

M.N.Mal

Advocate

B.Com, LL.B.

Cell : 9423445974



Balaji Nagar, Near Matkari
Galli, Shegaon
Dist.Buldana 444203

SEARCH REPORT

Date – 27.10.2019

To,

Whom it may be concern,

Subject :- Search report in respect of plot no. 2 & 3, admeasuring 1209.50 Sq. mtr. From survey no. 299/1 of Shegaon part 2.

R/Sir,

- 1) That **Mr. Kailas Bhagwandas Sharma** R/o. Shegaon, Dist. Buldana has approached to me and requested to give report in respect of following said property –

Description of Property :- That plot no. 2 & 3, admeasuring 1209.50 Sq. mtr. over constructed Commercial & Residential Complex, From survey no. 299/1 of Shegaon part 2. That plot no. 2 & 3, admeasuring 1209.50 Sq. mtr. over constructed Commercial & Residential Complex which is known as "**Gurukripa Chambers**", From survey no. 299/1 of Shegaon part 2 is owned by **Mr. Kailas Bhagwandas Sharma** R/o. Shegaon, Dist. Buldana. That the above said property is Subject Matter of this report. Which is common bounded by – **To the East** – Layout 6 mtr Road then Shegaon - Khamgaon Road, **To the West** – Layout 9 mtr. Road, **To the North** – Layout plot no. 1, **To the Suoth** –Layout plot no. 4.

- 2) That **Mr. Kailas Bhagwandas Sharma** has submitted the documents in respect of above said property i.e. Sale deed Dt. 31.12.2009, Deed of Declaration Dt. 08.08.2019, 7/12 extract of N.A. Plot No. 2 & 3 Dt. 11.06.2016, Mutation No. 22472, N.A. Order Dated 24.08.2010 & N.A. Order Dated 20.01.2012. After perusing of the said documents and as per information of **Mr. Kailas Bhagwandas Sharma**, I have taken search since the year 2007 to 2019 i.e. 13 years from Index II registers which is





maintained by Sub-registrar Office Shegaon vide GRN
MH007712778201920E Dt. 24.10.2019.

3) After perusing of the said documents and search of Index II register it is clear that field Survey No. 299/1, admeasuring 6.46 Hectore out of which of 1 Hectore 67 R land was owned by **Mr. Pandurang Narayan Kolate**. Then after **Mr. Pandurang Narayan Kolate** was executed sale deed of the above said Survey No. 299/1, admeasuring 6.46 Hectore out of which of 1 Hectore 67 R land in favour of **Mr. Mukesh Shantilal Lalwani & 18 others** vide sale deed Dt. 28.12.2007 vide Sr. no. 3394. It is also clear that **Mr. Mukesh Shantilal Lalwani & 18 others** was executed Sale deed of the above said Survey No. 299/1, admeasuring 6.46 Hectore out of which of 1 Hectore 67 R land in favour of **Mr. Kailas Bhagwandas Sharma & Mr. Sunil Makhanlal Padiya** through Sale deed Dt. 31.12.2009 vide Sr. no. 3957.

4) It is also clear that **Mr. Kailas Bhagwandas Sharma & Mr. Sunil Makhanlal Padiya** was applied to Addl. Collector Buldhana for conversion of above land admeasuring 8,100 Sq.Mtr. out of 1 hectore 67 R land from Survey No. 299/1 of Shegaon and Addl. Collector Buldhana granted permission for N.A. use by order Dt. 24.08.2010 in Rev. Case No. NAP-34/Shegaon/30/2009-2010.

Then **Mr. Kailas Bhagwandas Sharma & Mr. Sunil Makhanlal Padiya** was again applied to Addl. Collector Buldhana for conversion of above land admeasuring 5600 Sq.Mtr. land from Survey No. 299/1 of Shegaon and Addl. Collector Buldhana granted permission for N.A. & Commercial use by order Dt. 20.01.2012 in Rev. Case No. NAP-34/Shegaon/47/2010-2011.

5) However it is observed that **Mr. Kailas Bhagwandas Sharma** got the title of N.A. Plot No. 2 & 3 from Survey No. 299/1 admeasuring 56 R Land of Shegaon respectively in view of Partition Deed. That **Mr. Kailas Bhagwandas Sharma & Mr. Sunil Makhanlal Padiya** has executed Partition Deed Dt. 13.04.2012 of the above said Layout Plot No. 2 & 3 in favour of **Mr. Kailas Bhagwandas Sharma** respectively. That mutation is taken by revenue department vide mutation no.22472. Thus **Mr. Kailas Bhagwandas Sharma** has got valid title of Layout Plot No. 2 & 3 from Survey No. 299/1 of Shegaon.

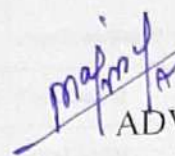


- 6) It is also clear that **Mr. Kailas Bhagwandas Sharma** has executed Deed of Declaration of above said Layout Plot No. 2 & 3 from Survey No. 299/1 of Shegaon for construction of "**Gurukripa Chambers**" Shegaon - Khamgaon Road, Shegaon which consist total 34 Shop on Ground Floor & First Floor, Total 32 Flat. That **Mr. Kailas Bhagwandas Sharma** has constructed of "**Gurukripa Chambers**". It is also clear that **Mr. Kailas Bhagwandas Sharma** has executed Regd. sale deed Dt. 26.08.2019 of the above said Shop No. 6 on Ground floor of "**Gurukripa Chambers**" in favour of **Mr. Ravi Arunkumar Sharma** R/o Shegaon. Then it is also clear that **Mr. Kailas Bhagwandas Sharma** has executed Regd. sale deed Dt. 11.09.2019 of the above said Flat No. 211 on Second floor of "**Gurukripa Chambers**" in favour of **Mr. Pralhad Motiram Kanodaje** R/o Mehakar. It is also clear that **Mr. Kailas Bhagwandas Sharma** has executed Regd. sale deed Dt. 11.09.2019 of the above said Shop No. 15 on Ground floor of "**Gurukripa Chambers**" in favour of **Mr. Babarao Gulabrao Pargharmor** R/o Shegaon.
- 7) During my search I found that some pages of the index-II registers are in torn conditions and some are mis-place and missing. However, in view of the condition of the record it would be advisable to take necessary affidavit from the owner of the above said property to the effect that he is not created any other encumbrance over the property in question. It is specifically suggested to obtain necessary affidavit from the owner of above said property inter-alia containing therein that the above said plot are not sold, agreed to sell, leased, mortgaged, alienated, gifted the property in questions in any manner and it is free hold and the above said plot in questions is not involved in any court litigation or any proceeding and there is no interest of minor in the property in question.

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- 8) In view of my above verification, search of Index II register and subject to affidavits as mentioned above and except Shop No. 6, 15 & Flat No. 211, I hereby say and certify that the above said described in the above para 1 property is owned by **Mr. Kailas Bhagwandas Sharma** R/o. Shegaon.

Hence this Report Shegaon, Dt.27.08.2019.

 (M. N. MAL)
ADVOCATE SHEGAON





CHALLAN
MTR Form Number-6



GRN MH007712778201920E		BARCODE 		Date 24/10/2019-19:20:24		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name SHN_SHEGAON SUB REGISTRAR				Full Name		M N Mal	
Location BULDHANA				Flat/Block No.			
Year 2019-2020 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			325.00				
					Area/Locality Shegaon		
					Town/City/District		
					PIN 4 4 4 2 0 3		
			Remarks (If Any)				
			layout plot no. 2 and 3 from Survey no. 299-1 of Shegaon				
Total			325.00		Amount In Words Three Hundred Twenty Five Rupees Only		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572019102444331		IK0AHEVBG4	
Cheque/DD No.				Bank Date		RBI Date	
				24/10/2019-19:24:20		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "ट्राय ऑफ पेमेंट" मध्ये नगद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तासाठी लागू नाही.
 Mobile No. : 9423445974

सूची क्र.2

दुय्यम निबंधक : शेगाव

दस्त क्रमांक : 3394/2007

नोंदणी :

Regn:63m

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गावाचे नाव : शेगांव न.प.हद्दीत

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	रु.6100000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 9724000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - मौजा : शेगांव -1 (शेगांव नगर परिषद ब वर्ग), उपविभागाचे नाव - 1.17/8 - खामगांव रस्त्यावरील भूखंड कसबे शेगाव न.प.चे हद्दीचे आती सर्व न. 299/1 मधील 1 हे 67 आर जमिन तुम्हास विकली
(5) क्षेत्रफळ	1 हे 67 आर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- पांडुरंग नारायण कोलते वय:-78पत्ता:- शेतीपिन कोड:-पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:- विकत देणार न. १ मुकेश शांतीलाल ललवाणी विकत घेणार न. १ हे स्वतः करिता व २,४,५,६ व ७ करिता स्पेशल मुखत्यार म्हणुन वय:-53पत्ता:- व्यापारपिन कोड:-पॅन नं:- 3): नाव:- राजेश शांतीलाल ललवाणी वय:-50पत्ता:- व्यापार पिन कोड:-पॅन नं:- 4): नाव:- विठ्ठल शेषराव देशमुख वय:-30पत्ता:- शेतीपिन कोड:-पॅन नं:- 5): नाव:- सुर्यकांत प्रभाकर देशमुख वय:-45पत्ता:- शेतीपिन कोड:-पॅन नं:- 6): नाव:- डॉ. सुधीर गणेशराव देशमुख वय:-47पत्ता:- शेतीपिन कोड:-पॅन नं:- 7): नाव:- प्रल्हादराव ज्यंबकराव देशमुख वय:-52पत्ता:- शेतीपिन कोड:-पॅन नं:- 8): नाव:- चंद्रशेखर भास्करराव देशमुख वय:-42पत्ता:- शेतीपिन कोड:-पॅन नं:- 9): नाव:- संजय शंकरराव माडवे वय:-38पत्ता:- नोकरी पिन कोड:-पॅन नं:- abgpm 3659 n 10): नाव:- गोवर्धन शालिग्राम गावडे वय:-39पत्ता:- नोकरी पिन कोड:-पॅन नं:- ABLPG6093 K 11): नाव:- शरद सुर्यभानजी गोमासे वय:-40पत्ता:- नोकरी पिन कोड:-पॅन नं:- ABLPG 6092 J 12): नाव:- श्यामसुंदर जनार्दन बेलखेडे वय:-36पत्ता:- नोकरी पिन कोड:-पॅन नं:- ABLPB 9661 M 13): नाव:- रमेश वालु राठोड वय:-37पत्ता:- नोकरी पिन कोड:-पॅन नं:- ABBPR 7209Q 14): नाव:- हरीदास देविदास आखरे वय:-31पत्ता:- नोकरी पिन कोड:-पॅन नं:- ADSPA 4156 F 15): नाव:- रुपेश हुकुमचंद मल वय:-30पत्ता:- नोकरी पिन कोड:-पॅन नं:- APEPM 8370 C
(9) दस्तऐवज करून दिल्याचा दिनांक	28/12/2007
(10) दस्त नोंदणी केल्याचा दिनांक	28/12/2007
(11) अनुक्रमांक, खंड व पृष्ठ	3394/2007
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	583440
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	20000
(14) शेर	-