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इतर पावती

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Wednesday, 08 February 2017 5:00 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 748

दिनांक: 08/02/2017

गावाचे नाव: पाचोरा

दस्तऐवजाचा अनुक्रमांक: पचर-0-2017

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड.सुधाकर पी पाटील रा.ता.पाचोरा

वर्णन पाचोरा येथील स.नं-160 पैकी प्लॉट नं-6 ते 11/1 ते 16 सन 1988 ते 2017 एकुण 30 वर्ष

मिळकत-1

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Pachora
सह. मुख्य निबंधक (वर्ग-2)

पाचोरा

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

SUDHAKAR P. PATIL

**B.Sc. (Hon.) LL.B.
ADVOCATE
Reg.No. 458/1980**

Office:

**133, New Shopping Centre,
Nagarpalika Jin, PACHORA 424201
Phone No. (Off-243676) (Res-244476)
Mob.No. : 9423938076**

DATE:09/02/2017

TO WHOM SO EVER IT MAY CONCERN

Respected Sir

I have gone through revenue papers and I have taken a search of Sub Registry Pachora for a period of 30 years in respect of **1) Plot No.6/1,Area 56.00 Sq.Mtr; 2) Plot No.6/2,Area 56.00 Sq.Mtr; 3) Plot No.6/3,Area 56.00 Sq.Mtr; 4) Plot No.6/4,Area 56.00 Sq.Mtr; 5) Plot No.6/5,Area 56.00 Sq.Mtr; 6) Plot No.6/6 ,Area 56.00 Sq.Mtr; 7) Plot No.6/7,Area 56.00 Sq.Mtr; 8) Plot No.6/8,Area 160.00 Sq.Mtr; 9) Plot No.6/9,Area 160.00 Sq.Mtr; 10) Plot No.6/10,Area 56.00 Sq.Mtr; 11) Plot No.6/11,Area 56.00 Sq.Mtr; 12) Plot No.6/12,Area 56.00 Sq.Mtr; 13) Plot No.6/13,Area 56.00 Sq.Mtr; 14) Plot No.6/14, Area 56.00 Sq.Mtr; 15) Plot No.6/15,Area 56.00 Sq.Mtr; 16) Plot No.6/16,Area 136.00 Sq.Mtr out of NA Survey No.160** situated at Pachora,Tal-Pachora,Dist-Jalgaon at present above properties belong to **YOGESHWAR BUILDERS & DEVELOPERS THROUGH PARTNERS KISHOR PITAMBER PATIL & ANNA DHONDIRAM NAGANE, PACHORA,TAL.PACHORA,DIST. JALGAON .**



DESCRIPTION OF PROPERTIES :**PROPERTY NO. :-**

Taluka & District	Situated at	Property No.	Area
PACHORA JALGAON	WITHIN PACHORA MUNICIPAL COUNCIL LIMITS AREA	Plot No.6/1	Area 56.00 Sq.Mtr
		Plot No.6/2	Area 56.00 Sq.Mtr.
		Plot No.6/3	Area 56.00 Sq.Mtr.
		Plot No.6/4	Area 56.00 Sq.Mtr.
		Plot No.6/5	Area 56.00 Sq.Mtr.
		Plot No.6/6	Area 56.00 Sq.Mtr.
		Plot No.6/7	Area 56.00 Sq.Mtr.
		Plot No.6/8	Area 160.00 Sq.Mtr.
		Plot No.6/9	Area 160.00 Sq.Mtr.
		Plot No.6/10	Area 56.00 Sq.Mtr.
		Plot No.6/11	Area 56.00 Sq.Mtr.
		Plot No.6/12	Area 56.00 Sq.Mtr.
		Plot No.6/13	Area 56.00 Sq.Mtr.
		Plot No.6/14	Area 56.00 Sq.Mtr.
		Plot No.6/15	Area 56.00 Sq.Mtr.
		Plot No.6/16	Area 136.00 Sq.Mtr.



PAST AND PREVIOUS TITLE HISTORY -

I) Survey No.160 was previously owned and possessed by Abdul Hamid Abdul Majid Deshmukh. Due to demise of Abdul Hamid Abdul Majid Deshmukh dated 15/10/1958 and his successor is one son by namely Abdul Rashid Abdul Hamid Deshmukh, Accordingly M.E.No.2887 had been mutated.and another M.E. No. 843 is also about succession the land owner Abdul Majid Dadamiya Deshmukh expired and his son Abdul Hamid Abdul Majid Deshmukh and Daughter Smt. Vaiapa alis Motibegam w/o. Yasin Miya Deshmukh, The details successorship is mentioned in said M.E.No.843 but the same entry was complaint by some others therefore the M.E. No. 843 was rejected by Circle Officer Pachora.But after perusal of old 7/12 extracts from year 1991-92 to 2015-16(upto the date of conversion into Non agricultural use) name of Abdul Rashid Abdul Hamid Deshmukh mentioned in the owners column and possessor column in the capacity of owner. **Vide M.E.No.2887 sanctioned dated 01/01/1960.**

II) Then Abdul Rashid Abdul Hamid Deshmukh have applied for N.A.residential use permission for Survey No.160,area 3H.11R before Hon'ble Collector Jalgaon, then according to order no.Jamin/2/26/SR/ Binsheti/SR/89/2013-dated 08/06/2015 permission for NA residential use has been granted, **Vide M.E.No.25891 sanctioned Dated 13/01/2016.**That previously Hon'ble ADTP,Jalgaon have sanctioned Lay-out for above property but later on Abdul Rashid Abdul Hamid Deshmukh have applied for revised lay-out of NA S No 160 before Hon'ble ADTP,Jalgaon so after due enquiry Hon'ble ADTP,Jalgaon have sanctioned and revised new lay out and total 49 plots were demarcated in that NA land as per letter no.3934 dated 21/12/2015.**Vide M.E.No.25892,25893 sanctioned Dated 13/01/2016.**



III) Then Abdul Rashid Abdul Hamid Deshmukh had applied for consolidation and amalgamation of Plot 6 to 11 for residential purpose before Hon'ble SDO Pachora and Town Planner, ADTP Jalgaon for consolidation and amalgamation of above Plots Nos.6 to 11 in this effect Previously Hon'ble Town Planner, ADTP Jalgaon have passed & issued Office Letter No.1696 Dated 04/07/2016, and Chief Officer issued letter no.Bandh/1226/2016 & SDO Pachora passed order no./ Land/Amalgamation, Consolidation and Distribution/Kavi/590/2016 Dated 06/08/2016. So due to consolidation and amalgamation of Plots Nos. 6 to 11, new plots area is demarcated as Plot Nos.6/1,6/2, to 6/17 as per area mentioned in the mutation. Accordingly **M.E.No.26695** sanctioned Dated 27/10/2016 by the revenue authority.

IV) Then Present Owner Yogeshwar Builders Developers through Partners Kishor Pitamber Patil & Anna Dhondiram Nagane purchased Plot No.6/1,6/2, 6/3, 6/4, 6/5, 6/6, 6/7,6/8 , 6/9, 6/10, 6/11, 6/12, 6/13, 6/14, 6/15^{6/16} out of NA Survey No.160 for consideration of amount Rs.16,50,000/-Dated 02/09/2016 from Abdul Rashid Abdul Hamid Deshmukh by a Registered Sale deed (Regd.Docu.No.4646/2016). **Vide M.E.No.26752**

1988 to 2017 (30 years)

Date: 08/02/2017,

Search Receipt No. 748



Legal Opinion -

- 1) On perusal of all the above referred documents and after taking search , I am of the opinion that the abovementioned plot properties are absolutely owned and possessed by **YOGESHWAR BUILDERS & DEVELOPERS THROUGH PARTNERS KISHOR PITAMBER PATIL & ANNA DHONDIRAM NAGANE, PACHORA, TAL.PACHORA , DIST. JALGAON.**
- 2) The said documents of title referred to above are the perfect evidence of the title of the properties. There is no charge on the above properties , Hence I certify that , title of above property is valid and perfect and such mortgage will be available to the Finance company / Bank for the enforcement of the liability of the owner.
- 3) That abovementioned Plot No.6/1 to 6/16 does not come under the Urban Land and Ceiling Act.

PACHORA**DATE: 09/02017****SUDHAKAR P. PATIL****ADVOCATE, PACHORA**