



Vikram B. Mahale
B.A., LL.B., G.D.C. & A
Advocate

Chamber No.27, Advocates Chambers, Chhatrapati Shahu Maharaj
Complex, Jalgaon. Mob.No.-9850723592

Date - 28/07/2017

CERTIFICATE OF TITLE

1) Name of Applicant :-

Shri. Ashish Chandulal Patel
R/o.- "Vishram", 78, Jay Nagar,
Near Omkareshwar Tempal,
Jalgaon, Tal. and Dist. Jalgaon.

2) Purpose of Investigation :-

To find out clear and marketable title in respect of out of
Serve No.436/A-1 of village Mehrun, plot admeasuring 1895.67
Sq.Mtrs. owned and possessed by Shri. Ashish Chandulal Patel
and other 3 persons by Name Shri. Shailesh Bhavanji Patel, Shri.
Rajesh Deorambhai Patel, Shri. Viraj Yashwant Patel, R/o.- 78,
"Vishram", Shivram Nagar, Near Omkareshwar Temple, Jalgaon,
Tal. and Dist. Jalgaon.

3) Description of the property :-

Vegetable market aminity plot situated on Serve No.436/A-1

Boundaries of plot Serve No. 436/A-1 :-

To the East - 25 feet Road,
To the West - Vertex of Trangal,
To the North - 352 feet Road,
To the South - 336 feet Road,

4) Past and Previous history of property :-

The above Vegetable market aminity plot Serve No.436/A-1 was
owned and possessed by Purushottam Mishrilal Joshi, on date 23/
12/1986 Purushottam Mishrilal Joshi was died and there after his
Legal Heir by name -

- 1) Son - Balkrushna Purushottam Joshi,

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- 2) Daughter - Devknya Anilkumar Parik,
- 3) Daughter - Usha Ramkumar Hora,
- 4) Daughter - Rajkamal Vithaldas Tiwari,
- 5) Daughter - Sarala Kailaschandra Parik,
- 6) Daughter - Hemalata Purushottam Joshi,
- 7) Wife - Subhadrabai W/o. Purushottam Joshi,

By this Mutation Entry No.19451 is registered and certified in right of record on 15/3/1987 accordingly. Then at above mentioned Serve No.436/A-1 the above mentioned Legal Heir No.2 to 7 By name - 2) Devknya Anilkumar Parik, 3) Usha Ramkumar Hora, 4) Rajkamal Vithaldas Tiwari, 5) Sarala Kailaschandra Parik and 6) Hemalata Purushottam Joshi, 7) Subhadrabai W/o. Purushottam Joshi was waive his Right of ownership of said above mention property Serve No.436/A-1, By consent and willingness said Mutation Entry No.19451 is registered and certified in right of record on 15/3/1987 accordingly.

- 5) Above mention property Serve No.436/A-1, also was owned and possessed by Ramvilas Mohanlal Joshi owner of the property Mr. Ramvilas Mohanlal Joshi was died on 9/10/2009 and there after his Legal Heir by Name -

- 1) Wife - Shanta Ramvilas Joshi,
- 2) Son's - Mahesh Ramvilas Joshi,
- 3) Son's - Umesh Ramvilas Joshi,
- 4) Daughter - Saroj Indushekhar Parik,
- 5) Daughter - Savita Ravindra Parik,
- 6) Daughter - Sangita Hemant Upadhyay,

By this Mutation Entry No.59212 is Registered and Certified in right of record on 30/12/2009 accordingly. Then at above mention Serve No.436/A-1 the above mentioned Legal Heir No.4) Saroj Indushekhar Parik, No.5) Savita Ravindra Parik, No.6)

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Sangita Hemant Upadhyay was waive his right of ownership of said above mentioned property by Mutation Entry No.61078 is registered and certified in right of record on 10/6/2010 accordingly.

- 6) Above mention property Serve No.136/A1 also was owned and possessed by Murlidhar Joshi. The owner of the property Mr. Murlidhar Joshi was died and there after his Legal Heir by name -

- 1) Vasant Murlidhar Joshi,
- 2) Sanjay Murlidhar Joshi,

By Mutation Entry is registered and certified in right of record accordingly.

- 7) Then also Pannalal Joshi was owned and possessed. The owner of the property Mr. Pannalal Joshi was died and his Legal Heir by name -

- 1) Gajanan Pannalal Joshi,
- 2) Radheshyam Pannalal Joshi,
- 3) Savitribai Pannalal Joshi,
- 4) Jugalkishor Pannalal Joshi,
- 5) Sharad Pannalal Joshi,

By this the mutation entry is registered and certified in right of record accordingly.

- 8) Usha Rajendra Joshi and Omprakash Shaligram Joshi was owned and possessed the above mentioned property Serve No.436/A-1 accordingly.

The after Serve No.436/A-1 purchased by - 1) Shailesh Bhawanji Patel, 2) Rajesh Deorambhai Patel, 3) Ashish Chandulal Patel, 4) Viraj Yashwant Patel for consideration of Rs. 50,63,500/- only by common registered sale deed on 29/12/2010 by this the Mutation Entry No.64540 is registered and certified in right of record on dated 30/6/2011 accordingly.

- 9) Then after Shri. Ashish Chandulal Patel and other owner of

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property transferred into Non-Agricultural purpose by order of appropriate authority on dated 27 June 2017, is registered and certified in right of record accordingly.

10) Legal Opinion :-

Accordingly to the documents supplied and made available to me. I am of the opinion that, Plot Serve No.436/A-1 of Mehrun, Tal. and Dist. Jalgaon is owned and possessed by - 1) Shri. Shailesh Bhavanji Patel, 2) Rajesh Deorambhai Patel, 3) Ashish Chandulal Patel, 4) Viraj Yashwant Patel, No.1 to 4 R/o.- "Vishram", 78, Jay Nagar, Near Omkareshwar Tempal, Jalgaon, Tal. and Dist. Jalgaon. The above said property Plot Serve No.436/A-1 is not in any acquisition by any of public or private authority. The title of said mentioned property is clear and marketable, having no encumbrance on it.

It is seen from the No Objection Certificate from Collector Jalgaon the number of the property is 436/A-1. However the sale deed reveals the property number as 436/A. While discussion with the owner, he stated that the property number is wrongly mention in the sale deed.

Hence it is advised to rectify the mistake in sale deed by executing a rectification deed.

For issuing this certificate only for Registration, under The Real Estate (Regulation and Development) Act 2016 - No.16.

The document supplied and made available to me -

- 1) Sale deed Plot Serve No.436/A-1 dated 29/12/2010,
- 2) 7/12 Extract,
- 3) Mutation Entry No.64540, 61078, 59212, 19451,
- 4) No objection certificate of Collector Office dated 27 June 2017,

Hence the certificate.

Jalgaon

Date - 28/07/2017



V.B. Mahale

Vikram B. Mahale,

Advocate, Jalgaon

विक्रम भिमसिंग महाले

अॅडवोकेट

B.A.L.L.B., G.D.C. & A.

सुरेश किराणा समोर, शिवाजी चौक

पिंपळा जळगांव.