

SEARCH REPORT

शोध अहवाल

Vijay Bhagwandas Kagliwal, Sow Shakuntala
Vijaykumar Kagliwal, Ravin Agrawal & Megha
Agrawal, Rajesh Bhagulalji Dhamone &
Anujkumar Saraswat

VIPIUL VINAYAKRAO DESHPANDE

ADVOCATE

17"ANNAPURNA"

CHATRAPATI COLONY OLD JALNA.



CHALLAN
MTR Form Number-6

GRN MH008585645201718E		BARCODE 		Date 22/12/2017-14:44:37		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 VIPUL VINAYAKRAO DESHPANDE	
Location JALNA							
Year 2017-2018 From 01/01/1988 To 31/12/2017				Flat/Block No.		CTS NO 9667/6	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			750.00		Road/Street JALNA		
					Area/Locality JALNA		
					Town/City/District		
					PIN 4 3 1 2 0 3		
					Remarks (If Any)		
					SEARCH 30 YEARS FOR 1988 TO 2017 OF CTS NO 9667/6 AT JALNA		
Total			750.00		Amount In Seven Hundred Fifty Rupees Only		
					Words		
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No. 02300042017122228063 003635148	
Cheque/DD No.				Bank Date		RBI Date 22/12/2017-14:45:10 Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9765332433

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



CHALLAN
MTR Form Number-6

GRN	MH008585825201718E	BARCODE			Date	22/12/2017-14:46:29		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee					
Office Name				JLN1_HQR SUB REGISTRAR JALNA 1					
Location				JALNA					
Year				2017-2018 From 01/01/1988 To 31/12/2017					
Account Head Details				Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE				750.00		Road/Street			
						Area/Locality			
						Town/City/District			
						PIN			
						4			
						3			
						1			
						2			
						0			
						3			
				Remarks (If Any)					
				SEARCH 30 YEARS FOR 1988 TO 2017 OF CTS NO 9667/10 AT JALNA					
						Amount In			
						Seven Hundred Fifty Rupees Only			
Total				750.00		Words			
Payment Details				BANK OF MAHARASHTRA					
Cheque-DD Details				FOR USE IN RECEIVING BANK					
				Bank CIN		Ref. No.		02300042017122228078	
				Bank Date		RBI Date		22/12/2017-14:46:50	
				Name of Bank		BANK OF MAHARASHTRA			
				Name of Branch		Not Verified with Scroll			

Mobile No. : 9765332433

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



CHALLAN
MTR Form Number-6

GRN	MH008585954201718E	BARCODE			Date	22/12/2017-14:47:59		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 VIPUL VINAYAKRAO DESHPANDE		
Location JALNA									
Year 2017-2018 From: 01/01/1988 To 31/12/2017					Flat/Block No.		CTS NO 9667/11		
Account Head Details				Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE				750.00	Road/Street		JALNA		
					Area/Locality		JALNA		
					Town/City/District				
					PIN		4	3	1 2 0 3
					Remarks (If Any)				
					SEARCH 30 YEARS FOR 1988 TO 2017 OF CTS NO 9667/11 AT JALNA				
					Amount In	Seven Hundred Fifty Rupees Only			
Total				750.00	Words				
Payment Details BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	02300042017122228087		003660560
Cheque/DD No.					Bank Date	RBI Date	22/12/2017-14:48:35		Not Verified with RBI
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Mobile No. : 9765332433

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सदर चलन 'टाइप ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.

Vipul Deshpande,

Advocate

"Annapurna", 17, Chatrapati Colony, Old Jalna,- 431213. Cell: 9422216436

Date:- 26.12.2017

To,

Whom so ever concern

SUBJECT : Search report in respect of Plot no. 10, CTS no. 9667/6, to the extent area 268.5 sq.mtrs., Plot no. 12 CTS no. 9667/10 to the extent area 247.50 Sq.mtrs., Plo no. 13 CTS no. 9667/11 to the extent area 157.01 Sq.mtrs. totally adm. Area 672.65 Sq.mtrs. from survey no. 411/2 situated at Station road, Jalna. The construction over the above plots known as Gokuldharm Apartment Jalna.

Dear Sir,

In Pursuance of above subject, I have investigated title to the under mentioned property, I have investigated the title as under:

Sr.no.	Particular	
1	Name & address of the Title Holder	Shri. Vijay Bhagwandas Kagliwa, Shakuntala Vijaykumar Kagliwal, Sow, Megha Ravin Agrawal, Ravin Manmohan Agrawal, Anujkumar Shrinivas Saraswat, Rajesh Bhagulal Dhamone Plot no. 10, CTS no. 9667/6, to the extent area 268.5 sq.mtrs., Plot no. 12 CTS no. 9667/10 to the extent area 247.50 Sq.mtrs., Plo no. 13 CTS no. 9667/11 to the extent area 157.01 Sq.mtrs. totally adm. Area 672.65 Sq.mtrs. from survey no. 411/2 situated at Station road, Jalna. The construction over the above



		plots known as Gokuldharm Apartment Jalna.
2	Constitution	Free Hold Property
3	Details of the Property.	Property Plot no. 10, CTS no. 9667/6, to the extent area 268.5 sq.mtrs., Plot no. 12 CTS no. 9667/10 to the extent area 247.50 Sq.mtrs., Plot no. 13 CTS no. 9667/11 to the extent area 157.01 Sq.mtrs. totally adm. Area 672.65 Sq.mtrs. from survey no. 411/2 situated at Station road, Jalna. The construction over the above plots known as Gokuldharm Apartment Jalna consolidated boundaries as under: East :- Plot no. 14 West :- Plot no. 11 & Plot no. 9 South :- 6 Meter Road. North :- Nala
4	Nature of the Property	Residential
5	List of title deeds/documents perused	1. Sale Deed bearing Nos. 2139/2015, dated 07/05/2015. 2. Sale Deed bearing Nos. 3593/2009, dated 07/12/2009 3. Sale deed bearing no. 2138/2015 dated 07/05/2015 4. N.A. order 5. Lay out dated 24/12/1988 6. Building permission dated 05/10/2017. 7. Development agreement no. 6676/2017 dated 22/12/2017



		8. Deed of declaration dated 6617 dated 22/12/2017
6	<u>HISTORY OF TITLE :</u> 1) That the above mentioned property is piece and parcel of Land survey no. 411/2 situated at Station road Jalna. The said property was owned & possessed by Shri. Shankarlal Jethmal Tawarawala, Mohanlal Gopikishan Tawarawala. 2) That, in the year 13/02/1989 the Collector Aurangabad has sanctioned the permission for the non agricultural use of land and thereafter plots are created over the property and land record office allotted Plot no. 10, CTS no. 9667/6, to the extent area 268.5 sq.mtrs., Plot no. 12 CTS no. 9667/10 to the extent area 247.50 Sq.mtrs., Plo no. 13 CTS no. 9667/11 to the extent area 157.01 Sq.mtrs. totally adm. Area 672.65 Sq.mtrs. from survey no. 411/2 situated at Station road, Jalna. Plot no. 10,12 & 13 are belongs to Shankarlal Jethmal Tawarawala as per the entries in the property card. Shankar Tawarawala has received the above property in the partition. 3) That, Plot no. 10 CTS no. 9667/6 to the extent area 268.5 sq.mtrs. was purchased by Ravin Manmohan Agrawal and Sow Megha Ravin Agrawal on 07/05/2015 from Shankarlal Jethmal Tawarawala, by way of sale deed no. 2139/2015. On the basis of sale deed the name of Ravin Agrawal & Megha Agrawal is mutated in the property card of CTS no. 9667/6. 4) That, Plot no. 12 CTS no. 9667/10 to the extent area 247.50 Sq.mtrs. & Plot no. 13 CTS no. 9667/11 to the extent area 157.01 Sq.mtrs. were purchased by Vijay Bhagwandas Kagliwal & Sow Shakuntala Vijaykumar Kagliwal on 07/05/2015 from Shankarlal Jethmal	



Tawarawala, by way of sale deed no. 2138/2015. On the basis of sale deed the names of Vijay Bhagwandas Kagliwal & Sow Shobha Vijaykumar Kagliwal is mutated in the property card of CTS no. 9667/10. & CTS no. 9667/11.

That, 55.49 Sq.mtrs. from plot no. 13 CTS no. 9667/11 was belongs to Dilip Santukrao Khomde & Shobha Dilip Khomane.

5) That, the present owners of above mention three plots has decided to develop the property and to construct flats and shops over the above three plots. Therefore the property owner Vijay Bhagwandas Kagliwal Sow Shakuntala Vijaykumar Kagliwal, Ravin Agrawal & Megha Agrawal has entered in to development agreement with Rajesh Bhagulaji Dhamone and Anujkumar Shriniwas Saraswat. The said development agreement is registered at serial no. 6676/2017 and as per the development agreement share of owners has been mentioned in the said deed. And rest of the- part now belongs to developer i.e. Rajesh Dhamone. Specific and certain condition are mentioned in the deed. As per the deed of development following share has been distributed between owner & developer as under.

Owner share in Developed Scheme.

	Flat No.	Floor	Built up area
1.	Office No.1	Ground Floor	27.88sqm.
2.	Flat No. A4	Stilt 1 st Floor	52.36sqm.
3.	Flat No. A5	Stilt 1 st Floor	52.36sqm.
4.	Flat No. A6	Stilt 1 st Floor	49.56sqm.
5.	Flat No. B3	Stilt 1 st Floor	74.75sqm.
6.	Flat No. B4	Stilt 1 st Floor	74.75sqm.
7.	Flat No. B5	Stilt 2 nd Floor.	74.75sqm.
Total Built up Area			406.41 sqm.



This flats and shop will be sold by the owner & can go for Agreement to sale on their ownership.

Developer share in Developed Scheme.

Developer No.1 (Anujkumar Saraswat)

Flat No.	Floor	Built up area
1. Flat No. B-6 - sqm.	Stilt 2 nd Floor	74.75

Total Built up Area 74.75sqm.

Developer No.2 (Rajesh Dhamone)

Flat No.	Floor	Built up area
1. Office No.2	Ground Floor	27.88sqm.
2. Flat No. A1	Stilt Ground floor	52.36 sqm.
3. Flat No. A2	Stilt Ground floor	52.36sqm.
4. Flat No. A3 -	Stilt Ground floor	49.56sqm.
5. Flat No. B1	Stilt Ground floor	74.75sqm.
6. Flat No. B2	Stilt Ground floor	74.75sqm.
7. Flat No. A7 -	Stilt 2 nd Floor	52.36sqm.
8. Flat No. A8	Stilt 2 nd Floor	52.36sqm.
9. Flat No.A9	Stilt 2 nd Floor	49.56sqm.

Total Built up Area 486.13 sqm.

6) That, the owner & developer has also executed a deed of declaration on 22/12/2017 vide registered no. 6677/2017. In the said deed of declaration the details of flats, shops & offices are mentioned. As per the deed in all total 15 flats, two offices are construct over the property.

7) The present owner & developer has also obtained necessary permission for the construction from the M.C. Jalna on 29/05/2017. The amalgamation plan in respect of the above mentioned three plots is also sanctioned by the M.C. Jalna.

8) That, Vijay Bhagwandas Kagliwal, Sow Shakuntala Vijaykumar Kagliwal, Ravin Agrawal & Megha Agrawal, Rajesh Bhagulalji Dhamone &



	Anujkumar Saraswat are the legal owner and possessor of the said property and there title over the said property is CLEAR AND MARKETABLE ONE. 9) That the above -property is situated near Jalna city and having good market value. The property is very clear as per the document shown to me. <u>That the property is free from all charges, can mortgage with the bank for the loan.</u> 10) While granting the loan on the said property necessary document as per the requirement of the bank may kindly be obtain from the concern.	
7	Whether any additional Document is required to complete the report	As mentioned in final certificate
8	Particulars of Tax/revenue receipts studies	Yes.
9	Particulars of Encumbrances Certificate/Search Notes	No
10	Particulars of any Charges/encumbrances found to be recorded/registered on the property	No
11	Documents perused in support of Possession of Property/Premises by the mortgagor;	As mentioned above
12	Minor's Interest, if any	No
13	Permission / NOC from Society/Builder in case of premises Row House in a Co.Op. Society	Not Applicable
14	Permission of Lessor in case of Leasehold Property	Not Applicable
15	Any Income Tax Proceedings or other proceedings pending against the mortgagor affecting title of the Property/premises	Not Applicable
16	Land is Agricultural Land or Non-Agricultural Land	N.A. has obtained as per provisions of section 44 of M.L.R. Code.
17	If any Agricultural Land, permission of revenue authority is required	Not applicable
18	Any other deficiency or restriction in title	No
19	Application of a) Urban Land (Ceiling and Regulation) Act	Not Applicable

	b) Tenancy Laws (Both agricultural and city tenements) c) State and central enactments	
20	Any Charges registered with Registrar of Companies under the Companies Act, 1956 (applicable if the mortgagor is a limited company)	Not Applicable
21	Final Certificate 1. I certify that, Vijay Bhagwandas Kagliwal, Sow Shakuntala Vijaykumar Kagliwal, Ravin Agrawal & Megha Agrawal, Rajesh Bhagulalji Dhamone & Anujkumar Saraswat has a clear and Marketable title in respect of the property Plot no. 10, CTS no. 9667/6, to the extent area 268.5 sq.mtrs., Plot no. 12 CTS no. 9667/10 to the extent area 247.50 Sq.mtrs., Plo no. 13 CTS no. 9667/11 to the extent area 157.01 Sq.mtrs. totally adm. Area 672.65 Sq.mtrs. from survey no. 411/2 situated at Station road, Jalna 2. I have taken search for last <u>30</u> years. I have deposited necessary fee of Rs. <u>750/-</u> at Sub-Registrar Office, Jalna. The receipt is enclosed herewith. I have not found any adverse entry during search. <u>There is no charge.</u> 3. The Plot no. 10, CTS no. 9667/6, to the extent area 268.5 sq.mtrs., Plot no. 12 CTS no. 9667/10 to the extent area 247.50 Sq.mtrs., Plo no. 13 CTS no. 9667/11 to the extent area 157.01 Sq.mtrs. totally adm. Area 672.65 Sq.mtrs. from survey no. 411/2 situated at Station road, Jalna under search can be mortgaged in favour of any Financial Institute Without any adverse effect.	

Hence this search Report for further necessary action.



vipul

Your's

Adv. Vipul V. Deshpande, Jalna
MAH 2544/99

Note: After creation Equitable Mortgage but before disbursement of loan original acknowledgement by the concerned Sub-Registrar under Section 89B of the Registration Maharashtra Amendment Act 2010, of intimation regarding creation of Equitable Mortgage of the Said Property with financial institution, shall be recorded with the mortgage documents.