

- III) On dt.22/08/2012 Shri. Narayan Girdhar Khadake with consent of Sau. Vatsalabai Namdeo Khadake, Smt. Lalita Yashwant Khadake for herself and as a legal guardian of Darshan Yashwant Khadake, Tanuja Yashwant Khadake, Kavita Sunil Khadake for herself and as a legal guardian of Puja Sunil Khadake and Kapil Sunil Khadake, Vinod Namdeo Khadake, Sau. Sunanda Subhash Patil, Surekha alias Mohini Arun Chaudhari and Shri. Ramesh Girdhar Khadake sold out Survey.No.417/3A, adm.area.1H.13.50R+Pot.Kharab.0H.03R, assessment of Rs.7.72ps situated in Jalgaon city, Jalgaon to Shri. Ajay Shantilal Lalwani by registered sale deed bearing no.4185 for consideration of Rs.80,58,000. Accordingly on dt.05/10/2012, M.E.No.40673 was effected in records of rights.
- IV) On dt.12/02/2013 Shri. Ajay Shantilal Lalwani applied for non-agricultural permission of Survey.No.417/3A, adm.area.1H.13.50R+Pot.Kharab.0H.03R, assessment of Rs.7.72ps situated in Jalgaon city, Jalgaon. Accordingly on dt.05/07/2013 Non-Agricultural permission for residential purpose was granted by Hon'ble Collector, Jalgaon by his order no. Jamin/1/NA/SR/16/2013 on certain terms and conditions and Survey.No.417/3A, adm.area.11650.00Sq.mtrs situated in Jalgaon city, Jalgaon was divided into 28 plots. Accordingly on dt.06/07/2013, M.E.No.41864 was effected in records of rights.
- V) On dt.30/08/2016 Shri. Ajay Shantilal Lalwani purchased FSI, adm.area.1457.00Sq.mtrs for construction on Plot.No.24, adm.area.770.69Sq.mtrs, Plot.No.25, adm.area.756.52Sq.mtrs and Plot.No.26, adm.area.714.18Sq.mtrs of Survey.No.417/3A situated in Jalgaon city, Tal. & Dist. Jalgaon from Shri. Swaroopkumar Bhagchand Lunkad by registered sale deed bearing no.2790 for ...3 consideration of Rs.5,49,000.



- VI)** On dt.14/10/2016 Shri. Ajay Shantilal Lalwani applied for amalgamation of Plot.No.24, adm.area.770.69Sq.mtrs, Plot.No.25, adm.area.756.52Sq.mtrs and Plot.No.26, adm.area.714.18Sq.mtrs of Survey.No.417/3A situated in Jalgaon city, Tal. & Dist. Jalgaon by TP/0861. Accordingly amalgamation order of Plot.No.24+Plot.No.25+Plot.No.26 =adm.area.total-2241.39Sq.mtrs of Survey.No.417/3A situated in Jalgaon city, Tal. & Dist. Jalgaon was granted by order no.TP/AMAL/2178, dt.10/11/2016 by Town Planner of Municipal Corporation of the City of Jalgaon. On dt.12/05/2017 Sub-divisional officer, Jalgaon granted amalgamation permission wide no. Jamin/etapal/2017/1106/2017.
- VII)** On dt.14/10/2016 and on dt.17/05/2017 Shri. Ajay Shantilal Lalwani applied for construction on Plot.No.24+Plot.No.25+Plot.No.26 =adm.area.total-2241.39.mtrs of Survey.No.417/3A situated in Jalgaon city, Tal. & Dist. Jalgaon by application & plan Inward no.TP/0855 and TP/0482. On dt.16/08/2017 Municipal Corporation of the City of Jalgaon sanction of Building Permit and Commencement Certificate through Commissioner Jalgaon City Municipal Corporation, Jalgaon to Shri. Ajay Shantilal Lalwani for construction on Plot.No.24+Plot.No.25+Plot.No.26 =adm.area.total-2241.39Sq.mtrs of Survey.No.417/3A situated in Jalgaon city, Tal. & Dist. Jalgaon of Prop.Ground+First+Second+Third+Fourth+Fifth floor plan Plot.No.24+Plot.No.25+Plot.No.26, built-up-for commercial purpose-244.23Sq.mtrs+for residential purpose-2889.30Sq.mtrs=total-3133.53Sq.mtrs by order no. T.P/B.P/0526.
- VIII)** Shri. Ajay Shantilal Lalwani applied for construction on Plot.No.24+Plot.No.25+Plot.No.26=adm.area.total-2241.39Sq.mtrs of Survey.No.417/3A situated in Jalgaon city, Tal. & Dist. Jalgaon of ...4 Sixth and Seventh floor.



7) **Legal Opinion:-**

I personally verified the Index-II, record of Sub-Registrar Office, Jalgaon from year 1988 up to November 2017. From that I came to the conclusion that the title of Shri. Ajay Shantilal Lalwani on the above property i.e. Plot.No.24+25+26, adm.area.total-2241.39Sq.mtrs, (Proposed Built-up area 3133.53Sq.mtrs) of Survey.No.417/3A situated in Jalgaon City, Tal. & Dist. Jalgaon is clear and free from any encumbrances, having good and marketable title. Subject to clarification the extract of the above property enclosed herewith this search report. Copy of receipt of payment against search application bearing GRN.No.MH007189205201718E, dt.14/11/2017 is herewith enclosed.

Hence I issued this title verification and search report.

JALGAON.

DATE. 14/11/2017



Mrs. Pallavi V. Totala.

Advocate, Jalgaon.

ADV. PALLAVI V. TOTALA
B.Com., LL.B., D.T.L., G.D.C. & A.
386, Jalkisanwadi, Navi Peth,
Jalgaon. (R.No. MAH/5429/2005)

