



N. D. Chaudhari

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TITLE INVESTIGATION / SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERNED

Name of the applicant : Shri. Sanjay Namdev Bhirud
Behind Suhas Hotel,
Bhusawal Dist. Jalgaon Maharashtra.

Description of the LAND in details : Non Agricultural land
Gat No. 71/1A, plot No. 31 Adm. 481.84 sqm. situated at Bhusawal
Tal. Bhusawal Dist. Jalgaon and bounded as -

on or towards East - Plot No. 23, ²⁴
on or towards West - Kanhala road.
on or towards North - Plot No. 30
on or towards South - S.No. 71/2A

Purpose of Investigation :- To find out free, clear, marketable
and alienable title of the above described property.

Past & Present title history of the property :-

1) Collector of Jalgaon was pleased to grant Non agricultural use permission for residential purposes to land in S.No. 71/1A situated of Bhusawal Dist. Jalgaon owned and possessed by Sarang Waman Chaudhari, Dilip Reva Kolhe on terms and conditions mentioned in the Collectors order No. Land/N.A./S.R./892 dated 19-06-1985. Hence M.E.No. 9848 was effected in the record of right and this entry was duly certified by the Circle Inspector Bhusawal on 31/8/1985. By virtue of this mutation effect Plot No. 1 to 31 came into existence plot No. 31 was adm. 481.84 sqm.

2) on 31-07-1985 moved an application by Sarang Waman and Dilip Reva Kolhe for partitioned amongst them. Hence Plot

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No. 1 to 8 and 13 to 17 , 24 to 27, 30, 31 came to Sarang Waman and 9 to 12, 18,19, 21 to 23 , 28,29 same to Dilip Reva Kohle. Hence M. E.No. 9849 was effected in the records of rights and it is duly certified by Circle Office on 31-8-1985.

3) On 27-01-1992 Sarang Waman Chaudhari Sold Plot No.31 to 1)Madhav Avasu Nemade 2)Vasudev Chindhu Chaudhari by Regd. Sale Sr.No.495 . Hence M. E.No.16777 was effected in the records of rights and it is duly certified by Circle Office on 28-02-1992.

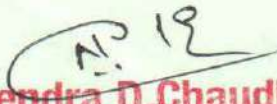
4) On 23-04-2003 Madhav Avasu Nemade died. Hence his legal heirs came on Record. 1.Vilas Madhav Nemade 2.Sau.Ujwala Subhash Rane 3.Kamal Kashinath Patil 4.Maltibai Madhav Nemade Hence M. E.No. 31487 was effected in the records of rights and it is duly certified by Circle Office on 31-7-2003.

4) UJwala Subhash Rane, Kamal Kashinath Patil , Maltibai Madhav Nemade relinquished their share in favour of Vilas Madhav Nemade on 16-09-2005. Hence M. E.No. 35822 was effected in the records of rights and it is duly certified by Circle Office on 03/10/2005.

5) On 15-04-2013 Vasudev Chindhu Chaudhari & Vilas Madhav Nemade Sold Plot No.31 to Sanjay Namdev Bhirud by Regd. Sale Sr.No.2837. Hence M. E.No.50468 was effected in the records of rights and it is duly certified by Circle Office on 15/5/13

By this mutation effect Sanjay Namdev Bhirud became absolute owner, possessor, holder of this duly described property and his name is entered in the 7/12 extract of this duly described

property in the column of holder's name.


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Legal Opinion & Certificate : I, N.D.Chaudhari, Advocate, Bhusawal, do here by certify that I have taken the search of the above described property at Sub-Registrar's office Bhusawal in Index II registers for last 13 years. The receipt of payment of search fees is attached herewith.

I have also examined verified and inspected certified copies of 7/12 extract of the properties, copies of various mutation entries and copy of Sale deed, After perusal of these documents and on the basis of search taken at Sub-Registrar's office do hereby certify and confirm that Sanjay Namdev Bhirud (this applicant) is owner, possessor and holder of this duly described property having Non Agricultural land Gat No.71/1A, plot No.31 Adm. 481.84 sqm. situated at Bhusawal Tal. Bhusawal Dist. Jalgaon. The revenue documents reveals that, there is no charge or encumbrances on the share of this applicant. This title to this property is clear, free from any encumbrances of any Govt. or private or any other financial Institutes. This title is marketable and absolute.

This property is not under any acquisition, requisition or under any reservation by any Govt. or private agency.

The provisions of urban land ceiling & regulations Act are not applicable to these duly described properties.

The provisions of land restoration to SC/ST is not applicable to these duly described properties.

Hence this title investigation / Search report.

After perusing the records of the property and on the basis of the Search Report I am of the opinion that as this property is encumbrances free, alienable and transferable, there is no hesitation to purchase this property or grant loan by mortgaging it.

Encl. Receipt No.7740 Date 27/09/2016

Bhusawal

Date : 14-06-2017


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