CHALLAN
MTR Form Number-6

GRN	MH008946652202223U	BARCODE		Date	08/10/2022-10:24:50	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	
Account Head Details	Amount In Rs.	Road/Street	
0030072201 SEARCH FEE	325.00	Area/Locality	Jalgaon
		Town/City/District	
		PIN	
		Remarks (If Any)	Title verification 2010 to 2022 plot no 32 Gat no 78 at NIMKHEDI kH
Total	325.00	Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022100853004	CPACCOELB7
Cheque/DD No.		Bank Date	RBI Date	08/10/2022-10:24:25	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 कारणासाठी किंवा नोदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 08-10-2022 10:25:38

CamScanner

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. 08/10/2022

Name of the Applicant;-

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

Purpose of Investigation-

To find out clear marketable title in respect of Plot No. 32 total admeasuring area 280.00 sqmts of Shet Gat No. 78 at Nimkhedi Kh Tal -Jalgaon Dist -Jalgaon .+ .D.R admeasuring area 41.29 sq mtr of Gat No. 63/1 at Nimkhedi Kh + T.D.R admeasuring area 63.64 sq mtr of Survey No. 168/2A at Mehrun Tal -Jalgaon Dist -Jalgaon .

Description of the Property -

Plot No. 32 total admeasuring area 280.00 sqmts of Shet Gat No. 78 at Nimkhedi Kh Tal -Jalgaon Dist -Jalgaon .+ T.D.R admeasuring area 41.29 sq mtr of Gat No. 63/1 at Nimkhedi Kh + T.D.R admeasuring area 63.64 sq mtr of Survey No. 168/2A at Mehrun Tal -Jalgaon Dist -Jalgaon .

Captioned Property is Bounded as-

On Eastern side - Plot No 39

On Western side - Road

On Northern side - Road

On Southern side - Plot No 33

Past and Previous Title Investigation -

1] N.A. Order given by collector Jalgaon bearing order No. RB/LNA/SR /102 /1980 dt .18/04/1980 of Shet Gat No. 78 area 5H-29 R at at Nimkhedi kh Tal -Jalgaon Dist -Jalgaon According to Layout Plot No. 32 area 280.00 sq mts therefore mutation entry was effected in record of right

2] **From the record it seems to that** Jalgaon District Madhyvarti Sahakari Bank Nokaranchi Sahakari Gruhanirman Sanstha Ltd Jalgaon allotted plot in their members name accordingly Plot No. 32 total admeasuring area 280.00 sqmts of Shet Gat No. 78 at Nimkhedi Kh in the name of Vasant Laxmanrao Pawar & members name entered in 7/12 extract and society name was deleted on 7/12 extract & society passed by the resolution therefore mutation entry was effected in record of right

3] There after I found that T D R Sale deed on dt. 19/05/2020 Vijaykumar Dipchand Chardiya Consent with Vishal Vijaykumar Chordiya & other 4 executed registered T D R Sale deed of adm area 63.64 sq mts of Shet Survey No.168/2A at Mehrun in favour of Vasant Laxmanrao Pawar for consideration of Rs 45,000/- & the T D R sale deed is found to be duly registered in the office of sub -registrar Jalgaon registration sr no 1402 Jalgaon- III

4] There after I found that T.D.R Sale deed on dt. 27/07/2022 Shri Devidas Mitharam Chaudhari through his G PA Shri Yashpal Narendra Mantri executed registered T.D.R Sale

REKHA V. PATIL (SAU. INGALE) ADVOCATE

deed of admeasuring area 41.29 sq mtr of Gat No. 63/1 at Nimkhedi Kh in favour of Vasantrao Laxmanrao Pawar for consideration of Rs 35923 /- & the T.D.R Sale deed is found to be duly registered in the office of sub –registrar Jalgaon registration sr no . 2151 Jalgaon -III

5] There after I found that Development Agreement & G.PA on dt. 23/09/2022 Vasantrao Laxmanrao Pawar executed registered Development Agreement & G.PA of Plot No. 32 total admeasuring area 280.00 sqmts of Shet Gat No. 78 at Nimkhedi Kh in favour of Aaradhya Infra Projects through its Partner Shri Murlidhar Rajaram Mahajan & the Development Agreement & G.PA is found to be duly registered in the office of sub–registrar Jalgaon registration sr.no 4402 Jalgaon -I

6] I have seen that Aaradhya Infra Projects through its Partner Shri Murlidhar Rajaram Mahajan obtained Commencement certificate No. TP/BP/396 dt. 23/08/2022 from Municipal Corporation at Jalgaon for construction of Building on Captioned Plot.

7/12 Extract evident that Captioned property is owned & Possessed by Vasantrao Laxmanrao Pawar 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 Vasantrao Laxmanrao Pawar is 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 he has given Dev Agreement & G.P.A to Aaradhya Infra Projects through its Partner Shri Murlidhar Rajaram Mahajan

Requirement document

1]Dissolution certificate from Assistant registrar

Jalgaon

dt 08/10/2022
Receipt No MH008946652202223U

Adv Rekha Patil

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

CamScanner