



CHALLAN
MTR Form Number-6

GRN	MH007319025201718E	BARCODE			Date	17/11/2017-12:15:47		Form ID				
Department					Inspector General Of Registration							
Type of Payment					Search Fee							
Type of Payment					Other Items							
Office Name					JLG2_JALGAON 2 JOINT SUB REGISTRAR		Full Name				Adv Rekha Patil	
Location					JALGAON		Flat/Block No.					
Year					2017-2018 One Time		Premises/Building					
Account Head Details					Amount In Rs.		Road/Street					
0030072201 SEARCH FEE					325.00		Area/Locality					
							Town/City/District					
							PIN				4 2 5 0 0 1	
							Remarks (If Any)					
							Title Verification from 2005 to 2017 plot no 1 Gat no 146 Pimprala					
							Amount In				Three Hundred Twenty Five Rupees Only	
Total					325.00		Words					
Payment Details					CANARA BANK		FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		02400412017111700142		1061711201700142	
Cheque/DD No.					Bank Date		RBI Date		17/11/2017-12:16:36		Not Verified with RBI	
Name of Bank					Bank-Branch		CANARA BANK					
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
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : Not Available

Title Search Report

dt. 18/11/2017

Name of the Applicant:-

Guari Construction Builders & Developers

through it's Partners Shri Vijay Dattatray Patil , Shubham Surykant Deshmukh, Shri Triloki Tularam Sharma, Shweta Santosh Niraj At Post Jalgaon.Tal &Dist Jalgaon

Purpose of Investigation-

To find out clear marketable title in respect of Plot No 1 total admeasuring area 426.00 sq mts of Shet Gat No. 146 at Pimprala Tal -Jalgaon Dist -Jalgaon .

Description of the Property -

Plot No 1 total admeasuring area 426.00 sq mts of Shet Gat No. 146 at Pimprala Tal -Jalgaon Dist -Jalgaon is in the name of -Sau Sulabha Chandrahas Atrawalkar & Shri Sanjay Pralhad Akole

Captioned Property is Bounded as-

On Easternside - Plot no. 2
On Westernside - Gat No. 145
On Northerside - Gat No. 106
On Southernside - Road

Past and Previous Title Investigation -

- 1) N.A. Order given by collector Jalgaon bearing order No.RB LNA/SR/206/82 dt 31/03/83 of Shet Gat No. 146 area 1 H 46 R at Pimprala Tal -Jalgaon Dist -Jalgaon As per the Layout Plot No 1 total admeasuring area 426.00 sq mts at Pimparala Therefore Mutation entry No.6320 & 6465 was effected in record of right.
- 2) Thatafter I found that on dt. 18/04/1995 Pralhad Bapuji Shethe was death after the death Pralhad his legal heirs brought on record on Plot No 1 total admeasuring area 426.00 sq mts of Shet Gat No. 146 at Pimparala namely Sitabai Pralhad Shethe, Sua Sulbha Chandrahas Atrawalkar, Shri Vijay Pralhad Akole, Shri Sanjay Pralhad Akole, Shri Kishor Parlhada Akole therefore mutation entry no 17365 was effected in record of right .



There after I found that on dt. 26/01/2011 Sitabai Pralhad Akole was death after the death of Sitabai her legal heir brought on record on Plot No 1 total admeasuring area 426.00 sq mts of Shet Gat No.146 at Pimparala namely, Sua Sulbha Chandrahas Atrawalkar, ShriVijay Pralhad Akole, Shri Sanjay Pralhad Akole, Shri Kishor Parlhada Akole therefore mutation entry no 47987 was effected in record of right .

There after I found that on dt. 28/10/2014 Shri Vijay Pralhad Akole, Shri Kishor Parlhada Akole relinquished their common ½ share of plot no. 1 Shet Gat No. 146 at Pimparala in the name of Sua Sulbha Chandrahas Atrawalkar & Shri Sanjay Pralhad Akole & the relinquished deed duly registered at in the office of sub Registrar Jalgaon reg. sr. no. 3504 therefore mutation entry no 48568 was effected in record of right .

- 3) There after I found that Development Agreement & G.P.A. on dt. 17/07/2017 Sau Sulabha Chandrakant Atrawalkar & Sanjay Pralhad Akole executed registered Development Agreement & G.P.A. of Plot No 1 total admeasuring area 426.00 sq mts of Shet Gat No. 146 at Pimprala in favour of Guari Construction Builders & Developers through it's partners Shri Vijay Dattatray Patil & Shri Shubham Surykant Deshmukh & Shri Triloki Tularam Sharma & Shweta Santosh Niraj

Then Gauri construction will be developed the Building in which above Plot No 1 and out of which Flat No. 103 First Floor ,Flat No. 201 & 202 Of second Floor will be given in the name of Sau Sulabha Chandrahas Atrawalkar & Flat no. 101 & 102 of First floor & Flat no. 203 of second Floor will be given in the name of Shri Sanjay Pralhad Akole.and the Development Agreement & G.P.A duly registered at in the office of Sub –Registrar Jalgaon Reg sr no 2267 Jalgaon- I

7/12 Extract dt. 28/07/2016 evident that Captioned property is owned & Possessed by Sau Sulabha Chandrakant Atrawal & Sanjay Pralhad Akole it further evident that captioned property is clean, clear , marketable & free from all encumbrances & dues.

Opinion -

After Perusal of documents made available to me and search taken from the office of Sub-Registrar office Jalgaon of Captioned Property for the period 2005 till 18/11/2017 I opined that title of **Sau Sulabha Chandrakant Atrawalkar & Shri Sanjay Pralhad Akole** are the absolute owner Plot No 1 total admeasuring area 426.00 sq mts of Shet Gat No. 146 at Pimprala have found no charge, no mortgage & have Clean, clear, Marketable & free from all encumbrances & dues.

Jalgaon



Adv Rekha Patil

REKHA V. PATIL (SauIngale)
ADVOCATE B.A.L.L.B.
N.27 B, Mahavir Nagar, Jalgaon
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