Kirange H. G.
Advocate B.A.L LB.
JALGAON

H. G. Kirange
Advocate
Super Seven, Block No.7,
Gajanan Housing Society, Jalgaon

Date :- 14/10/2016

TITLE CERTIFICATE

1) **Name of the Applicant :-**

M/s.Sarveshwar Associates through its Partner - Pravin Vasudeo Khadke, Age Major, Occu. Business, R/o.Bhaskar Market, Jalgaon, Tal. & Dist.Jalgaon.

2) **Purpose of Investigation :-**

1) To find out the clear and marketable title of Plot No.17 admeasuring 280.36 Sq.Mtrs. out of Survey No.352/1+2+3 of Jalgaon, Tal. & Dist.Jalgaon.

2) To find out the clear and marketable title of Plot No.18 admeasuring 216.00 Sq.Mtrs. out of Survey No.352/1+2+3 of Jalgaon, Tal. & Dist.Jalgaon.

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3) **Description of the Property :-**

1) Plot No.17 admeasuring 280.36 Sq.Mtrs. out of Survey No.352/1+2+3 of Jalgaon, Tal. & Dist.Jalgaon. The said plot is bounded as under:-

On or towards East	-	Plot No.18
On or towards West	-	Road
On or towards North	-	Road
On or towards South	-	Plot No.22

2) Plot No.18 admeasuring 216.00 Sq.Mtrs. out of Survey No.352/1+2+3 of Jalgaon, Tal. & Dist.Jalgaon. The said plot is bounded as under:-

On or towards East	-	Plot No.19

On or towards West	-	Plot No.17
On or towards North	-	Road
On or towards South	-	Plot No.22

4) **Past and previous title documents :-**

Before 1987 the said Survey No.352/1A/1 admeasuring 0H-61R assessment Rs.6=56ps situated at Jalgaon, Tal. & Dist.Jalgaon was owned and possessed by Chavdas Shankar Kale. & Sitaram Shankar Kale.

The Hon'ble Tashildar, Jalgaon was pleased to partition by his order No.HAKKAPRA/1087/435/R/R86 dated 13/05/1987 of Survey No.352/1A/1 admeasuring 0H-61R assessment Rs.6=56ps. situated at Jalgaon, Tal. & Dist.Jalgaon came in the name of Chavdas Shankar Kale and M.E.No. 16224 was effected in record of rights.

According to partition dated 19/02/1964 the said Survey No.352/1A/1 of Jalgaon partition as under :-

Survey No.	Area	Assess.	Name
352/1A/1	North 1H-20R	6-10-0	Shankar Keshav Kale
352/1A/1	South 1H-20R	6-10-0	Onkar Keshav Kale

Therefore M.E.No.4909 was effected in record of rights.

According to old age of Onkar Keshav Kale the said Survey No.352/1A/1 admeasuring 0H-30.5R and Survey No.352/1A/2/2 admeasuring 0H-30.5R common the name of Hemlal Onkar Kale and M.E.No.12972 was effected in record of rights.

On 14/12/1991, Hemlal Onkar Kale died at Jalgaon and following are the legal heirs of deceased Hemlal :-

1) Madhukar Hemlal Kale

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On 11/09/1995 Chavdas Shankar Kale died at Jalgaon and following are the legal heirs of deceased Chavdas :-

1) Gangubai Chavdas Kale
2) Ramdas Chavdas Kale
3) Shamrao Chavdas Kale
4) Damu Chavdas Kale
5) Dattatray Chavdas Kale
6) Soma Chavdas Kale

Malatibai Bhagwan Javal. Therefore M.E.No.26935 was effected in record of rights.

On 05/10/2001, Raghunath Onkar Kale had executed registered sale deed of Survey No.352/1A/2/1 admeasuring 0H-30.5R assessment Rs.3=28ps of Jalgaon in favour of Satish Vasudeo Khadke for consideration of Rs.11,47,000/- having its serial No.5475 and M.E.No.28481 was effected in record of rights.

On 06/06/2005, Madhukar Hemlal Kale had executed registered sale deed of Survey No.352/1A/2/2 admeasuring 0H-30.5R assessment Rs.3=28ps of Jalgaon in favour of Shamkant Pandharinath Chinchole & Dr.Anil Jagannath Khadke for consideration of Rs.9,00,000/- having its serial no.1299 and M.E.No.31196 was effected in record of rights.

On 20/05/2009, Dattatray Chavdas Kale died at Jalgaon and following are the legal heir of Dattatray , 1) Santosh Dattatray Kale, 2) Prashant Dattatray Kale and Sushma Sanjay Talele and M.E.No.36826 was effected on Survey No.3521/3 of Jalgaon dated 30/08/2010.

On 12/08/2010, Smt.Gangubai Chavdas Kale & Smt. Malatibai Bhagwan Kale had executed a registered relinquish deed of their common share in Survey No.352/3 of Jalgaon, Tal. & Dist.Jalgaon in

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favour of 1) Ramdas Chavdas Kale, 2) Shamrao Chavdas Kale, 3) Damu Chavdas Kale, 4) Soma Chavdas Kale, 5) Dattatray Chavdas Kale (died) his heirs 1) Santosh Dattatray Kale, 2) Prashant Dattatray Kale and 3) Sau. Sushma Sanjay Talele for without consideration and having its serial No.3318 and M.E.No.36839 was effected in record of rights.

On 09/06/2011, 1) Ramdas Chavdas Kale, 2) Shamrao Chavdas Kale, 3) Damu Chavdas Kale, 4) Soma Chavdas Kale, 5) Santosh Dattatray Kale, 6) Prashant Dattatray Kale and 7) Sau. Sushma Sanjay Talele had executed a registered sale deed of S.No.352/3 admeasuring 0H-61R assessment Rs.6=56 situated at Jalgaon, Tal. & Dist.Jalgaon infavour of Sarveshwar Associates, Jalgaon's partner Pravin Vasudeo Khadke for consideration of Rs.50,00,000/- and having its serial No.3178 and M.E.No.38297 was effected in record of rights.

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The Hon'ble Collector, Jalgaon was pleased to grant a Non-agricultural permission by his order No.LND/Non-agril/43/2011 dated 27/12/2011 of Survey No.352/1+2+3 of Jalgaon and M.E.No.42245 was effected in record of rights.

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

S.No.	Plot No.	Admeasuring	Holder
352/1+352/2	17	280.36 Sq.Mtrs.	M/s.Sarveshwar
+352/3	18	216.00 Sq.Mtrs.	Associates Partner
			Pravin Vasudeo
			Khadke

The Hon'ble Commissioner, Jalgaon City Municipal Corporation Jalgaon granted a building plan by his letter No.TP/BP/0379 dated 17/05/2016 of GF+FF+SF+TF out of Plot No.17+18 of Survey No.352/1+2+3 of Jalgaon, Tal. & Dist. Jalgaon

5) **Searches Taken :-**

1) Record of Sub-Registrar Office, Jalgaon from 1987 to 2016
2) 7/12 extract of from 1970 to 2016
3) M.E.Concerning the said plot.
4) Zerox copy of layout of N.A.Order.

6) **Legal Opinion**

On perusal of the documents submitted to me I am the opinion that the applicant **M/s.Sarveshwar Associates through its Partner - Pravin Vasudeo Khadke** is the absolute owner and possessor of **1) Plot No.17 admeasuring 280.36 Sq.Mtrs. out of Survey No.352/1+2+3 of Jalgaon, Tal. & Dist.Jalgaon, 2) Plot No.18 admeasuring 216.00 Sq.Mtrs. out of Survey No.352/1+2+3 of Jalgaon, Tal. & Dist.Jalgaon** having its clear and marketable title which is free from all encumbrances.

Hence this title report.

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