

Plot No. 124, of Mehrun Survey No. 511 + 512 + 513 +514, its Jalgaon C.T.S. No. 8974 admeasuring 597.18 Sq. Mtrs., (Now it has been renumbered CTS No. 8972, totally plot admausring 1664.80 Sq. Mtrs., situated at Jalgaon, Tal. and Dist. Jalgaon in favour of Shri. Sheetalkumar Ganeshmal Wavad for the consideration of Rs.19,80,000/- at Document Sr. No. 1174/2017 and accordingly it was effected to the record of rights.

On 08/06/2017 Shri. Nilesh Ramesh Manghwani for himself and Power of Attorney holder only for registration of Shri. Hiranand Topandas Manghwani, Shri. Prem Hiranand Manghwani executed register " Sale-Deed" of **Fourth Floor Flat No. B-14** admeasuring 67.38 Sqr.Mtrs., in "Sheela Pride" of Old Plot No. 122, of Mehrun Survey No. 511 + 512 + 513 +514, its Jalgaon C.T.S. No. 8972 admeasuring 474.37 Sq. Mtrs., Old Plot No. 123, of Mehrun Survey No. 511 + 512 + 513 +514, its Jalgaon C.T.S. No. 8973 admeasuring 593.25 Sq. Mtrs., Old Plot No. 124, of Mehrun Survey No. 511 + 512 + 513 +514, its Jalgaon C.T.S. No. 8974 admeasuring 597.18 Sq. Mtrs., (Now it has been renumbered CTS Nr 8972, totally plot admausring 1664.80 Sq. Mtrs., situated at Jalgaon, Tal. and Dist. Jalgaon in favour of Shri. Prakash Megrajmal Sindhwani for the consideration of Rs.21,00,000/- at Document Sr. No. 1466/2017 and accordingly it was effected to the record of rights.

On 17/06/2017 Shri. Nilesh Ramesh Manghwani for himself and Power of Attorney holder only for registration of Shri. Hiranand Topandas Manghwani, Shri. Prem Hiranand Manghwani executed register " Sale-Deed" of **Third Floor Flat No. A-7** admeasuring 98.28 Sqr.Mtrs., in "Sheela Pride" of Old Plot No. 122, of Mehrun Survey No. 511 + 512 + 513 +514, its Jalgaon C.T.S. No. 897 admeasuring 474.37 Sq. Mtrs., Old Plot No. 123, of Mehrun Survey No. 511 + 512 + 513 +514, its Jalgaon C.T.S. No. 8973 admeasuring 593.25 Sq. Mtrs., Old Plot No. 124, of Mehrun Survey No. 511 + 512 + 513 +514, its Jalgaon C.T.S. No. 8974 admeasuring 597.18 Sq. Mtrs., (Now it has been renumbered CTS No. 8972, totally plot admausring 1664.80 Sq. Mtrs., situated at Jalgaon, Tal. and Dist. Jalgaon in favour of Sau. Pinki Anil Talreja and Shri. Anil Shrichand Talreja for the consideration of Rs.31,30,000/- at Document Sr. No. 1557/2017 and accordingly it was effected to the record of rights.

On 23/06/2017 Shri. Nilesh Ramesh Manghwani for himself and Power of Attorney holder only for registration of Shri. Hiranand Topandas Manghwani, Shri. Prem Hiranand Manghwani executed register " Sale-Deed" of **First Floor Flat No. A-7** admeasuring 67.38 Sqr.Mtrs., in "Sheela Pride" of Old Plot No. 122, of Mehrun Survey No. 511 + 512 + 513 +514, its Jalgaon C.T.S. No. 8972 admeasuring 474.37 Sq. Mtrs., Old Plot No. 123, of Mehrun Survey No. 511 + 512 + 513 +514, its Jalgaon C.T.S. No. 8973 admeasuring 593.25 Sq. Mtrs., Old Plot No. 124, of Mehrun Survey No. 511 + 512 + 513 +514, its Jalgaon C.T.S. No. 8974 admeasuring 597.18 Sq. Mtrs., (Now it has been renumbered CTS No. 8972, totally plot admausring 1664.80 Sq. Mtrs., situated at Jalgaon, Tal. and Dist. Jalgaon in favour of Shri. Bharat Mulchand Jetwani and Sau. Deepa Bharat Jetwani for the consideration of Rs.21,50,000/- at Document Sr. No. 1654/2017 and accordingly it was effected to the record of rights.

On 20/06/2017 by the Order of District Inspector of Land Record, Jalgaon amalgamation of CTS No. 8972, 8973 and CTS No. 8974 has been made according to City Survey Amalgation / CTS No. 8972, 8973 and CTS No. 8974 dated 20/06/2017 the land of CTS No. 8973, its plot area- 593.25 Sq. Mtrs., and CTS No. 8974 its plot area 597.18 Sq. Mtrs., was included in the area of CTS No. 8972

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therefore plot area- 593.25 Sq. Mtrs., of CTS No. 8973, and plot area 597.18 Sq. Mtrs., of CTS No. 8974 has been added to the area of CTS No. 8972, and becomes totally admeasuring 1664.80 Sq. Mtrs., accordingly it was effected to the record of rights.

5. SEARCHES TAKEN:-

1. Records of Index-II from the Sub Registrar office, Jalgaon for the year 2003 to 2017 for inspection. In the year 2002 new software has been recomanded to registration the records accordingly concern officer Sub Registrar so much data entry were not found properly in 2003 to 2017 for the period 2003 to 2017, subject to that condition.
2. "C.T.S." Extract of the said property dated
3. Deed of Declaration
4. Amalgamtion order by Deputy Commissioner, Jalgaon Municipal Corporation
5. Commencment Certificate

6. LEGAL OPINION: -

On perusal of the above said documents and I have taken search of the record of Index-II from the office of the Sub Registrar, Jalgaon, Dist. Jalgaon. I am of the opinion that, the present applicants Shri. Hiranand Topand? Manghwani, Shri. Prem Hiranand Mandhwani and Shri. Nilesh Rames.. Manghwani are the owners of, Old Plot No. 122, of Mehrun Survey No. 511 + 512 + 513 + 514, its Jalgaon C.T.S. No. 8972 admeasuring 474.37 Sq. Mtrs., Old Plot No. 123, of Mehrun Survey No. 511 + 512 + 513 + 514, its Jalgaon C.T.S. No. 8973 admeasuring 593.25 Sq. Mtrs., Old Plot No. 124, of Mehrun Survey No. 511 + 512 + 513 + 514, its Jalgaon C.T.S. No. 8974 admeasuring 597.18 Sq. Mtrs., (Now it has been renumbered CTS No. 8972, totally plot admausring 1664.80 Sq. Mtrs., situated at Jalgaon, Tal. and Dist. Jalgaon) and construction made thereon Remaning as under

Flat No.	Floor
A-10	Fourth
B-3	First
B-10	Third
B-15	Fourth

As per sanction plan. And accordingly the the said property is free from all encumbrances

Hence, this title certificate is issued to that effect only.

JALGAON

DATE: 27/07/2017

Dileep B. Mandore

Advocate
Hall 'E' Old B.J. Market
JALGAON - 425 001

(Deelip B. Mandore)
ADVOCATE, JALGAON
27/7/2017