

Date :- 22/08/2017

TITLE SEARCH REPORT

1) Name of the Applicant :-

Shri.Dipak Prakash Saraf, Age 40 years, Occu.Business, R/o.
1,Chandan Park, Chaitanya Nagar, Jalgaon, Tal. & Dist.Jalgaon.

2) Purpose of Investigation :-

To find out the clear and marketable title of Prop.GF+Stilt+FF
+SF+TF+IVth Floor Residential & Commercial of Plot No.30
admeasuring 630.00 Sq.Mtrs. having its total proposed built-up area
883.14 Sq.Mtrs. out of Gat No.106/1 of Nimkhedi Kh, within the
limits of Jalgaon Municipal Corporation, Jalgaon, Tal. & Dist.Jalgaon.

3) Description of the Property :-

Prop.GF+Stilt+FF +SF+TF+IVth Floor Residential &
Commercial of Plot No.30 admeasuring 630.00 Sq.Mtrs. having its
total proposed built-up area 883.14 Sq.Mtrs. out of Gat No.106/1 of
Nimkhedi Kh, within the limits of Jalgaon Municipal Corporation,
Jalgaon, Tal. & Dist.Jalgaon. The said Plot is bounded as under:-

On or towards East	-	Road
On or towards West	-	Plot No.29
On or towards North	-	Service Road & beyond Highway
On or towards South	-	Plot No.20 & 21

4) Past and previous title documents :-

Before 1987 the said Plot No.30 admeasuring 630.00 Sq.Mtrs.
out of Gat No. 106/1 of Nimkhedi Kh. Tal. & Dist.Jalgaon was owned
and possessed by Bhimsing Dolsing Patil

On 06/05/1987, Bhimsing Dolsing Patil had executed registered sale deed of Plot No.30 admeasuring 630.00 Sq.Mtrs. out of Gat No. 106/1 of Nimkhedi Kh. Tal. & Dist.Jalgaon in favour of Sau.Shobha Chandrakant Thole & Mangala Surajmal Patani for consideration of Rs.19,500/- and having its serial No.3343 and M.E.No.2212 was effected in record of right.

The Hon'ble Collector, Jalgaon was pleased to grant a non-agricultural permission by his order No. LND/1086/10606/2094 dated 04/03/1987 of Gat No.106/1 of Nimkhedi Kh., Tal. & Dist. Jalgaon and M.E.No. 2148 was effected in record of rights.

Hon'ble Assit. Director of Town Planning, Jalgaon granted a lay-out by his order No.3182/20-11-86 of Gat No.106/1 of Nimkhedi Kh. Tal. & Dist.Jalgaon as under :-

Gat No.	Plot No.	Area
106/1	30	630.00 Sq.Mtrs.

Therefore M.E.No.2150 was effected in record of rights.

On 11/12/2009, Sau.Mangala Surajmal Patani and Sau.Shobha Chandrakant Dhole had executed registered sale deed of common portion admeasuring 315.00Sq.Mtrs. out of total admeasuring 630.00 Sq.Mtrs. of Plot No.30 out of Gat No.106/1 of Nimkhedi Kh., Tal. & Dist.Jalgaon in favour of Sau.Mina Rangnath Kabra for consideration of Rs.9,07,250/- and having its serial No.4155 and M.E.No.10997 was effected in record of rights.

On 11/12/2009, Sau.Mangala Surajmal Patani and Sau.Shobha Chandrakant Thole had executed registered sale deed of common portion admeasuring 315.00Sq.Mtrs. out of total admeasuring 630.00 Sq.Mtrs. of

Plot No.30 out of Gat No.106/1 of Nimkhedi Kh., Tal. & Dist.Jalgaon in favour of Sau.Mina Rangnath Kabra for consideration of Rs.9,07,250/- and having its serial No.4154 and M.E.No.10997 was effected in record of rights.

On 03/07/2013, Sau.Mina Rangnath Kabra had executed registered sale deed of Plot No.30 admeasuring 630.00 Sq.Mtrs. out of Gat No.106/1 of Nimkhedi Kh., Tal. & Dist.Jalgaon in favour of 1) Rajashri Hitendra Pawar, 2) Triloki Tularam Sharma, & 3) Dattatray Baliram Patil for consideration of Rs.36,00,000/- and having its serial No.3303 and M.E.No.14426 was effected in record of rights.

On 02/01/2014, Rajashri Hitendra Pawar(Common 20% share) had executed registered sale deed of Plot No.30 admeasuring 630.00 Sq.Mtrs. out of Gat No.106/1 of Nimkhedi Kh., Tal. & Dist.Jalgaon in favour of Dattatray Baliram Patil (Common 20% share) for consideration of Rs.8,40,000/- and having its serial No.3584 and M.E.No.15202 was effected in record of rights.

On 09/09/2016, 1) Triloki Tularam Sharma(common 20% share), 2) Dattatray Baliram Patil(common 80% share) had executed registered sale deed of Plot No.30 admeasuring 630.00 Sq.Mtrs. out of Gat No.106/1 of Nimkhedi Kh., Tal. & Dist.Jalgaon in favour of Dipak Prakash Saraf for consideration of Rs.52,50,000/- and having its serial No.2909 and M.E.No.16680 was effected in record of rights.

The Hon'ble Commissioner, Jalgaon City Municipal Corporation Jalgaon issue a commencement certificate by his letter No.TP/BP/0320 dated 06/06/2017 of Prop.GF+Stilt+FF+SF+TF+IVth Floor Residential & Commercial of Plot No.30 admeasuring 630.00 Sq.Mtrs. having its total proposed built-up area 883.14 Sq.Mtrs. out of Gat No.106/1 of Nimkhedi Kh, Tal. & Dist.Jalgaon.

5) Searches Taken :-

- 1) Record of Sub-Registrar Office, Jalgaon from 1988 to 2017
- 2) 7/12 Extract dated 16/08/2017
- 3) M.E. Concerning the said plot
- 4) Zerox copy of sale deed dated 09/09/2016
- 5) Zerox copy of N.A. Order
- 6) Zerox copy of Building Plan
- 7) Zerox copy of commencement certificate dated 06/06/2017

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 **Shri.Dipak Prakash Saraf** is the absolute owner and possessor of **Prop.GF+Stilt+FF +SF+TF+IVth Floor Residential & Commercial of Plot No.30 admeasuring 630.00 Sq.Mtrs. having its total proposed built-up area 883.14 Sq.Mtrs. out of Gat No.106/1 of Nimkhedi Kh, within the limits of Jalgaon Municipal Corporation, Jalgaon, Tal. & Dist.Jalgaon** having their clear and marketable title which is free from all encumbrances.

Hence this title report.

Jalgaon

Date :- 22/08/2017


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