

Date :- 22/08/2017

TITLE SEARCH REPORT

1) Name of the Applicant :-

1) M/s. Gurudatta Global Developers Partner - Shri.Dipak Prakash Saraf, Age 40 years, Occu.Business, R/o. 1,Chandan Park, Chaitanya Nagar, Jalgaon, Tal. & Dist.Jalgaon, 2) Shri.Nilesh Suresh Patil, Age 32 years, Occu. Business, R/o. Jalgaon.

2) Purpose of Investigation :-

To find out the clear and marketable title of Prop.Ground F+Type FF +SF+TF+FF+Vth Floor Residential of Plot No.43+44 admeasuring 546.00 Sq.Mtrs. having its total proposed built-up area 840.00 Sq.Mtrs. out of Gat No.101/3 of Pimprala, within the limits of Jalgaon Municipal Corporation, Jalgaon, Tal. & Dist.Jalgaon.

3) Description of the Property :-

Prop.Ground F+Type FF +SF+TF+FF+Vth Floor Residential of Plot No.43+44 admeasuring 546.00 Sq.Mtrs. having its total proposed built-up area 840.00 Sq.Mtrs. out of Gat No.101/3 of Pimprala, within the limits of Jalgaon Municipal Corporation, Jalgaon, Tal. & Dist.Jalgaon. The said Plot is bounded as under:-

On or towards East	-	Plot No.42
On or towards West	-	Plot No.45
On or towards North	-	Open space
On or towards South	-	Road

4) Past and previous title documents :-

Before 1994 the said Gat No. 101/3 admeasuring 2H-44R of Pimprala, Tal. & Dist.Jalgaon was owned and possessed by Jagdish Onkarnath Mundada and others.

The Hon'ble Collector, Jalgaon was pleased to grant a non-agricultural permission by his order No. LND/1087/2321/2501 dated 05/05/1987 of Gat No.101/3 of Pimprala, Tal. & Dist. Jalgaon and M.E.No. 10640 was effected in record of rights.

The partition was effected amongst the Jagdish Onkarnath Mundade and others as under :-

Gat No.	Plot No.	Holder
101/3	44	Mina Jagdish Mundade
101/3	43	Nikhil Jagdish Mundade
		Minor Guardian Jagdish Onkarnath Mundade

Therefore M.E.No.15307 was effected in record of rights.

On 25/07/2016, Nikhil Jagdish Mundade had executed registered sale deed of Plot No.43 admeasuring 273.00 Sq.Mtrs. out of Gat No.101/3 of Pimprala, Tal. & Dist.Jalgaon in favour of 1) M/s. Gurudatta Global Developers Partner - Shri.Dipak Prakash Saraf, 2) Shri.Nilesh Suresh Patil for consideration of Rs.19,81,000/- and having its serial No. 2418 and M.E.No.51648 was effected in record of rights.

On 25/07/2016, Sau.Mina Jagdish Mundade had executed registered sale deed of Plot No.44 admeasuring 273.00 Sq.Mtrs. out of Gat No.101/3 of Pimprala, Tal. & Dist.Jalgaon in favour of 1) M/s. Gurudatta Global Developers Partner - Shri.Dipak Prakash Saraf, 2) Shri.Nilesh Suresh Patil for consideration of Rs.19,81,000/- and having its serial No. 2419 and M.E.No.51645 was effected in record of rights.

The Hon'ble Sub-Divisional Officer, Jalgaon granted a consolidation by his order No.TP/SUB/AMAL/1989 dated 25/10/2016 of Plot No.43 & 44 out of Gat No.101/3 of Pimprala, Tal. & Dist.Jalgaon as under :-

Before Amalgamation
Gat No.101/3

After Amalgamation
Gat No.101/3

Plot No.43 273.00 SqMts. Plot No.43+44 546.00 Sq.m
Plot No.44 273.00 SqMts.

Therefore M.E.No.53008 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/03422 dated 08/08/2017 of Prop.Ground F+Type FF +SF+TF+FF+Vth Floor Residential of Plot No.43+44 admeasuring 546.00 Sq.Mtrs. having its total proposed built-up area 840.00 Sq.Mtrs. out of Gat No.101/3 of Pimprala, 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 N.A.Order
- 5) Zerox copy of Building Plan
- 6) Zerox copy of commencement certificate dated 08/08/2017
- 7) Zerox copy of Amalgamation plan

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 applicants 1) M/s. **Gurudatta Global Developers Partner - Shri.Dipak Prakash Saraf**, 2) **Shri.Nilesh Suresh Patil** are the absolute owner and possessor of **Prop.Ground F+Type FF +SF+TF+FF+Vth Floor Residential of Plot No.43+44 admeasuring 546.00 Sq.Mtrs. having its total proposed built-up area 840.00 Sq.Mtrs. out of Gat No.101/3 of Pimprala, 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