Vikram P.Keskar

Advocate, Jalgaon

Off. - 100 Navi Peth, Bank Street, Jalgaon

Mbl. No. 9890158140

TITLE SEARCH REPORT

18/02/2017

Ref. - APF Project - Konark Housing & Construction Prop. - Pramod Madhukar Ghuge

I have taken search of SAMRUDDHI APARTMENT constructed on Plot No.12 adm. 501.09 sqr. mtr. of Survey No. 469/1 situated within Municipal Corporation limits of Jalgaon, at Mehrun shivar, Taluaka & Dist. Jalgaon. which is owned by Konark Housing & Construction Prop. - Pramod Madhukar Ghuge. The report is as follows.

1) Description Of Property - SAMRUDDHI APARTMENT constructed on Plot No.12 adm. 501.09 sqr. mtr. of Survey No. 469/1 situated within Municipal Corporation limits of Jalgaon, at Mehrun shivar, Taluaka & Dist. Jalgaon.

Four Boundries of Property -: East - Road
North -Survey No.470
West - Plot no.8
South - Plot No.9 & 11

2) Present Owner of Property - Konark Housing & Construction Prop. - Pramod Madhukar Ghuge

3) Documents Perused - :
i) Deed of declaration dtd. 22/08/2016 (photo copy)
ii) 7/12 Extract & D Extract (Photo Copy)
iii) Layout (photocopy)
iv) TDR Sale deed dtd. 31/07/2015 regi. on Dt. 04/08/15 (Photo Copy)
v) N. A. Order dtd. 24/01/1984 (Photo Copy)
vi) commencement certificate dtd.08/09/2015 (photocopy)
vii) Approved Building Plan (photocopy)

4) From the record it is seen that, the Survey No. 469/1 was permited to be used for non agri. residential purpose as per N. A. Order No. RB/LNA/SR/414 dtd. 24/01/1984 passed by District Collector Jalgaon.

That the Plot No.12 adm. 501.09 sqr.mtr.Survey No.469/1 was previously owned by Devidas Girdhar Chaudhari since 1997.

Mutation Entry No.66282 dtd. 12/12/2011

That Devidas Girdhar Chaudhari had sold Plot No. 12,adm. 501.09 sqr.mtr. of S No. 469/1 to M/s Dawarkadhish Bulders through partner 1)Yogesh S. Patil 2) Sunil Mitharam Talreja 3) Mrs. Seema Subhash Shinde as per regi. Sale deed dtd. 29/11/11 doc. no. 8152.

VIKRAM P.KESKAR ADVOCATE JALGAON

VIKRAM P KESKAR
ADVOCATE
JALGAON

Mutation Entry No.70170 dtd.15/02/2013

That M/s Dawarkadhish builders through partners 1) Yeogesh S.Patil 2) Sunil M.Talreja 3) Mrs.Seema S.Shinde had sold Plot No. 12 adm.501.09 sqr.mtr. of S. No. 469/1 to 1) Rajendra Bhagvat Patil (adm.268.88 sqr. mtr.), 2) Ravindra Sambhaji Patil (adm.167.07 sqr.mtr), 3) Sandeep Santosh Patil (adm.32.57 sqr.mtr), 4) Mahendra Pralhad Chaudhari (adm.32.57 sqr.mtr.) by regi. Sale deed dtd. 17/01/13 having Doc.no.123.

Mutation Entry No.75631 dtd.24/04/2015

That 1) Rajendra Bhagvat Patil (adm.268.88 sqr. mtr.), 2) Ravindra Sambhaji Patil (adm.167.07 sqr.mtr), 3) Sandeep Santosh Patil (adm.32.57 sqr.mtr), 4) Mahendra Pralhad Chaudhari (adm.32.57 sqr.mtr.) had sold Plot no.12 adm. 501.09 sqr mtr. Survey No. 469/1 to M/s KONARK HOUSING & CONSTRUCTION through its propritor Promod Madhukar Ghuge for Rs. 47,11,000/-.as per Regi.sale deed dtd. 20/04/2015 Doc. No. 901

Thenafter as per Regi. Sale deed dtd. 31/07/15 (Regi. on dt. 04/08/15) Doc. No. 2018, M/s KONARK HOUSING & CONSTRUCTION through its propritor Promod Madhukar Ghuge had purchased TDR rights from M/s Dwarkadhish Builders.

That as per permission No. TP / BP / 0538 dtd. 09/09/15 Building permission is granted by Municipal Corporation Jalgaon.

Thenafter M/s KONARK HOUSING & CONSTRUCTION had executed and registered Deed of Declaration dtd. 09/08/16 (Regi. on Dt. 22/08/16) Doc. No. 3458 in respect of SAMRUDDHI Apartment constructed on Plot no.12 of Survey No. 469/1.

5) I have gone through all the documents reffered above and computer records of Sub Regi. Office Jalgaon (Office 1,2, & 3) for the period from year 2004 till today (dt. 18/02/17) by depositing Rs. 325/- as fees on 18/02/17 as per Challan no. MH008619326201617E However nothing exceptionable was found in the said Investigation.

6) The possession and ownership of respective owners of Plot no. 12 is continues, uninterupted and without any latches. The property is not required or acquired by any government or private authorities.