



Roshan H. Golechha ADVOCATE

1st Floor, Above Indian Bank, Opp. Laxmi Mata Mandir, Sindhi Bazar, JALNA - 431 203.
Mob. : 9423722119, 8605181181 E-mail : roshan.golechha@rediffmail.com

23rd September 2017

TO WHOM SOEVER IT MAY BE CONCERN

TITLE SEARCH REPORT

Search report in respect of property bearing S.No.355, Plot No.4, CTS No.14767, admeasuring area 1100.08 Sq. mtr., & Plot No.5, CTS No.14768, admeasuring area 1103.78 Sq. mtr., Railway Station Road, Jalna belonging to Jindal Prop Builders & Developers LLP Through Mr.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

Situated at	-	Railway Station Road , Jalna
Survey No.	-	335
CTS No.	-	14767 & 14768
Plot No.	-	4 & 5
Plot Area	-	1100.08 Sq.mtr. & 1103.78 Sq.mtr.
Total Area	-	2203.86 Sq. mtr.





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Boundries of the property

East	-	Mamadevi To Railway Station Road
West	-	Plot No. 2
North	-	Plot No.3 & Open Space
South	-	S.No. 355 (P)

Documents referred

- 1) E- Search Receipt
- 2) Copy of Mutation entry
- 3) Copy of NA Order
- 4) Copy of Lay out
- 5) Copy of Toch Map
- 6) Copy of Property Record Card
- 7) Copy of Sale Deed
- 8) Copy of Relenquish Deed
- 9) Copy of Construction permission

FLOW OF TITLE

On perusal of documents and relying on them it appears that all that, the said property S.No. 355 to the extent of admeasuring area 0 H 55 R situated at Railway Satation Road, Jalna was previously owned & possessed by Mr.Ram Singare, Mr.Kishor Singare, Mr.Shyam Singare, Mr.Sanjay Singare, Mr.Girish Singare which has been sold by them by executing reg. sale deed bNo. 5036 dt. 15/12/2008 in favour of Mr.Anil Goyal, Ghanashyam Goyal, Narendra Agrawal & Anil Jindal. On



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the basis of the above mentioned sale deed they became exclusively owner and possessor of the said land adm. 0 Hector 55 R. The above mentioned land came to be mutated in the name of purchaser by way of mutation entry no. 4603 in Mutation register maintained by revenue authorities.

That, they have initiated proceeding for N.A. of this land under section 44 of Maharashtra Land revenue code 1966 for residential purpose, which order has been sanctioned by collector Jalna in file No. 2013/MSK/LND/CR-31 Dt. 23.10.2013. The town planner has approved layout sanctioned plan dt. 27.06.2016 and plots were made. The office of TILR has taken entries of these plots and given them CTS No. to each plots.

That, one of the purchaser Mr. Anil Jindal expired and his legal heirs Smt. Anita, Nikhil & Shubham being legal heirs have been taken in place of Late Anil Jindal by mutation entry no. 4679 dt. 20.04.20019.

In the year 2017 Jinal Prop. Builders & Developers LLP through Mr. Manoj J. Jindal has purchased the Plot No. 4, CTS No. 14767, admeasuring area 825.06 Sq. mtr., & Plot No. 5, CTS No. 14768, admeasuring area 827.85 Sq. mtr., from Mr. Anil Goyal, Mr. Ghanashyam Goyal, Mr. Narendra Agrawal by way of registered Sale Deed No. 1523/2017 Dt. 17-06-2017 for the consideration of Rs. 1,20,00,000/- and the sale deed has been executed before the Sub Registrar at Jalna. On the basis of the sale deed the name of purchaser got mutated in the property card of the said property. On the basis of the above mentioned sale deed they became owner and possessor of the said property Plot No. 4, CTS No. 14767, admeasuring area 825.06 Sq. mtr., & Plot No. 5, CTS No. 14768, admeasuring area 827.85 Sq. mtr.,



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There after, Mr.Shubham Jindal & Smt. Anita Jindal have executed reg. Relenquish Deed (Haqua Sod Patra) bearing reg. no. 2979/ dt 17.06.2017 in respect of Plot No. 4, adm. Area 275.02 Sq.Mtr. & Plot No. 5 adm. Area 275.95 Sq.Mtr. in favour of Mr.Nikhil Anil Jindal. They have 25% share in the said property as per heirship. On the basis of the relinuish deed the name of Mr.Nikhil Jindal got mutated in the property card of the said property. On the basis of the above mentioned deed he became owner and possessor of the said property Plot No. 4, adm. Area 275.02 Sq.Mtr. & Plot No. 5 adm. Area 275.95 Sq.Mtr.

In the year 2017 Jinal Prop.Builders & Developers LLP through Mr.Manoj J. Jindal has purchased the Plot No.4, CTS No.14767, admeasuring area 275.02 Sq. mtr., & Plot No.5, CTS No.14768, admeasuring area 275.95 Sq. mtr., from Mr. Nikhil Anil Jindal by way of registered Sale Deed No. 4789/2017 Dt.19-09-2017 for the consideration of Rs.40,00,000/- and the sale deed has been executed before the Sub Registrar at Jalna. On the basis of the sale deed the name of purchaser apply for the mutation in the property card of the said property and same is pending. On the basis of the above mentioned sale deed Jinal Prop.Builders & Developers LLP through Mr.Manoj J. Jindal became exclusively owner and possessor of the said property.

They obtain the construction permission from the Muncipal Council, Jalna on dt. 6.09.2017.





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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 Jindal Prop Builders & Developers LLP Through Mr. Manoj Jaibhagwan Jindal are absolute owner and possessor of S.No.355, Plot No.4, CTS No.14767, admeasuring area 1100.08 Sq. mtr., & Plot No.5, CTS No.14768, admeasuring area 1103.78 Sq. mtr., of the said property and their title is perfect and free from all encumbrances and charges.

Enclose :

All the relevant documents.



Roshan H. Golechha
Advocate

MH005654199201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
23 Sep 2017	Receipt	Receipt no.: 1111242240
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. : 14767
Period of search :		From :2002 To :2017
Received Fee :		400
The above mentioned Search fee has been credited to government vide GRN no :MH005654199201718E		
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/frmSearchChallanWithoutReg.php'.		

```
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 MH005654124201718E	BARCODE 	Date 23/09/2017-18:41:45	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment 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 31/12/2001		Flat/Block No.	CTS No. 14767
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	350.00	Road/Street	Jalna
		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. 14767 Situated At Jalna	
		Amount In	Three Hundred Fifty Rupees Only
Total	350.00	Words	
Payment Details BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 02300042017092325777 001674364
Cheque/DD No.		Bank Date	RBI Date 23/09/2017-18:43:29 Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA
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 नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.

MH005654418201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
23 Sep 2017	Receipt	Receipt no.: 1111242251
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. : 14768
Period of search :		From :2002 To :2017
Received Fee :		400
The above mentioned Search fee has been credited to government vide GRN no :MH005654418201718E		
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/frmSearchChallanWithOutReg.php'.		

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factory.printing.printBackground = true // factory.printing.Print(true); window.print(); }
```



CHALLAN
MTR Form Number-6

GRN	MH005654296201718E	BARCODE			Date	23/09/2017-18:50:56	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. 14768		
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. 14768 Situated At Jalna				
Total			350.00	Amount In		Three Hundred Fifty Rupees Only		
				Words				
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02300042017092325786	001686431	
Cheque/DD No.				Bank Date	RBI Date	23/09/2017-18:52:11	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
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Mobile No. : Not Available