



Roshan H. Golechha
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Above Indian Bank, 1st Floor, Sidndhi Bazar, Jalna-431203

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7th August 2018

TO WHOM SOEVER IT MAY CONCERN

SEARCH REPORT

Search report in respect of CTS No.15971 Admeasuring area 1935.180 Sq.Mtr.
Situating at behind Golden Jubilee School, Jalna Tq. & Dt. Jalna belonging to Jindal
Prop Builders & Developers LLP Through Director Manoj Jaibhagwan Jindal.

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

Situating at	-	Jalna, Tq. Dt. Jalna.
S. No.	-	172
CTS No.	-	15971
Total Area	-	1935.180 Sq.Mtr.

Boundries of the property

East	-	Plot No. 58 to 63
West	-	15.00 Mtr. D.P.Road
North	-	15.00 Mtr. D.P.Road
South	-	Plot No.68 Golden Jubilee School





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Documents referred

- 1) E Search Receipt
- 2) Copy of Property Record Card
- 3) Copy of Sale Deed
- 4) Copy of Construcion permission
- 5) Copy of Construcion Sanctioned Map
- 6) Copy of N.A. order



FLOW OF TITLE

On perusal of documents and relying on them it appears that all that, the said land S.No. No. 172, Total Adm. Area 8 Hector 48 R situated at Jalna Tq. & Dist. Jalna. The said land is mutated in the name of Jaiswal family by way of Court order in RCS No. 234/89. The area divided as per court decree the name of owner mutated their names Vide Mutation entry no. 4647 in Mutation register maintained by revenue authorities.

The land adm. area 1 H 50 R was previously owned and possessed by the Mr. Arun Prakash Jaiswal, who has sold the said land adm. Area 0 H 80 R to Mr. Ghanshyam Chunilal Goyal, Anil Banarasidas Jindal, Sunil Rampratap Jindal, Sow.Sunita Sunil Jindal, Arun Shrikishan Agrawal, Narendra Shrikishan Agrawal through registered sale deed bearing no.1288/19.03.2009 for the consideration of Rs.20,00,000/- and the sale deed has been executed before the Sub Registrar at Jalna. By virtue of the said sale deed the aforesaid property i.e. land S. no. 172 admeasuring area 0 Hectare 80 R came to be mutated in the name of Mr. Ghanshyam Chunilal Goyal, Anil Banarasidas Jindal, Sunil Rampratap Jindal, Sow.Sunita Sunil Jindal, Arun Shrikishan Agrawal, Narendra Shrikishan Agrawal Vide Mutation entry in Mutation register maintained by revenue authorities:



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In the year 2009 Anil Banarasidas Jindal has purchased the land adm. Area 0 Hecter 14 R by way of registered Sale Deed No. 1289/2009 Dt. 20-03-2009 for the consideration of Rs.3,00,000/- from Arun P. Jaiswal & others. and the sale deed has been executed before the Sub Registrar at Jalna. By virtue of the said sale deed the aforesaid property i.e. land S. no. 172 admeasuring area 0 Hectare 14 R came to be mutated in the name of Anil Banarasidas Jindal Vide Mutation entry in Mutation register maintained by revenue authorities.

That, one of the purchaser Mr.Anil Jinddal expired and his legal heirs Smt. Anita, Nikhil & Shubham being legal heirs have been taken in place of Late Anil Jindal by mututation entyry no. 4679 dt. 20.04.2009.

In the year 2013 Mr. Ghanshyam Chunilal Goyal, Anita Anil Jindal, Nikhil Anil Jindal, Shubham Anil Jindal, Arun Shrikishan Agrawal, Narendra Shrikishan Agrawal purchased the land adm. Area 0 Hecter 20 R undivided share by way of registered Sale Deed No. 2092/2013 Dt. 21-05-2013 for the consideration of Rs.26,00,000/- from Sunil R. Jindal & Sunita S. Jinal and the sale deed has been executed before the Sub Registrar at Jalna. By virtue of the said sale deed the aforesaid property i.e. land S. no. 172 admeasuring area 0 Hectare 20 R came to be mutated in the name of Mr. Ghanshyam Chunilal Goyal, Anita Anil Jindal, Nikhil Anil Jindal, Shubham Anil Jindal, Arun Shrikishan Agrawal, Narendra Shrikishan Agrawal Vide Mutation entry in Mutation register maintained by revenue authorities.





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In the year 2015 Mr. Ghanshyam Chunilal Goyal, Arun Shrikishan Agrawal, Narendra Shrikishan Agrawal purchased the land adm. Area 0 Hectar 09.11 R undivided share by way of registered Sale Deed No. 497/2015 Dt. 02-02-2015 for the consideration of Rs.15,60,000/- from Nikhil Anil Jindal and the sale deed has been executed before the Sub Registrar at Jalna. By virtue of the said sale deed the aforesaid property i.e. land S. no. 172 admeasuring area 0 Hectare 09.11 R came to be mutated in the name of Mr. Ghanshyam Chunilal Goyal, Arun Shrikishan Agrawal, Narendra Shrikishan Agrawal Vide Mutation entry in Mutation register maintained by revenue authorities.

There after, in the year 2015 Mr. Arun Shrikishan Agrawal filed application for the correction of the area in 7/12 extract. As per application the area corrected as Mr. Ghanshyam Chunilal Goyal owned & possessed adm. Area 0 H 26 R 66.00 Sq.Mtr., Anita Anil Jindal, Nikhil Anil Jindal, Shubham Anil Jindal owned & possessed adm. Area 0 H 40 R 66.00 Sq.Mtr., Arun Shrikishan Agrawal & Narendra Shrikishan Agrawal owned & possessed adm. Area 0 H 26 R 66.00 Sq.Mtr., their names are mutated Vide Mutation entry no.8574 in Mutation register maintained by revenue authorities.

That, Mr. Ghanshyam Chunilal Goyal, Anita Anil Jindal, Nikhil Anil Jindal, Shubham Anil Jindal & Arun Shrikishan Agrawal & Narendra Shrikishan Agrawal have initiated proceeding for N.A. of this land under section 42-A (1) of Maharashtra Land revenue code 1966 for residential purpose, which order has been sanctioned by collector Jalna in order No. 2016/MSK/LND/CR-61/2015 Dt. 26.04.2017. The town planner has approved layout sanctioned plan (9400 Sq.Mtr. of S.No.172) dt. 22.12.2016 and plots were made. The office of TILR has taken entries of these plots and given them CTS No. to each plots.



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In the year 2018 Jindal Prop Builders & Developers LLP Through Director Manoj Jaibhagwan Jindal has purchased the said property Amenity Space undivided share of CTS No. 15971 (P) adm. Area 1290.12 Sq.Mtr. from the Anita Anil Jindal, Nikhil Anil Jindal, Shubham Anil Jindal & Arun Shrikishan Agrawal & Narendra Shrikishan Agrawal by way of registered Sale Deed No.47/2018 dt.03.01.2018 for the consideration of Rs.24,00,000/-. Mr.Ghanshyam Chunilal Goyal has given the his consent to the sale deed and the sale deed has been executed before the Sub Registrar at Jalna. On the basis of the sale deed the purchaser i.e .Jindal Prop Builders & Developers LLP through Director Manoj Jaibhagwan Jindal 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 1290.12 Sq.Mtr.

In the year 2018 Jindal Prop Builders & Developers LLP Through Director Manoj Jaibhagwan Jindal has purchased the said property Amenity Space undivided share of CTS No.15971 (P) adm. Area 645.06 Sq.Mtr. from the Mr.Ghanshyam Chunilal Goyal by way of registered Sale Deed No.3304/2018 dt. 16.05.2018 for the consideration of Rs.12,00,000/-. and the sale deed has been executed before the Sub Registrar at Jalna. On the basis of the sale deed the purchaser i.e Jindal Prop Builders & Developers LLP through Director Manoj Jaibhagwan Jindal 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 645.06 Sq.Mtr.



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Jindal Prop Builders & Developers LLP Through Director Manoj Jaibhagwan Jindal & Ghyansham Goyal has obtain the construction permission for the construction of the complex on dt. 17-05-2018 vide permission no. 342/2018.

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 Jindal Prop Builders & Developers LLP Through Director Manoj Jaibhagwan Jindal is owner and possessor of the said property CTS No. 15971 adm. area 1935.18 Sq.Mtr. Aminity Space and the said 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	MH004413907201819E	BARCODE			Date	27/07/2018-10:34:01		Form ID	
Department					Inspector General Of Registration				
Type of Payment					Search Fee				
Office Name					JLN1_HQR SUB REGISTRAR JALNA 1				
Location					JALNA				
Year					2018-2019 From 01/01/1989 To 31/12/2001				
Account Head Details					Amount In Rs.				
0030072201 SEARCH FEE					325.00				
Payer Details					Full Name				
					Adv Roshan H Golechha				
Flat/Block No.					CTS No.15971				
Premises/Building					Jalna				
Road/Street					Tq. Dist Jalna				
Area/Locality					Town/City/District				
PIN					4 3 1 2 0 3				
Remarks (If Any)					Search For 13 Years From 1989-2001 of CTS No. 15971 Situated at Jalna				
Amount In					Three Hundred Twenty Five Rupees Only				
Words									
Total					325.00				
Payment Details					BANK OF MAHARASHTRA				
Cheque-DD Details					FOR USE IN RECEIVING BANK				
Bank CIN					Ref. No.				
02300042018072722420					000709857				
Bank Date					RBI Date				
27/07/2018-10:35:09					Not Verified with RBI				
Name of Bank					Bank-Branch				
BANK OF MAHARASHTRA					Not Verified with Scroll				
Name of Branch					Scroll No. , Date				

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "ट्राइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तासाठी लागू नाही.

Mobile No. : 9423722119

MH004413653201819E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
27 Jul 2018	Receipt	Receipt no.: 1111390854
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. : 15971
Period of search :		From :2002 To :2018
Received Fee :		425
The above mentioned Search fee has been credited to government vide GRN no :MH004413653201819E		
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/fmSearchChallanWithOutReg.php'.		