

दस्तऐवजाचा/अर्जाचा अनुक्रमांक ६००

दिनांक १४-३-१४ सन २०

एस्तऐवजाचा प्रकार डो. वि. स. १९९९ ते २०१४ = १६ वी

सादर करणाराचे नाव डॉ. ए. सी. शिंदे राव

खालीलप्रमाणे फी मिळाली :

नोंदणी फी मेळण ६१ ५६३/२५ ..  
 नकल फी (फोलिओ ५०५) ५०५ ..  
 पृष्ठांकनाची नकल फी ३५५ ..  
 टपाल खर्च ३५५ ..  
 नकला किंवा शापने (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. ..

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दस्तऐवज  
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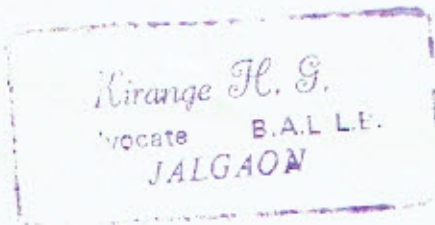
रोजी तयार होईल व

नोंदणीकृत डाकने पाठवली जाईल  
या कार्यालयात देण्यात येईल.

दुय्यक निबंधक

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकने पाठवावा  
हवाली करावा

सादरकर्ता.



## **H. G. Kirange**

Advocate

Super Seven, Block No.7,  
Gajanan Housing Society, Jalgaon

**Date :- 18/03/2014**

### **TITLE CERTIFICATE**

**1) Name of the Applicant :-**

Paris Buildcon's partner -1) Shri. Anil Subhan Patil, Age 47 years, Occu. Business, 2) Shri. Vijay Guatam Patel, Age 24, Occu. Business, 3) Shri. Lalit Kantilal Patel, Age 37, Occu. Business, R/o.3, 'Shilpa' M.J.College Road, Jalgaon, Tal. & Dist. Jalgaon

**2) Purpose of Investigation :-**

To find out the clear and marketable title of Plot No.3 to 8 admeasuring 1227.24 Sq.Mtrs. out of Survey No. 563/2 of Mehrun, within the limits of Jalgaon Municipal Corporation, Jalgaon, Tal. & Dist. Jalgaon.

**3) Description of the Property :-**

Plot No.3 to 8 admeasuring 1227.24 Sq.Mtrs. out of Survey No. 563/2 of Mehrun, within the limits of Jalgaon Municipal Corporation, Jalgaon, Tal. & Dist. Jalgaon. The said plot is bounded as under:-

|                     |   |                       |
|---------------------|---|-----------------------|
| On or towards East  | - | Road                  |
| On or towards West  | - | Adj. Survey No.561/2C |
| On or towards North | - | Adj. Road             |
| On or towards South | - | Road                  |

**4) Past and previous title documents :-**

Before 1999, the said Plot No.3 admeasuring 214.50 Sq.Mtrs., Plot No.4 admeasuring 214.50 Sq.Mtrs., Plot No.5 admeasuring 193.87 Sq.Mtrs., Plot No.6 admeasuring 178.00 Sq.Mtrs., Plot No.7 admeasuring 176.00 Sq.Mtrs., Plot No.8 admeasuring 261.00 Sq.Mtrs.,

out of Survey No.563/2 of Mehrun, Tal. & Dist. Jalgaon was owned and possessed by Shantaram Mansaram Dhande & Prabhakar Mansaram Dhande.

The Hon'ble Collector, Jalgaon was pleased to grant a non-agricultural permission by his order No. Jamin/1097/SR/253/97 dated 18/09/1998 of Survey No.563/2 of Mehrun, Tal. & Dist. Jalgaon and M.E.No. 37208 was effected in record of rights.

The Hon'ble Chief Officer, Municipal Council, Jalgaon granted a lay-out by his letter No.696 dated 13/10/1997 of Survey No.563/2 of Mehrun, Tal. & Dist. Jalgaon.

On 03/03/1999 - Shantaram Mansaram Dhande & Prabhakar Mansaram Dhande had executed registered sale deed of Plot No.3 admeasuring 214.50 Sq.Mtrs. out of Survey No.563/2 of Mehrun, Tal. & Dist. Jalgaon in favour of Sunil Premkumar Nahata for consideration of Rs.50,795/- and having its serial No.976 and M.E.No. 38473 was effected in record of rights.

On 03/03/1999 - Shantaram Mansaram Dhande & Prabhakar Mansaram Dhande had executed registered sale deed of Plot No.4 admeasuring 214.50 Sq.Mtrs. out of Survey No.563/2 of Mehrun, Tal. & Dist. Jalgaon in favour of Sunil Premkumar Nahata for consideration of Rs.50,795/- and having its serial No.975 and M.E.No. 38474 was effected in record of rights.

On 03/03/1999 - Shantaram Mansaram Dhande & Prabhakar Mansaram Dhande had executed registered sale deed of Plot No.5 admeasuring 193.87 Sq.Mtrs. out of Survey No.563/2 of Mehrun, Tal. & Dist. Jalgaon in favour of Sunil Premkumar Nahata for consideration of Rs.45,910/- and having its serial No.974 and M.E.No. 38808 was effected in record of rights.

On 03/03/1999 - Shantaram Mansaram Dhande & Prabhakar Mansaram Dhande had executed registered sale deed of Plot No.6 admeasuring 178.00 Sq.Mtrs. out of Survey No.563/2 of Mehrun, Tal. & Dist. Jalgaon in favour of Sunil Premkumar Nahata for consideration of Rs.42,152/- and having its serial No.973 and M.E.No. 38472 was effected in record of rights.

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On 03/03/1999 - Shantaram Mansaram Dhande & Prabhakar Mansaram Dhande had executed registered sale deed of Plot No.7 admeasuring 176.00 Sq.Mtrs. out of Survey No.563/2 of Mehrun, Tal. & Dist. Jalgaon in favour of Sunil Premkumar Nahata for consideration of Rs.41,678/- and having its serial No.972 and M.E.No. 38470 was effected in record of rights.

On 03/03/1999 - Shantaram Mansaram Dhande & Prabhakar Mansaram Dhande had executed registered sale deed of Plot No.8 admeasuring 261.00 Sq.Mtrs. out of Survey No.563/2 of Mehrun, Tal. & Dist. Jalgaon in favour of Sunil Premkumar Nahata for consideration of Rs.61,807/- and having its serial No.971 and M.E.No. 38471 was effected in record of rights.

On 09/10/2012 - Sunil Premkumar Nahata had executed registered sale deed of Plot No.3 admeasuring 214.50 Sq.Mtrs., Plot No.4 admeasuring 214.50 Sq.Mtrs., Plot No.5 admeasuring 193.87 Sq.Mtrs., Plot No.6 admeasuring 178.00 Sq.Mtrs., Plot No.7 admeasuring 176.00 Sq.Mtrs., Plot No.8 admeasuring 261.00 Sq.Mtrs., out of Survey No.563/2 of Mehrun, Tal. & Dist. Jalgaon in favour of Paris Buildcon's partner -1) Shri. Anil Subhan Patil, 2) Shri. Vijay Guatam Patel, 3) Shri. Lalit Kantilal Patel for consideration of Rs.34,40,000/- and having its serial No.6209 and M.E.No. 69215 was effected in record of rights.

The Hon'ble Sub-Divisional Officer, Jalgaon granted a amalgamation of Plot No.3 to 8 admeasuring 1227.24 Sq.Mtrs. out of Survey No. 563/2 of Mehrun, Tal & Dist. Jalgaon by his order No.Amalgamation/SR/21/2013 dated 20/02/2014.

Hon'ble Commissioner, Jalgaon City Municipal Corporation, Jalgaon issue a commencement certificate by his letter No.T.P./B.P./ 1024 dated 04/02/2014 of Stilt+G.F.+F.F.+S.F.+T.F. out of Plot No.3 to 8 out of Survey No.563/2 of Mehrun, within the limits of Jalgaon Municipal Corporation, Jalgaon, Tal. & Dist. Jalgaon.

5) Searches Taken :-

- 1) Record of Sub-Registrar Office, Jalgaon from 1999 to 2014
- 2) 7/12 Extract from 1997 to 2014

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- 3) M.E.Concerning the said plot.
- 4) Zerox copy of Sale Deed dated 09/10/2012
- 5) Zerox copy of N.A.Order.
- 6) Zerox copy of Amalgamation dated 19/02/2014
- 7) Zerox copy of commencement cetificated dated 04/02/2014

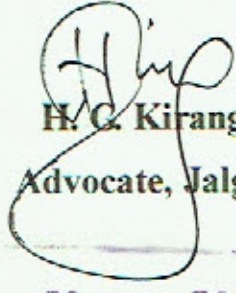
6) **Legal Opinion:-**

On perusal of the documents submitted to me I am the opinion that the applicants **Paris Buildcon's partner -1) Shri. Anil Subhan Patil, 2) Shri.Vijay Guatam Patel, 3) Shri. Lalit Kantilal Patel** is the absolute owner and possessor of **Plot No.3 to 8 admeasuring 1227.24 Sq.Mtrs. out of Survey No. 563/2 of Mehrun, within the limits of Jalgaon Municipal Corporation, Jalgaon, Tal. & Dist. Jalgaon** having its clear and marketable title which is free from all encumbrances.

Hence this title report.

**Jalgaon**

**Date :- 18/03/2014**

  
**H. G. Kirange**

**Advocate, Jalgaon**

*Kirange H. G.*

Advocate B.A.L :

**JALGAON**