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इतर पावती

Original/Duplicate

Thursday, 27 July 2017 2:09 PM

नोंदणी क्र. : 39म

Regn.: 39M

पावती क्र.: 2758 दिनांक: 27/07/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: जलन3-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड श्री सिंचन सरोदे, रा. प्रताप नगर, जळगाव

वर्णन मौजे जळगाव स.नं.121/अ, यातील प्लॉट नं.8,14 या मिळकतीचा शोध सन 1988 ते 2017 एकुण 30 वर्षे फी रु.750/-

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Class-2 Jalgaon 3

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-



Adv. Sinchan V. Sarode

Office Add:- Near Anurvat Bhavan, Jalgaon

Contact No.:-9766699957

Date:- 27/07/2017

TO WHOMSOEVER IT MAY CONCERN

TITLE & SEARCH REPORT



i) All that piece and parcel of the Building known as Estate - I in the scheme known as "Prakash Estates" consisting One Basement, numbers of 3 shops and 7 Flats totally admeasuring Built up Area about 392.28 Sq.Mtr. constructed thereon Land bearing Plot No. 8 , totally admeasuring 281.30 Sq. Mts., carved out of Survey No. 121/A Village Jalgaon, Tal & Dist. Jalgaon. Within the Municipal Corporation Limits of City Jalgaon, & having its Non-Agricultural Permission dated 06/04/1984 bearing No. RB/L.N.A/S.R/660 issued by Collector, Jalgaon. Which is bound as;

On or towards East : By 12 Mts. Wide Road.

On or towards West : By Plot No. 9.

On or towards North : By Plot No. 14.

On or towards South : By 6 Mts. Wide Road.

ii) All that piece and parcel of the Building known as Estate - II in the scheme known as "Prakash Estates" consisting One Basement, numbers of 4 shops and 7 Flats totally admeasuring Built up Area about 377.349 Sq. Mtr. constructed thereon Land bearing Plot No. 14 , totally admeasuring 270.00 Sq. Mts., carved out of Survey No. 121/A Village Jalgaon, Tal & Dist. Jalgaon. Within the Municipal Corporation Limits of City Jalgaon, & having its Non-Agricultural Permission dated 06/04/1984 bearing No. RB/L.N.A/S.R/660 issued by Collector, Jalgaon. Which is bound as;

On or towards East : By 12 Mts. Wide Road.

On or towards West : By Plot No. 13.

On or towards North : By 7.5 Mts. Wide Road.

On or towards South : By Plot No. 8.

(Hereinafter referred as Said Property)

OWNED BY:

The said **Property** is owned by **M/s Realty Shapers**. Through its partners **Pushkar Prakash Nehete, Milind Ashok Chaudhari, Smt. Vasundhara Prakash Nehete & Mrs. Triveni Milind Chaudhari**

DOCUMENTS:

For the purpose of investigation of the title of the said property, following documents were made available for my perusal:

1. **Copy** of 7/12 Extract.
2. **Copy** of all mutation entries
3. **Copy** of N.A. order.
4. **Original Sale Deed** dated 14/07/2015, executed by **Ramesh Narayan Chaudhari** in favour of **M/s Realty Shapers**. Through its partners **Pushkar Prakash Nehete, Milind Ashok Chaudhari, Smt. Vasundhara Prakash Nehete & Mrs. Triveni Milind Chaudhari** registered on 14/07/2015 at the office of Sub Registrar Jalgaon at Sr. No.1808/2015. Along with Copy of Index II and original registration receipt.
5. **Original Sale Deed** dated 14/07/2015, executed by **Kumudini Ramesh Chaudhari** in favour of **M/s Realty Shapers**. Through its partners **Pushkar Prakash Nehete, Milind Ashok Chaudhari, Smt. Vasundhara Prakash Nehete & Mrs. Triveni Milind Chaudhari** registered on 14/07/2015 at the office of Sub Registrar Jalgaon at Sr. No.1809/2015. Along with Copy of Index II and original registration receipt.
6. **Copy of Sale Deed** dated 21/10/2015, executed by **M/s Realty Shapers**. Through its authorized partners **Pushkar Prakash Nehete, Milind Ashok Chaudhari**, in favour of **Mr. Krishna Yashwant Patil** registered on 21/10/2015 at the office of Sub Registrar Jalgaon at Sr. No.2795/2015. Along with Copy of Index II and registration receipt.
7. **Copy of Sale Deed** dated 05/11/2015, executed by **M/s Realty Shapers**. Through its authorized partners **Pushkar Prakash Nehete, Milind Ashok Chaudhari**, in favour of **Mrs. Archana Ajit Kale and Mrs. Swapna Prashant Bhirud**. registered on 05/11/2015 at the office of Sub Registrar Jalgaon at Sr. No.2931/2015. Along with Copy of Index II and registration receipt.
8. **Copy of Sale Deed** dated 04/10/2013 bearing No. 3188/2013.
9. **Copy of Partnership Deed**.
10. **Original Receipt** of Sub- Registrar Office, Jalgaon for Last 13 Years.
11. **Copy of Commencement Certificate** dated 26/02/2014 bearing no. 0945 with respect to the plot no. 8 issued by Commissioner, Jalgaon Municipal Corporation, Jalgaon.



12. **Copy** of Commencement Certificate dated 26/02/2014 bearing no. 0946 with respect to the plot no.14 issued by Commissioner, Jalgaon Municipal Corporation, Jalgaon.

13. **Copy** of Deed of Declaration executed by M/s Realty Shapers. Through its partners Pushkar Prakash Nehete, Milind Ashok Chaudhari, Smt. Vasundhara Prakash Nehete & Mrs. Triveni Milind Chaudhari registered on 17/10/2015 at the office of Sub Registrar Jalgaon at Sr. No.2757/2015. Alongwith Copy of Index II.

In order to trace the title of the owners of the said property, the photocopies of the documents have been referred to and chiefly relied upon.

1. It appears vide copy of N.A. order that said property was approved for N.A. purpose by the order of District Collector, Jalgaon dated 06/04/1984 bearing No. R.B./L.N.A./S.R./660. Due effect was Mutated in the record of rights vide M.E.No. 14654 dated 07/02/1985.
2. It appears vide copy of record of rights No. 16526 that, **Vasant Kashinath Khadke** sold out said property to **Sudhir Narayan Chaudhari** against the consideration amount of ₹16,000/- by executing sale deed dated 03/02/1987 registered at the office of Sub Registrar Jalgaon at Sr. No. 799. Due effect was Mutated in the record of rights vide M.E.No. 16526.
3. It appears vide copy of Sale deed dated 04/10/2013 bearing No. 3188/2013 that, **Rohit Dilip Nikam, Jitendra Prabhakar Lathi and Milind Ashok Chaudhari Partner and Authorized Signatory of M/s N.L.C. Associates** sold out T.D.R. totally admeasuring 220.52 Sq.Mtr. with respect to the land bearing plot no. 8 & 14 admeasuring totally 550.30 Sq.Mtr. in favour of **Sudhir Narayan Chaudhari**. The Jalgaon city Municipal Corporation had given Development Right Certificate No. 33 dated 20/12/2012.
4. It appears vide copy of Commencement Certificated dated 26/02/2014 bearing no. T.P./B.P./0945 bearing no. T.P./B.P./0946 that, Jalgaon Municipal Corporation, Jalgaon have granted separate permissions for the commercial and residential purpose thereon said land bearing plot No 8 & 14.
5. It appears vide copy of record of rights No. 42993 that, **Sudhir Narayan Chaudhari** Gifted Plot No. 8 from S. No. 121/A, Admeasuring area 281.30 Sq. Mtr. to **Ramesh Narayan Chaudhari** by executing Gift deed dated 04/04/2014 registered at the office of Sub Registrar Jalgaon at Sr. No. 1364/2014. Due effect was Mutated in the record of rights vide M.E.No. 42993.
6. It appears vide copy of record of rights No. 42994 that, **Sudhir Narayan Chaudhari** Gifted Plot No. 14 from S. No. 121/A, Admeasuring area 270.00 Sq. Mtr. to **Kumudini Rames Chaudhari** by executing Gift deed dated 04/04/2014 registered at the office of



Sub Registrar Jalgaon at Sr. No. 1365/2014. Due effect was Mutated in the record of rights vide M.E.No. 42994.

7. It appears vide copy of Sale deed that, **Ramesh Narayan Chaudhari** sold out Plot No. 8 from S. No. 121/A, Admeasuring area 281.30 Sq. Mtr. in favour of **M/s Realty Shapers. Through its partners Pushkar Prakash Nehete, Milind Ashok Chaudhari, Smt. Vasundhara Prakash Nehete & Mrs. Triveni Milind Chaudhari** against the consideration amount of ₹ 6,28,000/- and Flat No. 104 admeasuring area 49.623 Sq.Mtr. B/Up situated on 3rd floor in the building Estate-I by executing sale deed dated 14/07/2015 registered at the office of Sub Registrar Jalgaon at Sr. No. 1808.
8. It appears vide copy of Sale deed that, **Kumudini Ramesh Chaudhari** sold out Plot No. 14 from S. No. 121/A, Admeasuring area 270.00 Sq. Mtr. in favour of **M/s Realty Shapers. Through its partners Pushkar Prakash Nehete, Milind Ashok Chaudhari, Smt. Vasundhara Prakash Nehete & Mrs. Triveni Milind Chaudhari** against the consideration amount of ₹ 6,00,000/- and Flat No. 7 admeasuring area 48.043 Sq.Mtr. B/Up situated on 4th floor in the building Estate-II by executing sale deed dated 14/07/2015 registered at the office of Sub Registrar Jalgaon at Sr. No. 1809.
9. It appears vide copy of Deed of Declaration that, **Pushkar Prakash Nehete, Milind Ashok Chaudhari, Smt. Vasundhara Prakash Nehete & Mrs. Triveni Milind Chaudhari Partner of M/s Realty Shapers** Excuting 'Deed of Declaration' in respect of known as Prakash Estates dated 17/10/2015 registered at the office of Sub Registrar Jalgaon at Sr. No. 2757/2015.
10. It appears vide copy of Sale Deed dated 21/10/2015, that **M/s Realty Shapers. Through its authorized partners Pushkar Prakash Nehete, Milind Ashok Chaudhari**, sold out Shop No. 1 admeasuring area 11.4040 Sq. Mtr. (B/up) situated on Ground Floor in the building known as EASTATE-II in the scheme known as PRAKASH ESTATES in favour of **Mr. Krishna Yashwant Patil** by executing sale deed dated 21/10/2015 registered on 21/10/2015 at the office of Sub Registrar Jalgaon at Sr. No.2795/2015.
11. It appears vide copy of Sale Deed dated 05/11/2015, that **M/s Realty Shapers. Through its authorized partners Pushkar Prakash Nehete, Milind Ashok Chaudhari**, sold out Shop No. 3 admeasuring area 14.5140 Sq. Mtr. (B/up) situated on Ground Floor in the building known as EASTATE-II in the scheme known as PRAKASH ESTATES in favour of **Mrs. Archana Ajit Kale and Mrs. Swapna Prashant Bhirud.** by executing sale deed dated 05/11/2015 registered registered on 05/11/2015 at the office of Sub Registrar Jalgaon at Sr. No.2931/2015.
12. It appears vide copy of Partnership Deed dated 28/08/2014 (duly Notarized) that, **Pushkar Prakash Nehete, Milind Ashok Chaudhari, Smt. Vasundhara Prakash Nehete & Mrs. Triveni Milind Chaudhari** constituted Partnership firm under the name and title as **M/s Realty Shapers.**



V. SEARCH REPORT:

Search of the of Registers of Index II Extracts in respect of the said property was conducted for a period of 30 years by me and the data/record was provided from concern officer/Authority/ Department i.e. from 1988 till 2017. I did not found any adverse entry in the said Record of the Sub-Registrar/s. **Original Search paid Receipt No. 2758 dated 27/07/2017 is attached herewith report.**

IV. OPINION:

On the perusal of the photocopies of the documents referred to above and subject to the search, it appears that, **M/s Realty Shapers. Through its partners Pushkar Prakash Nehete, Milind Ashok Chaudhari, Smt. Vasundhara Prakash Nehete & Mrs. Triveni Milind Chaudhari** is a current owners of the said building known as ESTATE -I and ESTATE-II in the scheme/project known as PRAKASH ESTATES except Flat No. 104 admeasuring area 49.623 Sq.Mtr. B/Up situated on 3rd floor in the building Estate-I, Flat No. 7 admeasuring area 48.043 Sq.Mtr. B/Up situated on 4th floor in the building Estate-II, Shop No. 3 admeasuring area 14.5140 Sq. Mtr. (B/up) situated on Ground Floor in the building EASTATE-II, Shop No. 1 admeasuring area 11.4040 Sq. Mtr. (B/up) situated on Ground Floor in the building EASTATE-II

In view of the above, it is advisable that in order to protect the interest of the **prospective purchasers or banks**, that **M/s Realty Shapers. Through its partners Pushkar Prakash Nehete, Milind Ashok Chaudhari, Smt. Vasundhara Prakash Nehete & Mrs. Triveni Milind Chaudhari** has a clear and marketable title of the said property.

Hence, this Report.

Advocate



Adv. Sinchan V. Sarode
'MAMATA', 12, Pratap Nagar,
JALGAON - 425001