

MADAN K.MORE

B.S.L.L.B. D.L.L. & L.W.

ADVOCATE

Reg.No. MAH/977/1988

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Dt.25/02/2020

SEARCH REPORT

To,

SAU.VAISHALI RITESHKUMAR LALWANI

PACHORA, TAL.PACHORA DIST.JALGAON.

Respectedd Sir,

1) I have perused the all revnue record. The Pachora S.No.107/2/B Total Area 2H.39 R+ PK. 0H.21R. Assesement of Rs.6.85 Ps. Situated at Pachora Shiwar & Within Local Limits of Pachora Municipal Council, Dist.Jalgaon is the subject matter of this Search Report. The said property is owned and possessed by **SAU.VAISHALI RITESHKUMAR LALWANI**, R/o. Pachora, Tal. Pachora Dist.Jalgaon.

2) Description Of Pachora S.No.107/2B :-

Plot No.	Name of Owner	Area	Situated at	Taluka	Dist.
S.No. 107/2/B	SAU.VAISHALI RITESHKUMAR LALWANI	Area 2H.39 R+ PK. 0H.21R.	Pachora	Pachora	Jalgaon

3) The said above referred property S.No.107/2/B Total Area 2H.39 R+ PK. 0H.21R. Assesement of Rs.6.85 Ps. Situated at Pachora Shiwar & Within Local Limits of Pachora Municipal Council, Dist.Jalgaon is owned & possessed by **SAU.VAISHALI RITESHKUMAR LALWANI**, R/o. Pachora, Tal.Pachora, Dist.Jalgaon. The said property is marketable and free from all encumbrances.

4) **Boundaries Of Pachora N.A.S.No.107/2B :-**

Gat No.	East	West	South	North
S.No. 107/2/B	Survey No.106	Pungaon Shiv	Survey No.103	Survey No.107/2A

5) **PREVIOUS HISTORY -**

1) On perusal of all documents & revenue mutation entries it is found that the last owner of said S.No.107/2 was previously owned by Pradipkumar Govindprasad Khetan, R/o. Pachora, Dist. Jalgaon. The said Sale-Deed executed by him before Sub-Registrar Pachora on Dt.30/03/2001 by Document No.1217. The Sale-Deed registered on Dt.30/03/2001 on consideration Rs.32,00,000/- (Rupees Thity Two Lac Only) in favour of (1) Sau. Sangita Pramodkumar Lalawani (Survey No.107/2A) (2) Sau. Vaishali Riteshkumar Lalwani (Survey No.107/2B)

.VIDE M.E.NO.7541DT.29/05/2001 .

2) The Xerox copy of said sale-deed document verified by me. The said Sale-Deed transaction record by Talathi, Pachora. I have also verified 7/12 extract. I have also perused the sale deed Dt.30/03/2001.

3) The 7/12 Dated 11/01/2020 shows the previous Boza of Pachora Peoples Co.Op.Bank Ltd. Pachora but said Boza released by Mutation Entry No.30636 Dt.04/12/2019. On perusal of 7/12 extract it is found that Mutation Entry No.30636 posted on Dt.30/08/2019 and said Mutation entry transaction recorded on 15/09/2019 and certified by Circle Officer Pachora on Dt.04/12/2019 the Mutation entry No.30637 posted on 30/09/2019 and said recorded in on Dt.15/09/2019 and certified by Circle Officer Pachora on Dt.23/11/2019. Said mutation entry was about release of outstanding Boza PPC Bank Pachora on Pachora Survey No.107/2B and Survey No.107/2A.

(3)

4) Another Mutation entry No.30638 posted on Dt.29/08/2019 and said Mutation entry transaction recorded on 15/09/2019 and certified by Circle Officer Pachora on Dt.24/11/2019 the said mutation entry was about realase of outstanding Boza PPC Bank Pachora on Pachora Survey No.107/2B and Survey No.107/2A. Another Mutation entry No.30982 posted on Dt.18/12/2019 and said Mutation entry transaction recorded on 24/12/2019 and certified by Circle Officer Pachora on Dt.11/01/2020 the said mutation entry was about realase of outstanding Boza PPC Bank Pachora on Pachora Survey No.107/2B and Survey No.107/2A. The mutation entry No.27247 was about Rectification and E-Module of 7/12 extract of Pachora Survey No.107/2A & 107/2B the said mutation entry certified by Circle Officer Pachora on Dt.28/04/2018. I have also verified the mutation entry recorded in Pachora Survey No.107/2A & 107/2B of mutation entry No.27363 posted and recorded on Dt.03/06/2017 and certified on 26/07/2017. I have also verified the mutation entry recorded in Pachora Survey No.107/2A & 107/2B of mutation entry No.27639 posted Dt.06/07/2017 and recorded on Dt.16/07/2017 and certified on 15/09/2017. The mutation entry No.22909 posted on 18/01/2014 about Mortgage Registered by Pachora Peoples Co.Op.Bank Ltd.Pachora in favour of Loan Holder- Meetal Enterprise Prop.Sau.Sangita Pramodkumar Lalwani and land Holder Sau. Vaishali Riteshkumar Lalwani of Pachora Survey No.107/A & 107/2B and said mutation entry certified by Circle Officer.Pachora Dt.11/02/2014.

5) I have also presued that said above property does not covered & attracted under the provision of Urban & Ceiling Act.1976. The Pachora Sub.Registrar Office Original Search Receipt No.1099/2020 Dt.25/02/2020 attached herewith.

(4)

6) The Title Of Pachora S.No.107/2/B Total Area 2H.39 R+ PK. 0H.21R. Assesement of Rs.6.85 Ps. Situated at Pachora Shiwar & Within Local Limits of Pachora Municipal Council, Dist. Jalgaon is Clear and Marketable and Free from all encumbrances.

Dated : 25/02/2020.

Search Receipt No. 1089.

Date of Search 25/02/2020

Rs. 500/-

(Search period of 2001 to 2020 of 18 Years)

PACHORA

DATE - 25 /02/2020



MR. MADAN K. MORE

ADVOCATE, PACHORA