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इतर पावती

Friday, 28 July 2017 12:25 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4405 दिनांक: 28/07/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: वसव-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: शोध अर्ज क्र 1372 दिनांक 28/07/2017 अॅड राजेश मनोहर नेवे

वर्णन मौजे भुसावळ येथील स.नंबर 127/2अ/1 मधील प्लॉट नंबर 1 क्षेत्र 319.81 चौ.मी. सन 2003 ते 2017 एकुण 15

वर्षाचा शोध

SEARCHFEE

रु. 375.00

एकूण:

रु. 375.00

Sub Registrar Bhusaval

सह. मुख्य निबंधक (चर्चा-२)

भुसावळ

1); देयकाचा प्रकार: By Cash रक्कम: रु 375/-

7/28/2017

Off.:- Near Satar Bridge,
V.M.Ward, Bhusawal
Tal.Bhusawal Dist.Jalgaon



Adv. Rajesh M. Neve

B.A.L.L.B, D.L.L.&L.W

Mob. 7385020424, 8087966194

Ref :

Date 28-07-2017

SEARCH CUM TITLE REPORT

1. Name of the Applicant :

Kalpana Sudhakar Phalak

Age 51 Occu. Household

R/o. Anand Nagar, Bhusawal Dist.Jalgaon.

2. Purpose of Investigation :

To find out clear and marketable title in respect of Plot No.1 adm.319.81 sqm. out of S.No.127/2A/1 situated in Bhusawal and in Bhusawal Municipal Council's territorial jurisdiction's limit Tal. Bhusawal .

3. Discription of Sale Deed :

Open Plot No.1 adm.319.81 sqm. out of S.No.127/2A/1 situated in Bhusawal and in Bhusawal Municipal Council's territorial jurisdiction's limit Tal. Bhusawal .

Kalpana Sudhakar Phalak

FROM

- 1) **Smt. Thagubai Sopan Mahajan**
- 2) **Pandurang Sopan Mahajan**
- 3) **Ramchandra Sopan Mahajan**
- 4) **Sudhakar Sopan Mahajan**
- 5) **Vikas Sopan Mahajan**
- 6) **Sau.Sarla Arjun Kolhe**

by way of three regd. Sale deed documents bearing No.3936 dated 12-06-2012 for the consideration of Rs.10,50,000/-and in respect of this M.E. No.48197 is effected in the rights of record on 12-06-2012. The detail of plot and four boundaries as follows.

On or towards East : Plot No. 2

On or towards West : 18.19 m. w. road.

On or towards North : TPS No.82/1 & its S.No.127/1

On or towards South : 6 m. w. road.

The above said plot No.1 previously was owned by
1) Smt. Thagubai Sopan Mahajan 2) Pandurang Sopan Mahajan
3) Ramchandra Sopan Mahajan 4) Sudhakar Sopan Mahajan
5) Vikas Sopan Mahajan 6) Sau. Sarla Arjun Kolhe by way of
succession. Late Sopan Chango Phalak was died on dt.04-07-2005
behind his back he left the above said 6 LR's. Hence the
M.E.No.36334 is effected in record of right on 17-12-2005. In re-
spect of this an application , death certificate , affidavit was moved
before the revenue office.

4. Past and Previous title Investigation :

a) On 18-01-2014 Hon'ble Sub Divisional Officer , Bhusawal
was pleased to grant Non Agricultural permission in respect of S.No.
127/2A/1 situated in Bhusawal and in Bhusawal Municipal
Council's territorial jurisdiction's limit Tal. Bhusawal Dist. Jalgaon
by his Office Order No. Land/N.A./SR/45/2012 on the terms and
condition mentioned in his office order & accordingly plot no.1 is
converted into residential purpose and in respect of this M.E.
No.52126 is effected in the record of right office at Bhusawal on
18-01-2014.

5. Search taken :

- a) Records of Sub Registrar Bhusawal
- b) 7/12 extract of the property (original copy)
- c) 'D' extract of the property (original copy)
- d) Sale Deed (original copy)
- e) Index II (original copy)
- f) SDO Bhusawal NA order (original copy)

6) Brief History of the plot in Question i.e weather the plot is/are

- a) Old or new Tennure b) Inam or Rayatwari c) Personnel or**
Watan (Please verify the Sanat in necessary)

NOT APPLICABLE as the original land was converted into
non agricultural land vide order of Hon'ble SDO Bhusawal was



pleased to grant NA permission in respect of S.No. 127/2A/1 situated in Bhusawal and in Bhusawal Municipal Council's territorial jurisdiction's limit Tal. Bhusawal Dist. Jalgaon by his Office Order No. Land/N.A./SR/45/2012 on the terms and condition mentioned in his office order & accordingly plot no.1 is converted into residential purpose and in respect of this M.E. No.52126 is effected in the record of right office at Bhusawal on 18-01-2014.

If any objection received from any person claiming as vendee, Mortgaged or co-sharer? If Yes Please give the details.

No objection is received from any person claiming as Vendee etc.

8. Legal Opinion :

Open Plot No.1 adm.319.81 sqm. out of S.No.127/2A/1 situated in Bhusawal and in Bhusawal Municipal Council's territorial jurisdiction's limit Tal. Bhusawal is owned and pussessed by **Kalpana Sudhakar Phalak** having good and clear, marketable title having no encumbrances on it.

- * The above plot is not under any acquisition or requisition by any of the public or private authority.
- * The provision of Urban land (Ceiling and Regulation) Act 1976 are not applicable to this property.

The title of **Kalpana Sudhakar Phalak** in respect of the above plot is clear and marketable title having no encumbrance on it.

- * The search is taken for 15 years. [2003 - 2017]

And hence this title certificate.

Place : Bhusawal

Date 28-07-2017


Rajesh M. Neve,

Advocate, Bhusawal

राजेश मनोहर नेवे

अव्होकेट

वि. ए., एल. एल. बी..

डि. एल. एल. अँड एल. डब्ल्यू

महाराष्ट्र पुला जवळ. गिरे एम. वार्ड

भुसावळ - २४३०४८ (घ), २२४३१० (ऑ)