



Roshan H. Golechha

Advocate

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29th July 2017

TO WHOM SOEVER IT MAY CONCERN

SEARCH REPORT

Search report in respect of property bearing S.No.282, Plot No.3, CTS No.15802 admeasuring area 2718.90 Sq. mtr. Situated at Bramhapuri, Kharpudi Road, Jalna, belonging to Mrs.Anita Ravindra Agrawal & Mr.Dugesh Ravindra Agrawal.

Dear Sir,

I took the search of the above property for the period of 30 years and hereby submitting search report as under.

Description of property

Situated at	-	Jalna
CTS No.	-	15802
Plot No.	-	03
Survey No.	-	282
Total Area	-	2718.90 Sq. mtr.

Boundries of the property

East	-	S.No.282 (P)
West	-	9.00 Mtr. Road
North	-	Open Space
South	-	9.0 Mtr. wide road





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Documents referred

- 1) E-Search Receipt
- 2) Copy of Property Record Card
- 3) Copy of Sale Deed
- 4) Copy of N.A. Order
- 5) Copy of Revised lay out sanction order
- 6) Copy of Construction permission
- 7) Copy of Mututation Entry
- 8) Copy of Muncipal Tax Receipt
- 9) Copy of AOP
- 10) Copy of Court Orders



FLOW OF TITLE

On perusal of documents and relying on them it appears that all that, the said Property C.T.S.No. 15802 Adm. Area 2718.90 Sq.Mtr is situated at Bramhapuri, Kharpudi Road, Jalna. The said property is piece and parcel of land Survey No.282 of Jalna the area of the said property as per the 7/12 extract is 0 Hecter 40 R. The land is in the name of Dhanu Rupa Gavali. After the demise of the Dhanu Rupa Gavali the said land has been transferred to Mirabai Bhagirath Gavali by way of heirship. On the basis of the heirship the name of Mirabai Bhagirath Gavali got mutated in the 7/12 extract. Her name is mutated in revenue record Vide Mutation entry in Mutation register maintained by revenue authorities. I have verified 7/12 extract and found that the entries are correct. There after, the land adm. Area 2 acre 20 G is owned and possessed by Mr.Bhagirath Dhannuram Chaudhari after the demise of Mr.Bhagirath Dhannuram Chaudhari the said land is has been transferred to Mirabai Bhagirath Gavali by way of heirship. On the basis of the heirship the name of Mirabai Bhagirath Gavali got mutated in the 7/12 extract. Her name is mutated in revenue record Vide Mutation entry no.2140 in Mutation register



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maintained by revenue authorities. I have verified 7/12 extract and found that the entries are correct.

In the year 2010 Mr. Ravindra Shankarlal Agrawal & Mr.Kachrual Sukhlal Kunkulol has purchased the said land adm. Area 0 H 40 R from the Mirabai Bhagirath Gavali (Chaudhari) by way of registered Sale Deed No. 33/2017 Dt. 02-01-2010 for the consideration of Rs.8,00,000/-, the consent of Mirabai Bhagirath Gavali (Chaudhari) is obtain the said sale deed and the sale deed has been executed before the Sub Registrar at Jalna. The share in the land of Mr. Ravindra Shankarlal Agrawal is 90% & Mr.Kachrual Sukhlal Kunkulol is 10%. On the basis of the sale deed the name of purchaser i.e. Mr. Ravindra Shankarlal Agrawal & Mr.Kachrual Sukhlal Kunkulol got mutated in the 7/12 extract. Their name's are mutated in revenue record Vide Mutation entry no.4997 in Mutation register maintained by revenue authorities. I have verified 7/12 extract and found that the entries are correct.

After the demise of Mr. Ravindra Shankarlal Agrawal the said land is transfereed in the name of Mrs.Anita Ravindra Agrawal & Mr.Dugesh Ravindra Agrawal by way of heirship. Mr.Dugesh Ravindra Agrawal name is mutated as minor through guardin Mother Mrs.Anita Agrawal. The daughter of Mr. Ravindra namely Devika & Priyanka has executed relinquish deed in favour of Mrs.Anita Ravindra Agrawal & Mr.Dugesh Ravindra Agrawal. On the basis of the heirship the name of Mrs.Anita Ravindra Agrawal & Mr.Dugesh Ravindra Agrawal got mutated in the 7/12 extract. Their name's are mutated in revenue record Vide Mutation entry no.6187 in Mutation register maintained by revenue authorities. I have verified 7/12 extract and found that the entries are correct.

That, on Dt. 23-07-2014 Collector, Jalna has sanctioned the NA of this land for residential purpose (Adm. area 4000 Sq. Mtr.). Town planner has approved the plan and plots were made there. The office of TILR has taken entries of these plots and given them CTS No. to each plots. They also obtain Final Revisited lay out permission on dt. 2.01.2017.





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In the year 2017 Mrs.Anita Ravindra Agrawal has purchased the said Plot No. 3, CTS No. 15802 adm. Area 344.47 Sq.Mtr.(undivided share) from the Mr.Kachrual Sukhlal Kunkulol by way of registered Sale Deed No.374/2017 Dt. 23-01-2017 for the consideration of Rs.7,00,000/- and the sale deed has been executed before the Sub Registrar at Jalna. On the basis of the sale deed the name of purchaser i.e. Mrs.Anita Ravindra Agrawal got mutated in the property card of the said property. On the basis of the above mentioned sale deed she became owner and possessor of the said property adm. area 1168.785 Sq.Mtr.

That, Mrs.Anita Ravindra Agrawal & Mr.Dugesh Ravindra Agrawal got consturciton permission on dt. 08.03.2017 from the Muncipal Council, Jalna in the name of Shri Utkarsh Constructions (AOP) for the construction of Residential Affordable Housing Building Construction.

Encumbrances

As per the documents shown & placed before me, I have carried the search of the above mentioned property in the office of Sub- Registrar, Jalna. As per the record and the documents available I came to the conclusion that, the above mentioned property is free from all encumbrances and charges.

Opinion

After the perusal of the available records, I am of the opinion that Mrs.Anita Ravindra Agrawal & Mr.Dugesh Ravindra is absolute owner and possessor of the said property i.e. Plot No.3, CTS No.15802 admeasuring area 2718.90 Sq. mtr. and his title is perfect, clear and free from all encumbrances and charges.





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Mr.Narayandas Shankerlalji Agrawal has filed one civil suit against the Smt. Anita Ravindra Agrawal & others bearing Spl. Civil Suit No.101/2014. Mr.Narayandas Shankerlalji Agrawal filed notice of suit in the Sub-Register office, Jalna bearing no.581/2015. In the said Civil Suit court has decided Exh.05 and granted the stay to the extended of CTS No.9882/1 to 9882/10 and 9882/12 to 9882/26. After that the Plaintiff and defendant Anita & others are filed appeal before the Hon'ble Hight Court of Judicature at Bombay Bench At Aurangabad and Hon'ble High Court has dismissed both appeals. Thereafter Mr.Narayandas Agrawal has filed SLP 24706/2016 before the Hon'ble Supreme Court of India. Hon'ble Supreme Court of India is dismissed the said SLP.

Hence this Search report.

Enclose :

All the relevant documents.



Roshan H. Golechha

Advocate

MH003975253201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
29 Jul 2017	Receipt	Receipt no.: 1111223135
Name of the Applicant : Adv Roshan H Golechha		
Details of property of which document has to be searched : Dist :Jalna Village :Jalana Nagaraparishadecha Sampurn Bhag S.No/CTS No/G.No. : 15802		
Period of search : From :2002 To :2017		
Received Fee : 400		
The above mentioned Search fee has been credited to government vide GRN no :MH003975253201718E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frnSearchChallanWithOutReg.php'.		

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function btn_print_onclick() { // factory.printing.header = ""; // factory.printing.footer = ""; // factory.printing.portrait = false; // //factory.printing.paperSize = "A4"; // factory.printing.leftMargin = 1.0; // factory.printing.topMargin = 1.0; // factory.printing.rightMargin = 1.0; // factory.printing.bottomMargin = 1.0; // // factory.printing.copies = 1 // // factory.printing.printBackground = true // factory.printing.Print(true); window.print(); }
```



CHALLAN
MTR Form Number-6

GRN MH003975297201718E		BARCODE 		Date 29/07/2017-07:31:27		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 JLN1_HQR SUB REGISTRAR JALNA 1				Full Name		Adv Roshan H Golechha	
Location JALNA				Flat/Block No.		CTS No. 15802	
Year 2017-2018 From 01/01/1988 To 31/12/2001				Premises/Building			
Account Head Details			Amount In Rs.	Road/Street		Jalna	
0030072201 SEARCH FEE			350.00	Area/Locality		Tq. Dist Jalna	
				Town/City/District			
				PIN		4 3 1 2 0 3	
				Remarks (If Any)			
				Search For 14 Years 1988-2001 Of CTS No. 15802 Situated At Jalna			
Total			350.00	Amount In Words		Three Hundred Fifty Rupees Only	
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02300042017072911262 000414248	
Cheque/DD No.				Bank Date	RBI Date	29/07/2017-07:32:08 Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

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 करतावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : Not Available