

Adv Suresh G. Zadkhande
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Adv. Deepak S. Zadkhande
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Notary (Central Govt.)
Office-Kanhaiyalal Plot, Bhusawal
Home-Nr. Nahata College, Shriram Housing Society Bhusawal
Tal-Bhusawal phone no-241960

Date-21/05/2019

SEARCH & TITLE REPORT

Report of Investigation of Title in respect of immovable property

1) NAME OF THE APPLICANT/PROPERTY MORTGAGOR :-

Smt-Vaijantabai Murlidhar Bharathe

Shri-Prashant Murlidhar Bharathe

R/o- Bhusawal Tal-Bhusawal Dist-Jalgaon

2) PURPOSE OF THE INVESTIGATION:-

To find out clear & marketable title from the record of the Survey No-
166/10/12/1B ,plot no-1 are-504.00.sq.mtr / City Survey No-7/10/1B
Assessment Rupees.53.02/- Shivar -Bhusawal Tal:- Bhusawal.

3) DESCRIPTION OF THE PROPERTY:-

Survey No-166/10/12/1B ,plot no-1 are-
504.00.sq.mtr / City Survey No-7/10/1B Shivar
Bhusawal Tal:- Bhusawal.

4) APPLICANT'S SHARE:-

Survey No-166/10/12/1B ,plot no-1 are-
504.00.sq.mtr / City Survey No-7/10/1B



5) BOUNDARY MARKS:-

Towards East : wide road of 12 mtr
 Towards West : SN.166/10/12 plot no-1A
 Towards North : plot no-5
 Towards South : wide road of 24 mtr

MUTATION ENTRY NO:- 2413 dt-08/01/1973

The owner of Survey No-166/12/1,166/12/2 & 166/12/3 Eknath Bhagwat Phalak transfer aid property in the name of his two daughters. In that effect S.N.166/12/2 area- 0 hec. 10 R transfer in the name of Vaijantabai Murlidhar Bharathe.

MUTATION ENTRY NO:-7686 dt-12/10/1981

The owner of Survey No-166/10/12 area 1 hec. 86 R Eknath Bhagawan Phalak & others field application for N.A permission to the Collector Jalgaon. After the necessary inquiry collector jalgaon passed the N.A order number-RB/LNA/SR/144/79 dt-08/05/1981.

MUTATION ENTRY NO:- 7918 dt-09/07/1982

The owner of Survey No-166/10/+12 plot no-1,2,3,4 Eknath Bhagawan Phalak & Smt-Punjabai Eknath Phalak transfer the plot no-1 in the name of Eknath Bhagawan Phalak.

MUTATION ENTRY NO:- 16900 dt-19/03/1992

The owner of Survey No-166/10+12 plot no-1,24,25 & S.N.103/1 area-0 hec. 94 R Eknath Bhagawan Phalak died in that effect the name of the legal heir entered in 7/12 extract i.e.one daughters namely -Smt- Vaijantabai Murlidhar Bharathe 2) Pushpa Rambhau Patil & one wife-Smt-Punjabai Eknath Phalak.





CHALLAN
MTR Form Number-6



GRN	MH001731513201920E	BARCODE			Date	21/05/2019-10:06:28		Form ID	
Department	Inspector General Of Registration				Payer Details				
Search Fee					TAX ID (If Any)				
Type of Payment	Other Items				PAN No.(If Applicable)				
Office Name	BSL_BHUSAWAL SUB REGISTRAR				Full Name	Adv zadkhande			
Location	JALGAON				Flat/Block No.				
Year	2019-2020 One Time				Premises/Building				
Account Head Details		Amount In Rs.		Road/Street					
0030072201 SEARCH FEE		325.00		Area/Locality	Bhusawal				
				Town/City/District					
				PIN	4 2 5 2 0 1				
				Remarks (If Any)	SN 166-10-12 plot 1b and CSN 7-10-1b area 504.06 sq mtr shivar bhusawal since 2007 to 2019				
				Amount In	Three Hundred Twenty Five Rupees Only				
Total			325.00	Words					
Payment Details	STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572019052128223		IK0ABFTJK6	
Cheque/DD No.				Bank Date	RBI Date	21/05/2019-10:07:19		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

Mobile No. : 9373410026

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

MUTATION ENTRY NO:- 37480 dt-02/08/2006

The owner of Survey No-166/10+12 plot no-1 about that 17.86 Smt-Punjabai Eknath Phalak sold by way of Reg.sale deed dt-22/02/2006 to the Laxman Shankar Patil.

MUTATION ENTRY NO:- 37673 dt-21/09/2006

The owner of Survey No-166/10+12 plot no-1 Smt-Punjabai Eknath Phalak in that effect the name of the legal heir entered in 7/12 extract i.e Smt- Vaijantabai Murlidhar Bharathe
2) Pushpa Rambhau Patil.

MUTATION ENTRY NO:- 55402 dt-23/07/2015

The owner of Survey No-166/10+12 plot no-1 about that 17.86 Laxman Shankar Patil sold by way of Reg.sale deed deed dt-08/06/2015 to the Prashant Murlidhar Bharathe.

MUTATION ENTRY NO:- 55222 dt-06/07/2015

The owner of Survey No-166/10+12 plot no-1 area-1011.14.sq.mtr Smt- Vaijantabai Murlidhar Bharathe others one field application to the SDO for dividation said property in between them. In that effect east area-505.57.sq.mtr transfer in the name of Smt- Vaijantabai Murlidhar Bharathe.

MUTATION ENTRY NO:- 56899 dt-20/08/2016

The owner of Survey No-166/10+12 plot no-1b area-1011.14.sq.mtr Smt- Vaijantabai Murlidhar Bharathe others one field application to the SDO for dividation said property in between them. In that effect east area-505.57.sq.mtr transfer in the name of Smt- Vaijantabai Murlidhar Bharathe. field



application to the SDO Bhusawal for Ameligation. After the necessary inquiry the SDO Bhusawal Ameligated as a order number Ekatrikaran/ Vibhajan /Kavi/760/2015dt-13/07/2016.

6) SEARCH TAKEN:-

- 1) The above property is the Self Acquire property of applicants.
- 2) I have gone through said mutation entries- 5413,7686,7918,16900,37480,37673,55222,5 5402,56178,56899 & City Survey ferfar no- 6063,7167,7217,5708,7586,7733.
- 3) Search Taken from Sub-Registered office Bhusawal
- 4) Copy of Register partnership deed as a name of Smt-Vaijantabai Murlidhar Bharathe, Shri-Prashant Murlidhar Bharathe

7) SEARCH REPORT:-

Search has been taken since 1989 to 2007 & 2007 to 2019 e.i. total last 30th Years of the same Survey No-166/10/12/1B ,plot no-1 are- 504.00.sq.mtr / City Survey No-7/10/1B in the office Sub -Registered Bhusawal. For that purpose the charge of total Rupees-750/- has been paid by the Receipt No.MH001731513201920E Dated -21/05/2019,which is enclosed here with.

8) LEGAL OPINION:-

I observed mutation entry of Survey No-166/10/12/1B ,plot no-1 are- 504.00.sq.mtr / City Survey No-7/10/1B Shivar-Bhusawal Tal:- Bhusawal. The applicant is absolute owner and ancestral property land, same land is



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in actual possession of the applicant. The 7/12 & City survey extract shows that, The title of the applicants Land area is clear and marketable title in the above mentioned land. The applicant is the owner and possessor of the above property and the land.

CERTIFICATE

I Shri - Suresh Gondu Zadkhande do here by certify that, The present applicants Smt-Vaijantabai Murlidhar Bharathe, Shri-Prashant Murlidhar Bharathe R/o- Bhusawal Tal-Bhusawal Dist-Jalgaon is the absolute owner of the above mention , Survey No-166/10/12/1B ,plot no-1B are-504.00.sq.mtr / City Survey No-7/10/1B Shivar Bhusawal Tal:- Bhusawal. The revenue record disclosed that they have got good and marketable title over the same. Property is SARFESI compliant.

I have taken the search of the above documents and in the office of the sub- registrar, Bhusawal Tal-Bhusawal regarding Survey No-166/10/12/1B ,plot no-1B area-504.00.sq.mtr / City Survey No-7/10/1B.

In case of creation of Mortgage by deposit of title deeds we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage.

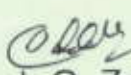
In case of creation of Mortgage by deposit of title deeds we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage.

- 1)7/12 extract. & City Survey Ferfar extract.
- 2)All Mutation Entries & Ferfar extract.
- 3)Approval Lay Out

SCHEDULE OF THE PROPERTY(IES) –

Survey No-166/10/12/1B ,plot no-1 are-
504.00.sq.mtr / City Survey No-7/10/1B
Shivar BhusawalTal:- Bhusawal




Shri;- Suresh G. Zadkhande
Advocate, Bhusawal.