ADVOCATE

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ANAND N. JHA Advocate JALNA

Date :

Date : 13/12/2018

TO WHOM SO EVER IT MAY CONCERN

Applicant : Shri Ritesh Mantri

Subject :-Search Report cum clearance certificate in respect of Property bearing Survey No. 431, Land area adm 5600 Sq. Mt. Situated at Station Road, Tq. & Dist. Jalna belonging to Mr. Bhaskar Rajaram Ambekar (0. 30 R) and Babasaheb Piraji Jadhav (0.26R). both resident of Jalna Tq. and District Jalna

Dear Sir,

With reference to the above subject I am submitting herewith details search report cum clearance certificate and non-encumbrances certificate of last **30** years in respect of Property bearing Survey No. 431, Land area adm 5600 Sq. Mt. Situated at Station Road, Tq. & Dist. Jalna belonging to Mr. Bhaskar Rajaram Ambekar (0. 30 R) and Babasaheb Piraji Jadhav (0.26R). (Hereinafter referred as the property in question in short)

FLOW OF TITLE

That, the property under Survey no. 431 adm. area 1H 09 R was initially in the name of Zebunisa Begum w/o Mahamd khan and after that it has been transferred in the name of Ajij Ahemadkhan which is evident from Mutation No. 540 and after the death of the Ajij Ahemadkhan the name of Mrs. Rashidabegam Ajij wd/o Ahemadkhan, Mr. Aijaj Ahemadkhan s/o Ajij

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Ahemadkhan and Mrs. Ruben Noorab Alikhan has been recorded as a successor in 7/12 extract of the property under Survey no. 431 land adm. area 1H 09 R

That, the possession of the property was in the hands of Bapu Santu Mali under Hyderabad Tenancy Act as a ***Sanrakshit Kul*** from the year 1959-1960 and on the basis of the same the name of Bapu Santu Mali has been recorded in the land revenue records of the land under survey no. 431 and on the basis of protected tenants rights in the propertyhas been created in favour of Bapu Santu Mali .

That after the death of Bapu Santu Mali the name of Mr. Dadarao Bapurao Waghmare , Mr. Chagan Bapurao Waghmare , Shashikalabai Devidas Waghmare and Bhagwan Ramrao Waghmare has ben recorded in the records of rights under Survey no. 431 which has been confirmed under M. E. No. **2407 dated 18/9/1995.**

That after the death of Mr. Dadarao Bapurao Waghmare the name of Laxmibai Dadarao Waghmare(wife), Pandurang Dadarao (son), Eknath Dadarao (son), Vitthal Dadarao (son), Raju Dadarao (son), and namely Yamunabai (Daughter) Kasabai (Daughter) and Maynabai (Daughter) has been recorded in 7/12 extract and the name of Laxmibai Dadarao Waghmare(wife)has been recorded ,as a Karta of the family / kutumb pramukh/ Karta of the family which has been confirmed under Mutation No.**2635 dated 25/2/1998.**



That, Mr. Bhagwan Ramrao Waghmare and Mrs. Shashikalabai Devidas Waghmare has transferred the property under Survey no. 431 adm. area 0.32 R in favor of Mr. Babasaheb Piraji Jadhav on the basis of Reg. sale deed baering daybook no. 4675/1998 dated 26/11/1998 and on the basis of Reg. sale deed the name of Mr. Babasaheb Piraji Jadhav has been recorded in the 7/12 extract of Survey no. 431. and the same got confirmed under M.E. No. **2707 dated 20/1/1999.**

That, Mr. Chaganrao Bapu Waghmare and Mrs. Laxmibai Dadarao Waghmare has transferred the property Survey no. 431 adm. area 0.30 R in the capacity of Kutumb Pramukh /being Karta of the family in favor of Mr. Bhaskar Rajaram Ambekar by way of Reg. sale deed baering daybook no. 4674/1998 dated 26/11/1998 and on the basis of Reg. sale deed the name of Mr. Bhaskar Rajaram Ambekar has been recorded in the 7/12 extract of Survey no. 431 and the same got confirmed under M.E. No. **2708 dated 20/1/1999.**

That, the said above mentioned Sale Deeds has been executed with the permission of District collector on 12/5/1998 as the land was under Restrictive in nature and was Classified under ***PRATIBANDHIT SATTA PRAKAR*** and the consent of Mrs. Rashidabegam Ajij wd/o Ahemadkhan, Mr. Aijaj Ahemadkhan s/o Ajij Ahemadkhan and Mrs. Ruben Noorab Alikhan has been obtained by way of Reg. Deed of consent daybook no. 279/2011 dated 18/1/2011 and through they have confirmed the sale transaction made by Mr. Bhagwan Ramrao Waghmare, Mrs. Shashikalabai Devidas Waghmare, Mr. Chaganrao Bapu Waghmare and Mrs. Laxmibai Dadarao Waghmare. It is to note that

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there is no restriction over the property in question and it has been classified in full ownership without having any restriction of Govt. of Maharashtra .

That Mr. Bhaskar Rajaram Ambekar and Mr. Babasaheb Piraji Jadhav has obtained the necessary N.A permission of the land area adm. 5600 sq. Mt. to convert agricultural uses in to residential uses which is evident from the N.A. order dated 06/2/2014 and also obtained the Approved layout plan of 5600 Sq. Mt. from the Town planner Jalna dated 9/4/2018 and also the entry of ***SANRAKSHIT KUL*** has been removed and confirmed under Mutation No. **4338** dated 28/8/2007.**The title of the properties in the hands of present owner is clear, perfect and marketable.**

ENCUMBRANCE CERTIFICATE

That, I have scrutinized the documents and available records for last **30** years since the year **1989 to 2018 under Receipt GRN NoMHOO94182362018 19E dated 14/12/2018** I have carried out the search of the above mentioned property in the office of the Sub Registrar **Jalna** thereafter *it appears that, the title of property adm. area 5600 Sq. Mt. in the hands of Mr. Babasaheb Piraji Jadhav and Mr. Bhaskar Rajaram Ambekar are free from all charges and encumbrances and the same is readily marketable .*

SCHEDULE :

Property bearing survey no. 431, having land adm. area 0.30 R R of Village Jalna Tq. & Dist. Jalna belonging to Mr. Bhaskar Rajaram Ambekar r/o Jalna is bounded as under;

Towards East	:-	Land of Babasaheb Piraji Jadhav
Towards West	:-	Way to Ikar Colony

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Towards North :- Road

Towards South :- Land under Survey no. 431

Property bearing survey no. 431, having land adm. area 0.26 R R of Village Jalna Tq. & Dist. Jalna belonging to Mr. Babasaheb Piraji Jadhav r/o Jalna is bounded as under;

Towards East :- Land of Survey no. 430

Towards West :- Land of Bhaskar Rajaram Ambekar

Towards North :- Road

Towards South :- Land under Survey no. 431

DOCUMENTS SCRUTNIZED

Sr. no.	Name of Document	Date	Remarks
1]	Reg. Sale Deed daybook no. 4675/1998	26/11/1998	Photo copy
2]	Reg. consent Deed daybook no. 279/2011	18/1/2011	Photo copy
3]	Reg. Sale Deed daybook no. 4674/1998	26/11/1998	Photo copy
4]	N A Order	6/2/2014	Photo copy
5]	Copy of Approved lay out	9/4/2018	Photo copy
6]	Mutation Extract No. 4338, 2635, 2707, 2708, 2407 and 2874		Photo copy
7]	Order of the Collector Jalna	12/5/1998	Photo copy

Hence this Search cum Clearance Report.

Yours Sincerely,

Adv. Anand N. Jha

Reg. No. Mah/2396/2002

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1-16-11, Near Dadhimati Mata Mandir, Dr. R. P. Road, Jalna.

CHALLAN

MTR Form Number-6

GRN MH009418236201819E	**BARCODE**	**Date** 14/12/2018-19:25:27	**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 Anand Jha
Location JALNA			
Year 2018-2019 From 01/01/1989 To 14/12/2018		**Flat/Block No.**	
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	750.00	**Road/Street**	
		Area/Locality	Jalna
		Town/City/District	
		PIN	4 3 1 2 0 3
		Remarks (If Any)	Search Receipt of 30 yrs 1989-2018 of Survey no. 431 situated at Jalna
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details PUNJAB NATIONAL BANK		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	03006172018121400992	156323643
Cheque/DD No.		Bank Date	RBI Date	14/12/2018-19:26:03	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9422215597

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 लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.