



CHALLAN
MTR Form Number-6



GRN MH002633537201920E	BARCODE 	Date 13/06/2019-16:41:12	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID (If Any)	
Type of Payment Search Fee		PAN No.(If Applicable)	
Office Name JLG2_JALGAON 2 JOINT SUB REGISTRAR		Full Name	ADV SARANG MADHAV KULKARNI
Location JALGAON			
Year 2019-2020 One Time		Flat/Block No.	PLOT NO 27
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	325.00	Road/Street	MOHADI ROAD
		Area/Locality	JALGAON
		Town/City/District	
		PIN	4 2 5 0 0 2
		Remarks (If Any)	
		PLOT NO 16 GAT NO 448/1/1 MEHARUN DIST JALGAON FOR 2007 TO	
		2019 TOTAL 13 YEARS	
		Amount In	Three Hundred Twenty Five Rupees Only
Total	325.00	Words	
Payment Details SYNDICATE BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	03325352019061300175
Cheque/DD No.		Ref. No.	1126700
		Bank Date	13/06/2019-16:42:39
Name of Bank		RBI Date	Not Verified with RBI
		Bank-Branch	SYNDICATE BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

Mobile No. : 9850240638

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.



ADV. SARANG M. KULKARNI

OFFICE

Plot No. 27, Mohan Nagar
Near Vrundavan Garden
Mohadi Road, Jalgaon 425 001
E-mail: 181.sarang@gmail.com
Cell : 98502 40638

ROLL NO. MAH/2321/2005

B.Com, M.Com, LLB, JAIIB, CAIIB,
AII (Life & General Insurance)
FIII (Life Insurance) Diploma in Cyber Law,
Diploma in Cyber Crime Investigation,
Specialised Diploma in Marine Insurance.

**TITLE SEARCH REPORT
AND CERTIFICATE**

(1) **NAME OF THE OWNER** : Sai Shiv Construction, a partnership firm, through it's 1) Shri Hemant Jagannath Nyati (HUF), Age - 50 years, Occu. Business, 2) Shri Jitendra Prabhakar Lathi (HUF), Age - 47 years, Occu. Business, both are residing at Plot No.56, Shivram Nagar, M.J. College Road, Jalgaon, Tal. & Dist. Jalgaon.

(2) **PURPOSE OF INVESTIGATION** : To find out clear and marketable title of Plot No.16, admeasuring area 357.02 sq.meters, out of Survey No. 448/1/1, situated at Mehrun, Tal. & Dist. Jalgaon. It is bounded as under –

Towards East : 30 feet Road,

Towards West : Plot No.31 & 32,

Towards North : Plot No.15,

Towards South : 30 feet Road..

(Boundaries available from Sale Deed)

(3) **PAST AND PREVIOUS TITLE DOCUMENTS** :

As per record available from the Survey No.448/1 was owned by Nandkishor Ramratan Tiwari gave application for the Hon'ble Collector, Jalgaon for converting the said agricultural land into non-agricultural purpose i.e. residential purpose. Accordingly Hon'ble Collector, Jalgaon passed N.A. Order bearing No. LNA/SR/55/78, dated 24.06.1976, accordingly M.E. No.11981, dated 14.04.1981.





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As per N.A. Order Layout passed by Assistant Director of Town Planning, Jalgaon by letter no. DA/JLG/170 dated 17.01.1974, accordingly M.E. No.11983, dated 14.04.1980 was effected in record of rights. As per Layout Survey No. 471/1/1 and 471/1/2 was divided.

Thereafter Nandkishor Ramratan Tiwari sold Plot No.16, area 357.00 sq.meters, out of Survey No.448/1/1 to jointly Dwarkabai Vishnu Zambare and Sonabai Bhagwan Patil for consideration of Rs.3000/- dated 19.04.1979, accordingly M.E. No. 13921 dated 27.08.1982 was effected in record of rights.

Thereafter Dwarkabai Vishnu Zambare and Sonabai Bhagwan Patil sold Plot No.16, area 357.00 sq.meters, out of Survey No.448/1/1 to Gajanan Rajeshwar Upasani for consideration of Rs.1,07,000/- dated 09.08.1995, accordingly M.E. No. 32594 dated 28.12.1995 was effected in record of rights.

Thereafter Gajanan Rajeshwar Upasani sold Plot No.16, area 357.00 sq.meters, out of Survey No.448/1/1 to Vishwasrao Manikrao Shinde and Shri Anil Sudhakar Shinde for consideration of Rs.1,12,000/- dated 03.05.1995, accordingly M.E. No. 32751 dated 26.01.1996 was effected in record of rights.

Thereafter Vishwasrao Manikrao Shinde mortgaged above said property with the Navi Peth Urban Co.Op. Credit Society Ltd., Jalgaon for mortgage money of Rs. 20,00,000/- with consent of Shri Anil Sudhakar Shinde. Shri Vishwasrao Manikrao Shinde paid all the loan amount to Navi Peth Urban Co.Op. Credit Society Ltd., Jalgaon and said society executed Release Deed in favour of above said





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Borrower Shri Vishwasrao Manikrao Shinde and Consentor Shri Anil Sudhkar Shinde. The said release deed was registered in the office of Sub-Registrar, Jalgaon on document Sr.No.6842, dated 06.11.2012, accordingly M.E No. 69500, dated 16.11.2012 was effected in record of rights.

Thereafter Vishwasrao Manikrao Shinde and Shri Anil Sudhakar Shinde sold Plot No.16, area 357.00 sq.meters, out of Survey No.448/1/1 to present owner Sai Shiv Construction, a partnership firm, through it's 1) Shri Hemant Jagannath Nyati (HUF), 2) Shri Jitendra Prabhakar Lathi (HUF), for consideration of Rs.30,00,000/- dated 11.12.2018. The sale deed was registered in the office of Sub-Registrar, Jalgaon on document Sr.No.4889, dated 13.12.2018, accordingly M.E. No. 85084 dated 13.12.2018 was effected in record of rights.

(4) SEARCH TAKEN :

- (1) Copy of 7/12 Extract of dated 29/05/2019 of Plot No.16, out of Survey No.448/1/1, situated at Mehrun, Tal. & Dist. Jalgaon.
- (2) Copy of M.E. Nos. which was mentioned in para 3 above.
- (3) Zerox copy of Sale Deed which was registered in the office of Sub-Registrar, Jalgaon on document Sr.No.4889/2018 dated 13.12.2018
- (4) Zerox copy of N.A. Order, bearing No. LNA/SR/55/78 dated 24.06.1976.

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**ADV. SARANG M. KULKARNI****ROLL NO. MAH/2321/2005**

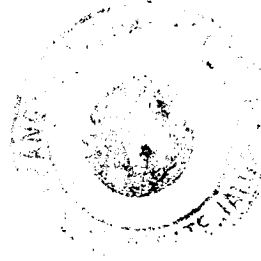
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(5) E-Challan for the period 2007 to 2019 dated
13.06.2019.

(5) **LEGAL OPINION & CERTIFICATE**

On the perusal of all the papers & documents referred in para 4 above, I am of the opinion that, Sai Shiv Construction, a partnership firm, through it's 1) Shri Hemant Jagannath Nyati (HUF), 2) Shri Jitendra Prabhakar Lathi (HUF) is legal owner and possessor of Plot No.16, admeasuring area 357.02 sq.meters, out of Survey No. 448/1/1, situated at Mehrun, Tal. & Dist. Jalgaon which more particularly described in para 2 above. I further to add that, said immovable property is free from encumbrances and it has clear and marketable title.

Jalgaon
Date : 13.06.2019




(Sarang M. Kulkarni)
Advocate,

***Please Note -**

I have not carried out any Personal (physical) inspection of the property nor have made enquiries of the actual occupiers of the property & so no liability in that respect.

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