

Pushkar P. Kulkarni
ADVOCATE
Laxmi Nagar,
Chalisgaon, Dist-Jalgaon
Mob.No.- 9922669060

TITLE CLEARANCE CERTIFICATE
&
TITLE VERIFICATION REPORT

- Applicant -
Hon'ble Chairman,
Maharana Pratap Housing Co.op. Society Ltd. Chalisgaon
Reg.No.JGA/HSG/184/1972
R/o : Old Malegaon Road, Chalisgaon,
Dist.- Jalgaon

1. Name of Applicant :

HON'BLE CHAIRMAN, MAHARANA PRATAP CO.OP. HOUSING SOCIETY LTD. CHALISGAON

R/o : Old Malegaon Road, Chalisgaon, Dist.Jalgaon

2. Purpose of Verification :

To Find out clear marketable and encumbered title for the last 30 years from 1988 to 2017.

3. Description of the immovable property :

A. The Property is situated within Municipal Limits of Chalisgaon Municipal Council at Chalisgaon, Dist.-Jalgaon.

B. The property is :

i) Survey No.349/A2+354/B+353/B+355/C+356/B/358/B/359,

Plot No.242 to 329 = 87 plots

Total Plots Admeasuring – 12840.70 sq.mtr.,

The above property is Bounded as under (as per Sale Deed.)

On East = Malegaon Road and Police Line

On West = Part of Survey No.358 & 359

On South = Railway

On North = Part of Survey No.359 & 360

The above plot property is standing in the name of owner **Maharana Pratap Co.op. Housing Society Ltd. Chalisgaon.**

4. Search Taken :-

A. Xerox Copy of Original Registered sale deed:-

Copy of original registered sale deed of the above property is executed between sellera Mr.Pundlik Garabadsing Patil & others 3 & purchaser Chairman, **Maharana Pratap Co.op. Housing Society Ltd. Chalisgaon** as per registered Dast. entry No.1925/1977, Dt.09.12.1977. Mutation Entry No.6707, Dt.11.05.1979.

B. Index II :-

The Index II record Dt.09.12.1977 for the above sale deed transaction.

C. Xerox Copy of N.A. Order :-

The Xerox copy of N.A. order, issued by Hon'ble Collector, Jalgaon as per their order – RB.LNA.SR.167/80, Dt.18.04.1981 regarding to above Survey No.349/A2+354/B+353/B+355/C+356/B/358/B/359. Mutation Entry No.8449.

The Xerox copy of N.A. order, issued by Hon'ble Collector, Jalgaon as per their order – Jamin/2/26/BiShe/SR/80/2014, Dt.11.04.2016 regarding to above Survey No.349/A2+354/B+353/B+355/C+356/B/358/B/359(Part).

E. Xerox Copy of Demarcation Order :-

The Xerox copy of Demarcation order, issued by Hon'ble Chief Officer, Municipal Council, Chalisgaon, Dist.Jalgaon as per their order – 189/2017, Dt.05.07.2017 regarding to above Survey No.349/A2+354/B+353/B+355/C+356/B/358/B/359(Part).

F. Xerox Copy of Demarcated Layout :-

The Xerox copy of Demarcation Layout, approved by Assistant Director of Town Planning, Jalgaon as per their order – DV/CHN/1375, Dt.28.05.1980 regarding to above Survey No.349/A2+354/B+353/B+355/C+356/B/358/B/359(Part).

G. Xerox Copy of Demarcated Layout :-

The Xerox copy of Demarcation Layout, approved by Assistant Director of Town Planning, Jalgaon as per their Letter – 652, Dt.29.03.2017 and Chief Officer Municipal Council Chalisgaon as per their letter No.189, Dt.25.07.2017 regarding to above Survey No.349/A2+354/B+353/B+355/C+356/B/358/B/359(Part).

H. Xerox Copy of Society Registration Certificate :-

The Xerox copy of Registration Certificate issued by Assistant Registrar Co-operative Society, Jalgaon regarding to Maharana Pratap Sahakari Gruh Nirman Sanstha Ltd. Chalisgaon its registration No.JGA/HSG/184/1972.

I. Latest 7/12 extract & Mutation Entries:-

Latest 7/12 extract & Mutation Entries relating to above property.

5. Past and Previous Transactions :-

A. Survey No.349/A2+354/B+353/B+355/C+356/B/358/B/359 was originally standing in the name of Mr.Pundlik Garabadsing Patil and others.

B. Thereafter Mr.Pundlik Garabadsing Patil and others sold out Survey No.349/A2+354/B+353/B+355/C+356/B/358/B/359 to the purchaser Hon'ble Chairman, Maharana Pratap Co.op. Housing Society Ltd. Chalisgaon for the consideration of Rs.1,00,000/- as per registered dast Entry No1975/1977, Dt.09.12.1977. Mutation entry No.6707,

- C. Thereafter Hon'ble Chairman, Maharana Pratap Co.op. Housing Society Ltd. Chalisgaon applied for Non Agricultural use for part of above Survey Number to Hon'ble Collector Jalgaon. Hon'ble Collector, Jalgaon issued N.A. permission as per their order – RB.LNA.SR.167/80, Dt.18.04.1981. Mutation Entry No.8449, Dt.09.11.1982 was effected for the same.
- D. Thereafter Hon'ble Chairman, Maharana Pratap Co.op. Housing Society Ltd. Chalisgaon demarcated plots as per layout and allotted or sold plots out of above Survey Numbers to the members of society.
- E. Thereafter Hon'ble Chairman, Maharana Pratap Co.op. Housing Society Ltd. Chalisgaon applied for Non Agricultural use for part of above Survey Number to Hon'ble Collector Jalgaon. Hon'ble Collector, Jalgaon issued N.A. permission as per their order – Jamin/2/26/Bishe/SR/80/2014, Dt.11.04.2016.
- F. Thereafter Hon'ble Chairman, Maharana Pratap Co.op. Housing Society Ltd. Chalisgaon demarcated total 87 plots i.e. 242 to 329 out of above survey Numbers as per demarcated layout.
- G. In this way now the property i.e. the plot No.242 to 329 out of Survey No.349/A2+354/B+353/B+355/C+356/B/358/B/359, total Plot admeasuring – 12840.70 sq.mtr. are standing in the name of owner Hon'ble Chairman, Maharana Pratap Co.op. Housing Society Ltd. Chalisgaon.

6. Legal Opinion :

- A. I have verified the 7/12 extracts, Sale deed, Municipal Records and other related documents for the above plots properties.
- B. I came to the conclusion that the property the plot No. 242 to 329 out of Survey No.349/A2+354/B+353/B+355/C+356/B/358/B/359, total Plot admeasuring – 12840.70 sq.mtr. are clear and marketable.
- C. This property is not under any Government Acquisition, Urban Land Ceiling Act 1976 and Maharashtra Act – XIV is not applicable to the above plot property.
- Hence I issued the report.

Date :30/07/2017

Adv. Pushkar P. Kulkarni

