

Date :- 13/07/2017

TITLE SEARCH REPORT

1) Name of the Applicant :-

Sau.Sucheta Jitendra Kolhe, Age 44 years, Occu. Architect,
R/o. 4B, Tagore Nagar, Jalgaon, Tal.& Dist. Jalgaon.

2) Purpose of Investigation :-

To find out the clear and marketable title of Plot No.60
admeasuring 305.59 Sq.Mtrs. out of Gat No.303 of Pimprala within
the limits of Jalgaon City Municipal Corporation, Jalgaon

3) Description of the Property :-

Plot No.60 admeasuring 305.59 Sq.Mtrs. out of Gat No.303 of
Pimprala within the limits of Jalgaon City Municipal Corporation,
Jalgaon. The said Plot is bounded as under:-

On or towards East	-	Main Road
On or towards West	-	Plot No.57 & 58
On or towards North	-	Plot No.59
On or towards South	-	9 Mtr. Road

4) Past and previous title documents :-

Before 2001 the said Gat No.303 admeasuring 1H-73R + P.K.
0H-77R total admeasuring 2H-50R assessment Rs.11=25 of Pimprala,
Tal. & Dist.Jalgaon was owned and possessed by Anand Shankarlal
Jakhete & Sau. Gitabai Anandram Jakhete.

On 26/06/2001, Anand Shankarlal Jakhete & Sau. Gitabai
Anandram Jakhete had executed registered sale deed of Gat No.303
admeasuring 1H-73R + P.K. 0H-77R total admeasuring 2H-50R

assessment Rs.11=25 of Pimprala, Tal. & Dist.Jalgaon in favour of Pradip Naginchand Mehta HUF for consideration of Rs.71,13,300/- and having its serial No.3601 and M.E.No.24844 was effected in record of rights.

The Hon'ble Collector, Jalgaon was pleased to grant a non-agricultural permission by his order No. LND/102001/SR/121/2001 dated 11/09/2001 of Gat No.303 of Pimprala, Tal. & Dist.Jalgaon and M.E.No. 25131 was effected in record of rights.

According to demarketed lay out the following types of admeasuring recorded as under :-

Gat No.	Plot No.	Area
303	60	305.59 Sq.Mtrs.

Therefore M.E.No.25409 was effected in record of rights.

On 25/06/2009, Pradip Naginchand Mehta HUF had executed equitable mortgage of Plot No.4,5, 8 to 48, 50, 53, 54, 58 to 64 out of Gat No.303 of Pimprala, Tal.& Dist.Jalgaon in favour of Swaraswat Co.Op. Bank Ltd. Aurangabad for Rs.1,00,00,000/- and M.E.No.36333 was effected in record of rights.

According to letter dated 02/07/2012 of Swaraswat Co.Op. Bank Ltd. Aurangabad the said boza of deleted Plot No.4,5, 8 to 48, 50, 53, 54, 58 to 64 out of Gat No.303 of Pimprala, Tal.& Dist.Jalgaon and M.E.No.43952 was effected in record of rights.

On 25/07/2013, Pradip Naginchand Mehta HUF through its General Mukhtyar Ishwar Bhagwan Varade had executed registered sale deed of Plot No.60 admeasuring 305.59 Sq.Mtrs. out of Gat No.303 of Pimprala, Tal.& Dist.Jalgaon in favour of Satyanarayan Gopaldas Khatod for consideration of Rs.5,10,000/-and having its serial No.2650 and M.E.No.46382 was effected in record of rights.

On 02/05/2016, Satyanarayan Gopaldas Khatod had executed registered sale deed of Plot No.60 admeasuring 305.59 Sq.Mtrs. out of Gat No.303 of Pimprala, Tal.& Dist.Jalgaon in favour of Sau.Sucheta Jitendra Kolhe for consideration of Rs.7,50,000/-and having its serial No.1860 and M.E.No.51560 was effected in record of rights.

The Asst. Director of Town Planning / Commissioner, Jalgaon City Municipal Corporation Jalgaon issue a commencement certificate by his letter No.TP/BP/204 dated 03/04/2017 of Proposed Parking GF+FF+SF+TF+Forth F. Commercial and Residence of Plot No.60 out of Survey No.303 of Pimprala, Tal. & Dist.Jalgaon.

5) Searches Taken :-

- 1) Record of Sub-Registrar Office, Jalgaon from 2003 to 2017
- 2) 7/12 Extract from 1995 to 2017
- 3) M.E.Concerning the said plot
- 4) Zerox copy of sale deed dated 02/05/2016
- 5) Zerox copy of N.A.Order & Lay-out
- 6) Zerox copy of commencement certificate

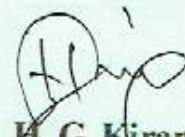
6) Legal Opinion

On perusal of the documents submitted to me and I have taken search of Sub-Registrar, Jalgaon, I am the opinion that the applicant **Sau.Sucheta Jitendra Kolhe** is the absolute owner and possessor of **Plot No.60** admeasuring **305.59 Sq.Mtrs.** out of **Gat No.303 of Pimprala** within the limits of **Jalgaon City Municipal Corporation, Jalgaon** having its clear and marketable title which is free from all encumbrances.

Hence this title report.

Jalgaon

Date :- 13/07/2017


H. G. Kirange
Advocate, Jalgaon
Kirange H. G.
Advocate B.A.L L.B.
JALGAON