Wednesday,26 July 2017 5:20 PM

# इतर पावती

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नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 4239 दिनांक: 26/07/2017

गावाचे नाव: चोपडा

दस्तऐवजाचा अनुक्रमांक: चपड-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड.एच.जी. किरंगे

वर्णन शोध अर्ज क्रमांक 1581/2017 मौजे चोपडा गट नं. 1135 शोध सन 1988 ते 2017 ( 30 वर्ष )

| | |
|---|---|
| शोध व निरीक्षणे | रु. 750.00 |
| एकूण: | रु. 750.00 |

Sub Registrar Chopada

सह. दुय्यम निबंधक (वर्ग-२)

चोपडा

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

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

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

**Date :- 27/07/2017**

## TITLE SEARCH REPORT

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

Parees Land Dealers & Developers, Prop. Anil Subhan Patil, Age 47 years, Occu. Business & Agril., R/o.Plot No.3,' Shilpa' Near M.J.College, Jalgaon, Tal. & Dist.Jalgaon

2) **Purpose of Investigation :-**

To find out the clear and marketable title of Gat No.1135 admeasuring 0H-63R assessment Rs.4=41ps. of Chopda, Tal. Chopda, Dist.Jalgaon

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

Gat No.1135 admeasuring 0H-63R assessment Rs.4=41ps. of Chopda, Tal. Chopda, Dist.Jalgaon. The said Gat is bounded as under:-

| | | |
|---|---|---|
| On or towards East | - | Plots in Gat No.1132 |
| On or towards West | - | Gat No.1136 & Ishwarlal Shankar Bhavsar and others-4 land |
| On or towards North | - | Gat No.1134 |
| On or towards South | - | Gat No.1136 & Ishwarlal Shankar Bhavsar and others-4 land |

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

Before 1959 the said Gat No.1135 (previous Survey No.975/1) admeasuring 0H-65R assessment Rs.4=56ps situated at Chopda, Tal. Chopda, Dist.Jalgaon was owned and possessed by Tanku Pitambar Bhavsar.

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In the year of 1959 Tanku Pitambar Bhavsar died at Chopda, Tal. Chopda, Dist.Jalgaon and following are the legal heirs of deceased Tanaku :-

| | | |
|---|---|---|
| 1) | Shevantabai w/o.Shankar Bhavsar | Daughter |
| 2) | Jadabai w/o. Tanku Bhavsar | Wife |

Therefore M.E.No.5738 was effected in record of rights.

On 17/03/2003, Jadabai w/o. Tanku Bhavsar (HUF), Shevantabai Shankar Bhavsar through its General Mukhtyar Madhukar Baburao Deshmukh had executed registered sale deed of Gat No.1135 (previous Survey No.975/1) admeasuring 0H-63R assessment Rs.4=56ps out of total admeasuring 0H-65R situated at Chopda, Tal. Chopda, Dist.Jalgaon in favour of 1)Narayan Pandit Borole, 2) Bhaskar Goma Bhole, 3) Sharad Punju Attarade, 4) Satish Amrut Barhate, 5) Umakant Kashinath Deshmukh, 6) Mahendra Krushna Bagul, 7) Amar Madhukar Deshmukh, 8) Sau.Chhaya Umakant Deshmukh for consideration of Rs.4,00,000/- and M.E.No.14336 was effected in record of rights.

On 09/09/2004, Jadabai w/o. Tanku Bhavsar died at Dombivali on following are the legal heirs of deceased Jadabai, husband-died, no son, one daughter died hence died daughter's legal heirs Grand Son & 3 Grand Daughter as under :-

| | | | |
|---|---|---|---|
| 1) | Ishwarlal Shankar Bhavsar | 56 | Grand Son |
| 2) | Nirmala Madhukar Dhavale | 60 | Grand Daughter |
| 3) | Vijaya @ Nayan Narayan Bhavsar | 53 | Grand Daughter |
| 4) | Aruna Prakash Bhavsar | 49 | Grand Daughter |

Therefore M.E.No. 20229 was effected in record of rights.

On 28/08/2008, 1)Narayan Pandit Borole, 2) Bhaskar Goma Bhole, 3) Sharad Punju Attarade, 4) Satish Amrut Barhate, 5) Umakant Kashinath Deshmukh, 6) Mahendra Krushna Bagul, 7) Amar Madhukar Deshmukh, 8) Sau.Chhaya Umakant Deshmukh had executed registered sale deed of Gat No.1135 (previous Survey No.975/1) admeasuring 0H-63R assessment Rs.4=56ps out of total admeasuring 0H-65R situated at Chopda, Tal. Chopda, Dist.Jalgaon in favour of

..3

Kiranje K. G.
Advocate B.A.L L.B.
JALGAON

Parees Land Dealers & Developers, Prop. Anil Subhan Patil for consideration of Rs.14,40,000/- and having its serial No.2880 and M.E.No.20650 was effected in record of rights.

5) **Searches Taken :-**

1) Record of Sub-Registrar Office, Chopda from 1988 to 2017
2) 7/12 Extract from 1988 to 2017
3) M.E.Concerning the said Gat.
4) Zerox copy of sale deed dated 21/08/2008

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 applicant **Parees Land Dealers & Developers, Prop. Anil Subhan Patil** is the absolute owner and possessor of **Gat No.1135 admeasuring 0H-63R assessment Rs.4=41ps. of Chopda, Tal. Chopda, Dist.Jalgaon** having its clear and marketable title which is free from all encumbrances.

Hence this title report.

**Jalgaon**

**Date :- 27/07/2017**

**H. G. Kirange**
**Advocate, Jalgaon**

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