [60 % Share] 2] Balaprasad Balkishan Mantri [20 % Share] 3] Snehal Govind Mantri [20 % Share]

Captioned Property is Bounded as-

On Eastern side - Road

On Western side - Plot No .15

On Northern side - Plot No .10

On Southern side - Highway No 6

Past and Previous Title Investigation -

1] N.A. Order given by collector Jalgaon bearing order No. Jamin/1087/368/2307 dt .12/11/1987 of Shet Survey No. 36/1 area 1H-31 R at at Pimparala Tal -Jalgaon Dist -Jalgaon According to Layout in which 1 to 36 Plot therefore mutation entry no 25965 was effected in record of right

According to Partitioned in between themselves Plot No 16,17,20 to 26 Shet Survey No. 36/1 at Pimparala in the name of Surendra Vrajlal Patel therefore mutation entry no 25966 was effected in record of right

2] There after I found that on dt 22/12/2020 Surendra Vrajlal Patel given power of attorney of Plot No. 16 total admeasuring area 521.50 sqmts of Shet Gat No. 36/1 at Pimparala in favour of Shri Sudesh Anantrai Shaha & the Special Power of Attorney deed is found to be duly registered in the office of sub -registrar Bandra Mumbai -9 Reg sr no 11041

3] There after I found that Sale deed on dt. 01/01/2021 Surendra Vrajlal Patel through his Special Power of Attorney holder Shri Sudesh Anantrai Shaha executed registered Sale deed of Plot No. 16 total admeasuring area 521.50 sq mts of Shet Gat No.36/1 at Pimparala in favour of 1] Saurabh Mahendra Kothari [60 % Share] 2] Balaprasad Balkishan Mantri [20 % Share] 3] Snehal Govind Mantri [20 % Share] for consideration of Rs 99,00,000/- & the sale deed

REKHA V. PATIL (SAU. ANGAL) ADVOCATE JALGAON

Adv. Rekha V. Patil
Residence : N-27 B, Mahavir Nagar, Near Milk Federation, Jalgaon Ph. No. (0257) 2224455, 2224456, Mob.9422283633.

is found to be duly registered in the office of sub -registrar Jalgaon registration sr no 22 Jalgaon II therefore mutation entry no. 61615 was effected in record of right .

4] There after I found that T.D.R Sale deed on dt. 02/05/2022 Shri Rahul Rajedra Mantri [50 % Share] ,Yogesh Mangilal Khabiya [25 % Share] , Salim Abdul Majid Memon [25 % Share] executed registered T.D.R Sale deed of admeasuring area 681.00 sq mtr of Survey No. 319/2 at Mehrun in favour of 1] Balaprasad Balkishan Mantri [20 % Share] 2] Saurabh Mahendra Kothari [60 % Share] 3] Snehal Govind Mantri [20 % Share] for consideration of Rs 7,90,000/- & the T.D.R Sale deed is found to be duly registered in the office of sub –registrar Jalgaon registration sr no . 1325 Jalgaon -III

5] I have seen that 1] Saurabh Mahendra Kothari & other obtained Commencement certificate No. TP/BP/133 dt.11/05/2022 from Municipal Corporation at Jalgaon for construction of Building on Captioned Plot.

6] There after I found that Development Agreement & G.PA on dt. 29/09/2022 1] Saurabh Mahendra Kothari [60 % Share] 2] Balaprasad Balkishan Mantri [20 % Share] 3] Snehal Govind Mantri [20 % Share] executed registered Development Agreement & G.PA of Plot No. 16 total admeasuring area 521.50 sqmts of Shet Gat No. 36/1 at Pimparala in favour of Aaradhya Infra Projects through its Partner Shri Murlidhar Rajaram Mahajan & Shri Atul Madhavrao Mahajan for consideration of Rs 15,00,000/- & the Development Agreement & G.PA is found to be duly registered in the office of sub–registrar Jalgaon registration sr.no 4510 Jalgaon -I

7/12 Extract evident that Captioned property is owned & Possessed by 1] Saurabh Mahendra Kothari [60 % Share] 2] Balaprasad Balkishan Mantri [20 % Share] 3] Snehal Govind Mantri [20 % Share] it further evident that captioned property is clean, clear , marketable & free from all encumbrances & dues.

Opinion-

After Perusal of documents made available to me and search taken from the office of Sub-Registrar office Jalgaon of Captioned Property for the period 2010 till 07/10/2022 I opined that title of 1] Saurabh Mahendra Kothari [60 % Share] 2] Balaprasad Balkishan Mantri [20 % Share] 3] Snehal Govind Mantri [20 % Share] are the absolute owner of Plot No. 16 total admeasuring area 521.50 sq mts of Shet Gat No.36/1 at Pimparala have found no charge, no mortgage & have Clean, clear, Marketable & free from all encumbrances & dues. And they have given Dev Agreement & G.P.A to Aaradhya Infra Projects through its Partner Shri Murlidhar Rajaram Mahajan & Shri Atul Madhavrao Mahajan

Jalgaon

dt 07/10/2022
Receipt No MH008893597202223U

Adv Rekha Patil
Rekha V. Patil (Sau. Ingale)
Advocate B.A.LL.B.
N-27-B,Mahavir Nagar,Jalgaon
Mob.No.9422283633

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