CHALLAN

MTR Form Number-6

GRN	MH004559300201819E	BARCODE		Date	31/07/2018-10:45:05	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	JLG2_JALGAON 2 JOINT SUB REGISTRAR	Full Name	Adv rekha patil
Location	JALGAON		
Year	2018-2019 One Time	Flat/Block No.	
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	
0030072201 SEARCH FEE	325.00	Area/Locality	
		Town/City/District	
		PIN	4 2 5 0 0 1
		Remarks (If Any)	Title verification 2006-2008 plot no 5 gst no 36/3 primpala
Total	325.00	Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	CANARA BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02400412018073100091	1063107201802400091
Cheque/DD No.		Bank Date	RBI Date	31/07/2018-10:45:45	Not Verified with RBI
Name of Bank		Bank-Branch		CANARA BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

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 नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 31-07-2018 10:46:27

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. 31/07/2018

Name of the Applicant;-

Shri Deepak Dattatray Patil
& Shri Anupkumar Premchand Manure
At Post Jalgaon .Tal &Dist Jalgaon

Purpose of Investigation-

To find out clear marketable title in respect of Plot No. 5 total admeasuring area 511.05 sq mts of Shet Gat No. 36/3 at Pimparala + T.D.R admeasuring area 128.00 sq mtrof Gat No. 289/1 at Mehrun Tal -Jalgaon Dist -Jalgaon .

Description of the Property -

Plot No. 5 total admeasuring area 511.05 sq mts of Shet Gat No. 36/3 at Pimparala + T.D.R admeasuring area 128.00 sq mtrof Gat No. 289/1 at Mehrun Tal -Jalgaon Dist -Jalgaon Tal -Jalgaon Dist -Jalgaon is in the name of – Shri Deepak Dattatray Patil & Shri Anupkumar Premchand Manure

Captioned Property is Bounded as-

[Plot No. 9]

On Easternside - Road

On Westernside - Gat No .35

On Northerside - Gat No .35

On Southernside - Plot No 4

Past and Previous Title Investigation -

1] N.A. Order given by collector Jalgaon bearing order No. RB/LNA/SR/821dt .14/01/1985 of Shet Survey No. 36/3 at at Pimparala Tal -Jalgaon Dist -Jalgaon

2] There after I found that Sale deed on dt. 06/03/1995 Shri Bhimrao Bhaurao Patil executed registered Sale deed of Plot No 5 total admeasuring area 511.05 sq mts of Shet Survey No. 36/3 at Pimparala in favour of Shri Vilas Mohan Borole & Sau Yamini Vilas Borole for consideration of Rs 1,66,000/- & the sale deed is found to be duly registered in the office of sub -registrar Jalgaon registration sr no 786 therefore mutation entry no.17132 was effected in record of right.

REKHA V. PATIL (SAUNGIKAR)
ADVOCATE
JALGAON

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

3] That after I found that on dt. 21/10/1998 Shri Vilas Mohan Borole was death after the death Vilas his legal heirs brought on record on common share of Plot No 5 total admeasuring area 511.05 sq mts of Shet Survey No. 36/3 at Pimparala namely Yamini Vilas Borole ,Deepak Vilas Borole ,Rahul Vilas Borole therefore mutation entry no. 21814 was effected in record of right .

4] There after I found that T.D.R Sale deed on dt. 12/08/2016 S.G.R Ventures Pvt Ltd Director Shri Pritam Avinash Raisoni executed registered T.D.R Sale deed of admeasuring area 128.00 sq mtrof Gat No. 289/1 at Mehrun in favour of,Deepak Vilas Borole ,Rahul Vilas Borole ,Yamini Vilas Borole & the T.D.R Sale deed is found to be duly registered in the office of sub –registrar Jalgaon registration sr no . 2646

5] There after I found that on dt 25/09/2013 Shri Deepak Vilas Borole , Shri Rahul Vilas Borole, Yamini Vilas Borole taken a Loan Rs 45,00,000/- from Bhaichand Hirachand Raisoni Multi State Co –Op Credit Society Ltd. Jalgaon against Plot No 5 total admeasuring area 511.05 sq mts of Shet Survey No. 36/3 at Pimparala + Gat No 202 Area H1.115R at Mhaiswadi + Gat No 206 Area H4.11R at Mhaiswadi Tal Yawal Reg sr no .4525 Jalgaon I therefore mutation entry no. 46723 was effected in record of right There after I found that on dt 17/02/2017 above all Loan was Released Reg sr no 555 Jalgaon II therefore mutation entry no .52559 was effected in record of right

5] There after I found that Agreement for Sale deed on dt. 04/11/2016 Yamini Vilas Borole ,Deepak Vilas Borole ,Rahul Vilas Borole executed registered Agreement for Sale deed of Plot No. 5 total admeasuring area 511.05 sq mts of Shet Gat No. 36/3 at Pimparala + T.D.R admeasuring area 128.00 sq mtr of Gat No. 289/1 at Mehrun in favour Shri Deepak Dattatray Patil & Shri Anupkumar Premchand Manure for consideration of Rs 62,50,000/- & the Agreement for sale deed is found to be duly registered in the office of sub–registrar Jalgaon registration sr.no 4934 Jalgaon II

6] There after I found that Sale deed on dt. 18/02/2017 Yamini Vilas Borole ,Deepak Vilas Borole ,Rahul Vilas Borole executed registered Sale deed of Plot No. 5 total admeasuring area 511.05 sq mts of Shet Gat No.36/3 at Pimparala + T.D.R admeasuring area 128.00 sq mtr of Gat No. 289/1 at Mehrun in favour Shri Deepak Dattatray Patil & Shri Anupkumar Premchand Manure for consideration of Rs 62,50,000/- & the sale deed is found to be duly registered in the office of sub–registrar Jalgaon registration sr.no 568 Jalgaon II therefore mutation entry no. -52564 was effected in record of right

I have seen that Shri Deepak Dattatray Patil & Shri Anupkumar Premchand Manure obtained Commencement certificate No. TP/BP/256 dt. 13/06/2017 from Municipal Corporation at Jalgaon for construction of Building on Captioned Plot.

7/12 Extract dt. 20/02/2018 evident that Captioned property is owned & Possessed by Shri Deepak Dattatray Patil & Shri Anupkumar Premchand Manure it further evident that captioned property is clean, clear , marketable & free from all encumbrances & dues.

REKHA V.PATIL (SAU.INGALE)
ADVOCATE
JALGAON

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

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 2006 till 31/07/2018 I opined that title of **Shri Deepak Dattatray Patil & Shri Anupkumar Premchand Manure**jare the absolute owner of Plot No. 5 total admeasuring area 511.05 sq mts of Shet Gat No.36/3 at Pimparala + T.D.R admeasuring area 128.00 sq mtr of Gat No. 289/1 at Mehrun have found no charge, no mortgage & have Clean, clear, Marketable & free from all encumbrances & dues.

Jalgaon

Adv Rekha Patil

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