

दिलीप बी. मंडोरे

बी.कॉम., (ऑनर्स) डी.टी.एल., एलएल.बी.

अडवोकेट**Dileep B. Mandore**

B.Com. (Hon), D.T.L., LL.B

ADVOCATE

Hall E, 1st Floor, Old B.J. Market,

Jalgaon-425001 ☎ (0257) 2222759

Cell No. 9822318836

हॉल 'ई', पहिला मजला,

जुने बी.जे.मार्केट, जळगाव - ४२५००१

☎ (०२५७) २२२२७५९, मो. ९८२२३९८८३६

email:advmandore@gmail.com

निवास / पत्रव्यवहार : प्लॉट नं. ५, रामबाग कॉलनी, एस.एन.डी.टी. महिला कॉलेज समोर,

खाजामियॉ दर्गाचे मागे, जळगाव - ४२५००१ ☎ (०२५७) २२५३६३६.

-: TITLE CERTIFICATE :-**1. NAME OF APPLICANTS:**

1. Shri. Hiranand Topandas Manghwani, Age - 69, Occu.- Buisness
2. Shri. Prem Hiranand Manghwani, Age- 39, Occu.- Buisness,
3. Shri. Nilesh Ramesh Manghwani, Age- 32, Occu.- Buisness

All Residing at- Plot No. 62 & 63, T.M. Nagar, Jalgaon, Tal. & Dist. Jalgaon

2. PURPOSE OF INVESTIGATION: -

To find out clear and marketable title 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. 897- 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)

3. DESCRIPTION OF THE PROPERTY: -

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), which is bounded as under -

Side	Boundaries
On or towards East -	30 feet wide Road
On or towards West -	Plot No. 120A, 120B, 121A & Plot No.121B
On or towards North -	Survey No. 510
On or towards South -	30 feet wide Road

4. PAST AND PREVIOUS TITLE DOCUMENTS: -

Previously Shri. Hiranand Topandas Manghwani, Shri. Ramesh Topandas Manghwani, Smt. Nirmalabai Topandas Manghwani and Sau. Shila Hiranand Manghwani were owners and possessors of above said land.

On 09/05/1994 the application of Shri. Hiranand Topandas Manghwani and other Hon'ble Collector, Jalgaon by his office order No.Zamin/1093/S.R/290 Dated 09/05/1994 granted the N.A. permission to Survey No. 511 + 512 + 513 +514, admeasuring 3 Hector 99R situated at Mehrun Shivar, Tal. and Dist. Jalgaon., as per sanctioned Lay-Out Open Plots No. 1 to 122 were demarketed and accordingly it was effected to the record of rights.

Shila Hiranand Manghwani died on 25/02/1999 and she had bequated her share in CTS No. 8972 of Jalgaon in faovur her son Shri. Prem Hiranand Manghwani as per the will deed dated 25/12/1998 and after that as the other heirs of deaceased Shila Manghwani have given consent to mutuated the name of Shri. Prem Hiranand Manghwani, City Survey Officer Jalgaon, recorded the name of Shri. Prem Hiranand Manghwani and accordingly it was effected top the record of right.

On 06/05/2004 Shri. Hiranand Topandas Manghwani, Shri. Prem Hiranand Manghwani and Shri. Ramesh Topandas manghwani executed Registered Mortgage deed 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., in favour of Jalgaon Marchant Co-Oprative Bank Ltd. Jalgaon of Rs. 10,00,000/- at document sr. no. 1374/2004 and the charge of Rs. 10,00,000/- created by the said bank for the Loan of Nirmal Polymers, on the above said property and accordingly it was effected to the records of rights.

Smt. Nirmala Topandas Manghwani died on 21/12/2005 and she had bequated her share in CTS No. 8972 of Jalgaon in faovur her son Shri. Hiranand Topandas Manghwani and Shri. Ramesh Topandas Manghwani as per the will deed the name of Prem Hiranand Manghwani, City Survey Officer Jalgaon, recorded the name of Hiranand Topandas Manghwani and Shri. Ramesh Topandas Manghwani were recorded to the share and accordingly it was effected top the record of right.

On 03/02/2014 the present applicants Shri. Hiranand Topandas Manghwani and others Purchased Transferable Development Rights (TDR) admeasuring 661.57 Sq. Mtrs., of "B" Zone from Survey No. 337/3A/2 situated at Jalgaon, Tal. and Dist. Jalgaon to Shri. Deelip Aananda Kolhe by D.R.C. No. 37, dated 03/02/2014 on the said Plots by way of Registered Sale Deed, bearing document no. 493, dated 04/02/2014.

On 25/07/2014 by the order of Deputy Commissioner, Jalgaon Municipal Corporation his office order no. T.P./SUB./AMAL-806. Dated- 25/07/2014 grannted revised amalgation permission of Plot No. 122 to 124 of Survey no. 511+512+513+514 at Mehrun Shiwar now it has been renumberd Jalgaon City Survey No. 8972, 8973 and CTS No. 8974. The amalgation of Plot No. 122 to 124 of Survey no. 511+512+513+514 at Mehrun Shiwar now it has been renumberd Jalgaon City Survey No. 8972, 8973 and CTS No. 8974 owned and possessed by Shri. Hiranand Topandas Manghwani, Prem Hirandan Manghwani and Ramesh Topandas Manghwani.

On 24/04/2015 Shri. Ramesh Topandas Manghwani died and according to his legal heirs were brought on record of rights to CTS No. 8972 situated at Jalgaon (old plot no. 122 of Mehrun survey no. 511+512+513+514) as under,

1. Nilesh Ramesh Manghwani-- Son

And accordingly it was effected to the record of rights.

On 22/01/2015 by the application of Shri. Hiranand Topandas Manghwani and others, Hon'ble Commissioner Jalgaon Municipal Corporation, Jalgaon, by his Office Letter No. TP/BP/0959 Dated 22/01/2015 issue "**Commencement Certificate**" for the permission of Construction made for the residential purpose in 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 admeasuring 1664.80 Sq. Mtrs., situated at Jalgaon, Tal. and Dist. Jalgaon.

On 27/01/2016 Shri. Hiranand Topandas Manghwani, Shri. Prem Hiranand Manghwani and Shri. Nilesh Ramesh Manghwani executed register "**Deed of Declaration**" of Proposed Parking F.+ First + Second+Third+Fourth Flat System construction made on 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 admeasuring 1664.80 Sq. Mtrs., situated at Jalgaon, Tal. and Dist. Jalgaon and accordingly said building known as name and style "**SHEELA PRIDE**" at Document Sr No 293/2016.

On 27/01/2016 Shri. Hiranand Topandas Manghwani, Shri. Prem Hiranand Manghwani and Shri. Nilesh Ramesh Manghwani, executed register "Agreement of Sale" of **First Floor Flat No.A-1** 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. 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 admeasuring 1664.80 Sq. Mtrs., situated at Jalgaon, Tal. and Dist. Jalgaon in favour of Sau. Priti Vasudeo Sachdeo and Shri. Vasudeo Virbhan Sachdeo for the consideration of Rs.28,92,000/- at Document Sr. No. 294/2016 and accordingly it was effected to the record of rights.

On 27/01/2016 Shri. Hiranand Topandas Manghwani, Shri. Prem Hiranand Manghwani and Shri. Nilesh Ramesh Manghwani, executed register "Agreement of Sale" of **First Floor Flat No.A-2** admeasuring 91.12 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 Sau. Sadhna Omprakash Sachdeo for the consideration of Rs.28,56,000/- at Document Sr. No. 295/2016 and accordingly it was effected to the record of rights.

On 27/01/2016 Shri. Hiranand Topandas Manghwani, Shri. Prem Hiranand Manghwani and Shri. Nilesh Ramesh Manghwani, executed register "Agreement of Sale" of **Second Floor Flat No. A-4** 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. 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. Jayramdas Kanaityalal Bajaj and Shri. Sachanand Baldeo Bajaj for the consideration of Rs.28,92,000/- at Document Sr. No. 296/2016 and accordingly it was effected to the record of rights.

On 27/01/2016 Shri. Hiranand Topandas Manghwani, Shri. Prem Hiranand Manghwani and Shri. Nilesh Ramesh Manghwani, executed register "Agreement of Sale" of **Third Floor Flat No. B-12** admeasuring 71.51 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. Ar. Santoshkumar Aahuja and Sau. Prachi Anil Aahuja for the consideration of Rs.21, 03, 000/- at Document Sr. No. 297/2016 and accordingly it was effected to the record of rights.

On 08/02/2016 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 "Agreement of Sale" of **Third Floor Flat No. B-9** admeasuring 80.06 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. Rajesh Bhojmal Wadhwa for the consideration of Rs.23,55,000/- at Document Sr. No. 450/2016 and accordingly it was effected to the record of rights.

On 17/02/2016 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 "Agreement of Sale" of **Second Floor Flat No. A-6** admeasuring 97.54 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.