SACHIN P.DESHPANDE
B.Com. LL.B.
ADVOCATE
Reg.No. MAH/3160/2000

Office Address:
Plot No.12,Sant Gadgebaba nagar
Bhadgaon Road,Pachora.
Mob.No. : 9890942600

SEARCH REPORT

TO,

H.D.F.C. LTD

JALGAON.

Respected Sir,

I have gone through revenue papers and I have taken a search of Sub Registry Pachora for a period of 30 years in respect of **Plot No.58-Area 728.42 Sq.Mtr. out of N.A.Survey No.81/1A/1 +81/1B/2** situated at Pachora Municipal Councial area, Pachora Tal.Pachora, Dist-Jalgaon at present above Plot property belongs to **MAYURI MUKUND BILDIKAR** R/o.Pachora ,Tal.Pachora, Dist.Jalgaon.

II) DESCRIPTION OF PROPERTIES :

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Taluka & District	Situated at	Plot No.	Area
PACHORA JALGAON	WITHIN PACHORA MUNICIPAL COUNCIL AREA	**Plot No.58 Out Of N.A. Survey No.81/1A/1+81/1B2/1**	**Area 728.42 Sq.Mtr.**

The Boundaries of the Plot is as follows:-

Plot No.	On East	On West	On North	On South
Plot No. 58	Plot No.59	9 Mtr.Road	9 Mtr.Road	Pungaon Road

PAST AND PREVIOUS TITLE HISTORY:

1) That previously Survey No.81/1A & Survey No.81/1B situated at Pachora, Tal.Pachora was owned & possessed by Chhabu Supadu Patil, then Chhabu Supadu Patil had applied for NA Residential use permission for Survey No.81/1A+81/1B, before S.D.O. Chalisgaon, Jalgaon,then S.D.O. Chalisgaon, Jalgaon passed order no. Land/ 1899/ 36/1251/372 Dated 12/05/1989 regarding Survey No.81/1A+81/1B and lay-out for Survey No. 81/1A+81/1B was sanctioned and total 67 plots were demarcated,Accordingly **VIDE M.E.No.3369 & 3370 Dated 02/02/1990**.

2) Then after demise of Chhabu Supadu Patil his legal heirs Shaligram Chhabu Patil, Dilip Chhabu Patil, Prakash Chhabu Patil, Arun Chhabu Patil, Anil Chhabu Patil, Nirmalabai Dhanraj Borse were mutated to N.A. Survey No.81/1A+81/1B in to revenue record , then later on Shaligram Chhabu Patil & others have mutually distributed to abovementioned N.A.Plots and other property, so in this effect Plot No. 47, 49, 50, 51, 52,55, 60,66 out of NA Survey No.81/1B were allotted in the name of Shaligram Chhabu Patil, Plot No. 61,62,63, 64,65, 67, 58.,38 out of NA Survey No.81/1B were allotted in the name of Dilip Chhabu Patil, Plot No. 11,21,22,26, 32, 33,34, 35, 36, 37, 53 out of NA Survey No.81/1B and Gat No.81/1A - Southern Side area 0 H.90 R. were allotted in the name of Prakash Chhabu Patil, Plot No. 1,2, 3, 4, 5, 6, 8, 27, 40 out of NA Survey No.81/1B were allotted in the name of Arun Chhabu Patil, Plot No. 7,9,10, 12,18, 19, 20,56 out of NA Gat No.81/1B were allotted in the name of Anil Chhabu Patil, Plot No. 41,54,59 out of NA Survey No.81/1B were allotted in the name of Nirmalabai Dhanraj Borse and NA Survey No.81/1A-Northern Side area 0.29R+ Pk 0 H.35 R.total area 0 H.64.20 R.was jointly allotted in the name of Chhabu Supadu Patil his legal heirs Shaligram Chhabu Patil, Dilip Chhabu Patil,

Prakash Chhabu Patil, Arun Chhabu Patil, Anil Chhabu Patil , and also order No. Jamabandi/ Abhilekh/ 12A/2001 Dt.19/05/2001 Passed by The Tahsildar,Pachora **VIDE M.E.No.7569 Dated 23/05/2001.**

3) Then after demise of Dilip Chhabu Patil Dt.23/04/2007 his legal heirs Chhayabai Dilip Patil , Dipali Dilip Patil have mutated to Plot Nos.61,62,63, 64,67 out of N.A. Survey No.81/1B and 1/6 share in NA land Survey No.81/1A1 in revenue rocord **VIDE M.E.No.21716 Dated 18/04/2013.**

4) Then Dilip Chhabu Patil have made Registered will-deed during his lifetime dated 18/10/2006 so in the effect of will deed after the death of Dilip Chhabu Patil Dt.23/07/2007 according to the her consent to the will deed Plot Nos.61,62,63, 64,67 out of N.A.Gat No.81/1B1 and 1/6 share in NA land Survey No.81/1A1 have allotted in the name of his daughter Dipali Dilip Patil **VIDE M.E.No.7569 Dated 23/05/2001But later on this mutation & Will deed cancelled Dt.08/09/2008.**

5) Then after demise of Anil Chhabu Patil Dt.02/04/2008 his legal heirs Ranjabai Anil Patil , Mahesh Anil Patil, Bhavesh Anil Patil,Priyanka Anil Patil have mutated to Plot Nos.07,09,12,18 ,19,20, 56 out of N.A. Survey No.81/1B and 1/6 share in NA land Survey No.81/1A1 in revenue rocord **VIDE M.E.No.14756 Dated 31/05/2008.**

6) Then Mayuri Mukund Bildikar purchased Survey No.81/1B2-area 0 H.90 R for consideration amount of Rs.1,70,28,000/- Dt.20/11/2014 from Prakash Chhabu Patil by way of Regd.Sale Deed, **VIDE M.E.No.24377 Dated 19/12/2014.**

7) Then Shaligram Chhaba Patil , Smt. Chhayabai Dilip Patil & Dipali Dilip Patil sold their 2/6 share in area 0 H.64.20R. of NA Survey No.81/1A/1 for consideration amount of Rs.60,00,000/- Dt.03/05/2016 to Mayuri Mukund Bildikar by way of Regd. Sale, **VIDE M.E.NO. 26419 DT.22/06/2016.**

8) Then Prakash Chhaba Patil , Arun Chhaba Patil & Nirmalabai Dhanraj Borse sold their 3/6 share in area 0 H.64.20 R. of NA Survey No.81/1A/1 for consideration amount of Rs.80,93,000/- Dt.30/12/2015 to Mayuri Mukund Bildikar by way of Regd. Sale (Vide Docu.No.6587/2016).

9) Then Rajanabai Anil Patil, Mahesh Anil Patil, Bhavesh Anil Patil, Priyanka Anil Patil sold their 1/6 share in area 0 H.64.20 R. of NA Survey No.81/1A/1 for consideration amount of Rs.35,00,000/- Dt.21/07/2016 to Mayuri Mukund Bildikar by way of Regd.Sale (Vide Docu.No.4147/2016).

9) Then **Mayuri Mukund Bildikar** applied for N.A.residential use & Construction permission for Plot No.1 to 62 out of N.A. Survey No.81/1A/1 +81/1B/2 before The Chief Officer,Pachora Municipal Corporation Pachora, then according to order No. Bandh/ 1368/2017, dated 27/10/2017 permission for N.A.residential use & Construction permission use has been granted, then Hon'ble ADTP, Jalgaon has sanctioned Lay-out for above property and total no.of 1 to 62 plots are demarcated. **VIDE M.E.NO. 28180 DT.30/10/2017.**

10) That Tahsildar,Pachora has given in writing Vide letter No. Abhilekh / Token/ / 2018 dated 25/08/2018, That mutataion Entry No.6950,6035, 14572, 1464 , 738 are not available.



11) So, Present owner **Mayuri Mukund Bildikar**, is in actual possession of the above property, i.e. Plot No.58 out of N.A. Survey No.81/1A/1 +81/1B/2 situated at Pachora shivar Tal.Pachora , Dist. Jalgaon.

12) In 7/12 extract of Plot No.58 out of N.A. Survey No.81/1A/1 +81/1B/2 at other rights column shown that aforesaid Land Property is under mortgage for a loan of Rs.5,00,00,000/- Dt.15/06/2019to the Buldhana Urban Co.Op.Credit Society Ltd. Buldhana, Branch-Pachora,Tal.Pachora Dis.Jalgaon. Vide mutation had been effected in Revenu Record.

LEGAL OPINION:

(1) On perusal of all the above referred documents and after taking search, I am of the opinion that the above Plot Property **Plot No.58-Area 728.42 Sq.Mtr. out of N.A.Survey No.81/1A/1 +81/1B/2** situated at Pachora Municipal Councial area, Pachora Tal.Pachora, Dist-Jalgaon at present above Plot property belongs to **MAYURI MUKUND BILDIKAR** R/o.Pachora ,Tal.Pachora, Dist.Jalgaon

(2) The said documents of title referred to above are the perfect evidence of the Title of the property. There is no any charge on the above property. Hence I certify that, title is clear and free from all encumbrances and also readily marketable, Except previous charge of Rs.5,00,00,000/- of Buldhana Urban Co.Op.Credit Society Ltd. Buldhana, Branch-Pachora,Tal.Pachora Dis.Jalgaon no any other charge or encumbrances.

1990 to 2020 (30 years)

Date: 20/02/2020,

Search Receipt No.

PACHORA

DATE: 20/02/2020

Adv. Sachin P. Deshpande

SACHIN P.DESHPANDE

ADVOCATE, PACHORA.