

पावती क्र.

नोंदणी ३९ म.
Regn. 39m

दस्तऐवजाचा/अर्जाचा अनुक्रमांक ६६०४

दिनांक २९-०७ सन २०१७

एस्तऐवजाचा प्रकार

शोधकाने सन २००३ ते २०१७-१७ वर्षे

सादर करणाराचे नाव

बड एच. बी. किरी

खालीलप्रमाणे फी मिळाली :

नोंदणी फी

नकल फी (फोलिओ

पृष्ठांकनाची नकल फी

टपाल खर्च

नकला किंवा जापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड - कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७ (फोलिओ ३)

इतर फी (मागील पानावरील बाब क्र.

तिनही पन्नांचा निवड

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दस्तऐवज

नकल

रोजी तयार होईल व

नोंदणीकृत डाकने पाठवली जाईल
या कार्यालयात देण्यास येईल.

सह. दुय्यम निबंधक (वर्ग-२)

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकने पाठवावा
हवाली करावा

सादरकर्ता

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te

even, Block No.7,

1 Housing Society, Jalgaon

Date :- 29/07/2017

PORT

Nikhil Singh

Nitin Pralhad Chaudhari, Age

Chudaman Patil, Age 44 years,

Su Kinage, Age 45 years,

la, Suyog Colony, Gima Tank

& Dist. Jalgaon.

Age 74 years, Occu. Pensioner,

gaon.

le title of Southern side portion

admeasuring 504.00 Sq.Mtrs.

f Pimprala within the limits of

algaon, Tal. & Dist. Jalgaon

le title of Northern side portion

12 extract area 278.70 Sq.Mtrs.

out of total admeasuring 504.00 Sq.Mtrs. of Plot No.9+10/2 out of

Get No.145 of Pimprala within the limits of Jalgaon City Municipal

Kirange H. G.
Advocate B.A.L L.B.
JALGAON

H. G. Kirange
Advocate
Super Seven, Block No.7,
Gajanan Housing Society, Jalgaon

Date :- 29/07/2017

TITLE SEARCH REPORT

1) Name of the Applicant :-

1) M/s.Prime Developers Partners 1) Mr. ^{Nikhil} Pralhad Chaudhari, Age 40 years, Occu. Business, 2) Mr.Sujit Chudaman Patil, Age 44 years, Occu. Business, 3) Mr.Vijay Barasu Kinage, Age 45 years, Occu.Business, Office Address : Lata Villa, Suyog Colony, Girna Tank Road, Behind M.J.College, Jalgaon, Tal. & Dist.Jalgaon.
2) Mr.Madhukar Bhagwantrao Gholap, Age 74 years, Occu. Pensioner, R/o. 101, Laxmi Niwas, Jilha Peth, Jalgaon.

2) Purpose of Investigation :-

1) To find out the clear and marketable title of Southern side portion admeasuring 223.29 Sq.Mtrs. out of total admeasuring 504.00 Sq.Mtrs. of Plot No.9+10/2 out of Gat No.145 of Pimprala within the limits of Jalgaon City Municipal Corporation, Jalgaon, Tal. & Dist. Jalgaon
2) To find out the clear and marketable title of Northern side portion admeasuring 280.71 Sq.Mtrs. as per 7/12 extract area 278.70 Sq.Mtrs. out of total admeasuring 504.00 Sq.Mtrs. of Plot No.9+10/2 out of Gat No.145 of Pimprala within the limits of Jalgaon City Municipal Corporation, Jalgaon, Tal. & Dist. Jalgaon

3) Description of the Property :-

1) Southern side portion admeasuring 223.29 Sq.Mtrs. out of total admeasuring 504.00 Sq.Mtrs. of Plot No.9+10/2 out of Gat No.145 of Pimprala within the limits of Jalgaon City Municipal Corporation, Jalgaon, Tal. & Dist. Jalgaon. The said portion is bounded as under:-
On or towards East - Plot No.1 & 2

On or towards North - Remaining portion of said Plot of consentor

On or towards South - Road

2) Northern side portion admeasuring 280.71 Sq.Mtrs. as per 7/12 extract area 278.70 Sq.Mtrs. out of total admeasuring 504.00 Sq.Mtrs. of Plot No.9+10/2 out of Gat No.145 of Pimprala within the limits of Jalgaon City Municipal Corporation, Jalgaon, Tal. & Dist. Jalgaon. The said portion is bounded as under:-

On or towards East - Plot No.1 & 2

On or towards West - Road

On or towards North - Plot No.9+10/1

On or towards South - Remaining portion of said Plot.

4) Past and previous title documents :-

Before 2000 the said Plot No.9 admeasuring 300.00 Sq.Mtrs. & Plot No.10 admeasuring 502.00 Sq.Mtrs. out of Gat No.145 of Pimprala, Tal. & Dist.Jalgaon was owned and possessed by Jayashri Girish Chaudhari, Madhukar Bhagwantrao Gholap & Tushar Eknath Chaudhari.

The Hon'ble Collector, Jalgaon was pleased to grant a non-agricultural permission by his order No. RB/LNA/SR/205/83 dated 31/03/1983 of Gat No. 145 of Pimprala, Tal. & Dist.Jalgaon and M.E.No. 7995 was effected in record of rights.

The Hon'ble Asstt. Director of Town Planning, Jalgaon granted a lay-out by his order No.DV/Pimprale/135 dated 15/01/1983 of Gat No.145 of Pimprala, Tal. & Dist. Jalgaon as Under :-

Gat No.	Plot No.	Area
145	9	300.00 Sq.Mtrs.
145	10	502.00 Sq Mtrs

On 19/06/2000, Jayashri Ravindra Bhole had executed registered sale deed of Southern side portion admeasuring 223.29 Sq.Mts. out of Plot No.10 of Gat No.145 of Pimprala, Tal.& Dist. Jalgaon in favour of Tushar Eknath Chaudhari for consideration of Rs.90,000/- and having its serial No.4758 and M.E.No.23448 was effected in record of rights.

The Hon'ble Sub-Divisional Officer, Jalgaon granted a sub-division by his order No.Non-agril/Division/SR/24/2001 dated 08/10/2001 of Plot No.9 & 10 out of Gat No.145 of Pimprala, Tal & Dist. Jalgaon as under :-

Plot No.	Area	Holder
9+10/1	298 Sq.Mtrs.	Jayashri Girish Chaudhari
9+10/2	349 Sq.Mtrs.	Madhukar Bhagwantrao Gholap Tushar Eknath Chaudhari

Therefore M.E.No.25240 was effected in record of rights.

The Hon'ble Assist. Director of Town Planning Officer, Jalgaon City Municipal Corporation granted a amalgamation and Sub-Division of Plot No.9 & Plot No.10 out of Gat No.145 of Pimprala, Tal. & Dist.Jalgaon as under :-

Before Amalgamation		After Amalgamation	
Plot No.	Area		
9	300 Sq.Mtrs.	9+10/1	298.00 Sq.Mtrs.
9	502 Sq.Mtrs.	9+10/2	504.00 Sq.Mtrs.

Therefore M.E.No.46165 was effected in record of rights.

On 29/10/2013, Tushar Eknath Chaudhari & consent of Madhukar Bhagwantrao Gholap had executed registered sale deed of Southern side portion admeasuring 223.29 Sq.Mtrs. out of total admeasuring 504.00 Sq.Mtrs. of Plot No.9+10/2 out of Gat No.145 of Pimprala, Tal. & Dist.Jalgaon in favour of M/s.Prime Developers

Kiran H. S.
 Advocate B.A.L.L.B.
 JALGAON

Nikhil B. ..4..

Partners 1) Mr. ~~Nitin~~ Nikhil Pralhad Chaudhari, 2) Mr. Sujit Chudaman Patil, 3) Mr. Vijay Barasu Kinage for consideration of Rs.8,00,000/- and having its serial No.3427 and M.E.No.46824 was effected in record of rights.

5) **Searches Taken :-**

- 1) Record of Sub-Registrar Office, Jalgaon from 2003 to 2017
- 2) 7/12 Extract from 1992 to 2017
- 3) M.E.Concerning the said plot
- 4) Zerox copy of sale deed dated 29/10/2013
- 5) Zerox copy of N.A.Order
- 6) Zerox copy of Lay out

6) **Legal Opinion:-**

On perusal of the documents submitted to me and I have taken search of Sub-Registrar, Jalgaon, I am the opinion that the applicants **M/s.Prime Developers Partners 1) Mr. ~~Nitin~~ Nikhil Pralhad Chaudhari, 2) Mr.Sujit Chudaman Patil, 3) Mr.Vijay Barasu Kinage, 2) Mr.Madhukar Bhagwantrao Gholap** are the absolute owner and possessor of 1) Southern side portion admeasuring 223.29 Sq.Mtrs. out of total admeasuring 504.00 Sq.Mtrs. of Plot No.9+10/2 out of Gat No.145 of Pimprala within the limits of Jalgaon City Municipal Corporation, Jalgaon, Tal. & Dist. Jalgaon, 2) Northern side portion admeasuring 280.71 Sq.Mtrs. as per 7/12 extract area 278.70 Sq.Mtrs. out of total admeasuring 504.00 Sq.Mtrs. of Plot No.9+10/2 out of Gat No.145 of Pimprala within the limits of Jalgaon City Municipal Corporation, Jalgaon, Tal. & Dist. Jalgaon having its clear and marketable title which is free from all encumbrances.

Hence this title report.

Jalgaon

Date :- 29/07/2017


H. G. Kirange
Advocate, Jalgaon

Kirange H. G.