ADVOCATE

Roshan H. Golechha
Advocate
Above Indian Bank, I[st] Floor, Sidndhi Bazar, Jalna-431203
Mob. No.9423722119
E-contact: roshan.golechha@rediffmail.com

30th November 2017

To,
The Manager,
The Yavatmal Urban Co-Op. Bank Ltd., Yavatmal
Branch – Jalna

SEARCH REPORT

Search report in respect of property bearing S.No.483(P), Plot No.3, CTS No.11388/22 admeasuring area 345.00 Sq. mtr. Situated at Ghati Road, Jalna, belonging to Jai Shrikrishna Builders & Developers Through Its Partner 1.Amit Dyneshwar Dongre, Mr.Sunil Kashinathrao Sasink, 3. Mr.Vilas Pawar, Sachin Arjunrao Patil.

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
Plot No.	-	3
CTS No.	-	11388/22
Survey No.	-	483(P)
Total Area	-	345.00 Sq. mtr.

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Boundries of the property

East	-	Plot No.2
West	-	12.00 M wide Road
North	-	12.00 M wide Road
South	-	Plot No.4

Documents referred

1) Search Receipt E-Challan
2) Copy of Property Card
3) Sale Deed
4) N.A. order
5) Copy of Construciton permission

FLOW OF TITLE

On perusal of documents and relying on them it appears that all that, the said Property C.T.S. No. 11388/22, Plot No.03, Adm. Area 345.00 Sq.Mtr is situated at Ghati Road, Jalna. The said property is piece and parcel of land Survey No.483 (P) of Jalna. The said property is initially owned and possessed by Ganpatrao Baburao Pawar, Bhaurao Uttamrao Ghavane, Dinkarrao Ramrao Dandale, Vishwanath Govindrao Sarate, Mr.Natha Raybhan Kale, Badrinaryan Kisanrao More, Dadarao Kisanrao More, Dattatraya Dagdu Patil. Thereafter, after the death of Ganpatrao Baburao Pawer the name of Dadarao Kisanrao More's name mutated by way of heirship. Thereafter the said plot is allotted to Dadarao Kisanrao More by way of Allotment. His name is mutated in the Property card. On the basis of the above

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mentioned allotment he became exclusively owner and possessor of the said property adm. area 345.00 Sq.Mtr.

Thereafter, in the year 2017 Jai Shrikrishna Builders & Developers Through Its Partner 1.Amit Dyneshwar Dongre, Mr.Sunil Kashinathrao Sasink, 3. Mr.Vilas S.Pawar, Sachin Arjunrao Patil has purchased the said property from the Mr. Dadarao Kisanrao More by way of registered Sale Deed No.1870/2017 dt. 25.04.2017 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. Jai Shrikrishna Builders & Developers Through Its Partner 1.Amit Dyneshwar Dongre, Mr.Sunil Kashinathrao Sasink, 3. Mr.Vilas S.Pawar, Sachin Arjunrao Patil got mutated in the property card of the said property. On the basis of the above mentioned sale deed they became exclusively owner and possessor of the said property adm. area 345.00 Sq.Mtr.

That, in the year 1981 Tashildar, Jalna has sanctioned the NA of this land for residential purpose. 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.

Thereafter, on dt. 06-11-2017 they obtain the construction permission from the Muncipal Council, Jalna for the construction of Commerial & Flats.

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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 Jai Shrikrishna Builders & Developers through Its Partner 1.Amit Dyneshwar Dongre, 2.Mr.Sunil Kashinathrao Sasink, 3. Mr.Vilas S.Pawar, 4.Sachin Arjunrao Patil is absolute owner and possessor of the said property and his title is perfect, clear and above mentioned property is free from all encumbrances and charges.

Hence this Search report.

Enclose:

All the relevant documents.

Roshan H. Golechha
Advocate

CHALLAN

MTR Form Number-6

GRN	MH007760854201718E	BARCODE		Date	30/11/2017-17:00:45	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Search Fee Search Fee			TAX ID (If Any)			
				PAN No.(If Applicable)			
Office Name	JLN1_HQR SUB REGISTRAR JALNA 1			Full Name	Adv Roshan H Golechha		
Location	JALNA						
Year	2017-2018 From 01/01/1988 To 30/11/2017			Flat/Block No.	CTS No. 11388/22		
Account Head Details		Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE		750.00		Road/Street	Jalna		
				Area/Locality	Tq Dist Jalna		
				Town/City/District			
				PIN		4 3 1 2 0 3	
				Remarks (If Any)			
				Search For 30 Years 1988-2017 Of CTS No. 11388/22 Situated At Jalna			
				Amount In Words	Seven Hundred Fifty Rupees Only		
Total		750.00					
Payment Details	CENTRAL BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02810672017113079307	1155474083
Cheque/DD No.				Bank Date	RBI Date	30/11/2017-17:01:42	Not Verified with RBI
Name of Bank				Bank-Branch		CENTRAL BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

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 दस्तासाठी लागू नाही .

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