



Advocate

Above Indian Bank, 1st Floor, Sindhi Bazar, Jalna-431203

Mob. No.9423722119

E-contact: roshan.golechha@rediffmail.com

7th December 201

TO WHOM SOEVER IT MAY CONCERN

SEARCH REPORT

Search report in respect of property bearing S.No.121 (P) CTS No.11482/19, admeasuring area 1169.95 Sq. mtr. & CTS No.11482/19, admeasuring area 3313.00 Sq. mtr. Total adm. Area 4482.95 Sq.Mtr. Situated at Near Golden Jubilee School, Jalna, belonging to Neha Infrastructure, Jalna Through Mr.Shailesh Subhashchandra Devidan.

Dear Sir,

I took the search of the above property for the period of 13 years and hereby submitting search report as under.

Description of property

Situated at	-	Jalna
Survey No.	-	121 (P)
CTS No.	-	11482/18 & 11482/19
Admeasuring Area	-	1169.95 Sq.Mtr. & 3313.00 Sq.Mtr.
Total Adm. Area	-	4482.95 Sq.Mtr.

Joint Boundries of the property

East	-	CTS No. 11482/20 & 11482/22
West	-	Road
North	-	S.No.171
South	-	Road





Documents referred

- 1) E- Search Receipt
- 2) Copy of NA Order
- 3) Copy of Sale Deed
- 4) Copy of Property Card
- 5) Copy of Construction permission

FLOW OF TITLE

On perusal of documents and relying on them it appears that all that the said Property CTS No.11482/18, admeasuring area 1169.95 Sq. mtr. Situated at Near Golden Jubilee School, Jalna initially the said land is owned & possessed by Mrs.Manulabai Ramniwas Karwa & Mrs. Iradevi Rajendra Karwa.

In the year 2011 the said mentioned property was purshed by the Shil Associates Through Partner Mr.Girish Bhagirath Gindodiya by way of registered Sale Deed No. 6067/2011 Dt. 19-11-2011 from the Mrs.Manulabai Ramniwas Karwa & Mrs. Iradevi Rajendra Karwa 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. Shil Associates Through Partner Mr.Girish Bhagirath Gindodiya 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.

On perusal of documents and relying on them it appears that all that, the Property CTS No.11482/19, admeasuring area 3313.00 Sq. mtr. Situated at Near Golden Jubilee School, Jalna initially the said land is owned & possessed by Mrs.Shardabai Vijaykumar Karwa, Mr.Ramniwas premchand Karwa, Mr.Rajendra



Premchand Karwa, Mr.Satyanarayan Hiralal Mundada, Mr.Madhusudhan Laxman Mutyal, Mr.Ramesh Radhakisan Dad, Mrs. Kamlabai Kashmirilal Agrawal, Mr.Pralhad Rampratap Rathi, Mr.Rameshchandra Gangabhishan Bagdi, Arun Ratanlal Kasari, Mrs. Savitaben Babulal Topiwala, Mrs.Pratima Bharatkumar Shah & Mr.Ramesh Bansilal Sarasawat. After the death of Mr.Arun Ratanlal Kasari his legal heir Mr.Prakash Ratanlal Kasari, Mr.Subhash Ratanlal Kasari mutated their name by way of heirship in the property card.

In the year 2007 the property CTS No.11482/19 adm. Area 3011.82 Sq.mtr. was purchased by the Vishal Kashmirilal Agrawal by way of registered Sale Deed No. 389/2007 Dt. 02-02-2007 from the Mrs.Shardabai Vijaykumar Karwa, Mr.Ramniwar Premchand Karwa, Mr.Rajendra Premchand Karwa, Mr.Satyanarayan Hiralal Mundada, Mr.Madhusudhan Laxman Mutyal, Mr.Ramesh Radhakisan Dad, Mrs. Kamlabai Kashmirilal Agrawal, Mr.Pralhad Rampratap Rathi, Mr.Rameshchandra Gangabhishan Bagdi, Mr.Prakash Ratanlal Kasari, Mr.Subhash Ratanlal Kasari, Mrs. Savitaben Babulal Topiwala, Mrs.Pratima Bharatkumar Shah 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. Vishal Kashmirilal Agrawal 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.

In the year 2009 the property CTS No.11482/19 adm. Area 301.18 Sq.Mtr. was purchased by the Vishal Kashmirilal Agrawal by way of registered Sale Deed No. 3809/2007 Dt. 24-09-2009 from the Mr.Ramesh Bansilal Sarasawat 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. Vishal Kashmirilal Agrawal 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 total adm. Area 3313.00 Sq.Mtr.

Thereafter in the year 2017 In the year 2007 the property CTS No.11482/18 adm. Area 1169.95 Sq.mtr. & CTS No. 11482/19 adm. Area 3011.82 Sq.mtr. was purshed by the Neha Infrstructure, Jalna Through Mr.Shailesh Subhashchandra Devidan by way of registered Sale Deed No. 3707/2017 Dt. 21-07-2017 from the Shilp Associates Through Partner Mr.Girish Bhagirath Gindodiya & Vishal Kashmirilal Agrawal 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. Neha Infrstructure, Jalna Through Mr.Shailesh Subhashchandra Devidan 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.

That, on Dt. 07.01.1986 Collector, 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 .

That, on dt. 05.12.2017 Neha Infrstructure, Jalna Through Mr.Shailesh Subhashchandra Devidan has obtained the construction permission from the Muncipal Council, Jalna for the construction of Group Housing scheme.





Advocate

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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 Neha Infrastructure, Jalna Through Mr. Shailesh Subhashchandra Devidan is absolute owner and possessor of the said property i.e. CTS No.11482/18, admeasuring area 1169.95 Sq. mtr. & CTS No.11482/19, admeasuring area 3313.00 Sq. mtr. and his title is perfect, clear and the above mentioned property is free from all encumbrances and charges.

Hence this Search report.

Enclose :

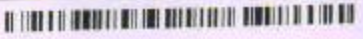
All the relevant documents.



Roshan H. Golechha
Advocate



CHALLAN
MTR Form Number-6

IN MH007994472201718E		BARCODE 		Date 07/12/2017-10:18:55		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 01/01/2005 To 07/12/2017				Flat/Block No.		CTS No. 11482/18 And 11482/19	
Account Head Details			Amount In Rs.		Premises/Building		
30072201 SEARCH FEE			650.00		Road/Street		Jalna
					Area/Locality		Tq. Dist Jalna
					Town/City/District		
					PIN		4 3 1 2 0 3
					Remarks (If Any)		
					Search For 13 Years 2005-2017 Of CTS No. 11482/18 And 11482/19		
					Situating at Jalna		
Total			650.00		Amount In		Six Hundred Fifty Rupees Only
					Words		
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No. 02300042017120786183 001043806	
Cheque/DD No.				Bank Date		RBI Date 07/12/2017-10:17:34 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
 दूर चलन 'ट्राइप ऑफ पेमेंट' मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.