

दस्तऐवजाचा/अर्जाचा अनुक्रमांक २०५

दिनांक ६/५/९८ सन २० ३०५५

दस्तऐवजाचा प्रकार

वैध अर्ज १९५५ ते २०९८

सादर करणाराचे नाव

एस जी किर्लोस्कर

खालीलप्रमाणे फी मिळाली

नोंदणी फी

मौल्य मूल्य

नकल फी (फोलिओ)

पृष्ठांकनाची नकल फी

टपाल खर्च

नकला किंवा झापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

वंड - कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकल (कलम ५७ (फोलिओ ३)

इतर फी (मागील पानावरील बाब क्र.

विस्तारित सि.सि.

ते. ६४४०

सातशे पन्नास रुपये

एकुण ..

रुपये
६५०/२००
६५०/२००

दस्तऐवज

नकल

रोजी तयार होईल व

नोंदणीकृत डाकने पाठवली जाईल

या कारणातून देण्यात येईल.

राह दुय्यम निवेदन (वि. १)

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नांवे नोंदणीकृत डाकने पाठवावा

हवाली करावा

सादरकर्ता

Date :-06/02/2018

TITLE SEARCH REPORT

1) Name of the Applicant :-

1) Shri.Harish Manikrao Survey, Age 39, Occu. Agril. & Business, R/o.Kandari, Tal. & Dist.Jalgaon

2) Shri.Harshal Parshuram Wagh, Age 28, Occu. Agril. & Business, R/o.Jalgaon, Tal. & Dist.Jalgaon

2) Purpose of Investigation :-

To find out the clear and marketable title of Plot No.6 admeasuring 5610.00 Sq.Fts. out of Survey No.486/1D of Mehrun which has given C.T.S.No.6940 admeasuring 520.00 Sq.Mtrs. of Jalgaon, Tal. & Dist.Jalgaon.

3) Description of the Property :-

Plot No.6 admeasuring 5610.00 Sq.Fts. out of Survey No.486/1D of Mehrun which has given C.T.S.No.6940 admeasuring 520.00 Sq.Mtrs. of Jalgaon, Tal. & Dist.Jalgaon. The said plot is bounded as under:-

On or towards East	-	Plot No.3
On or towards West	-	D.P.Road
On or towards North	-	Plot No.5
On or towards South	-	Road

4) Past and previous title documents :-

Before 1975 the said Plot No.6 admeasuring 5610.00 Sq.Fts. out of Survey No.486/1D of Mehrun, Tal. & Dist.Jalgaon was owned and possessed by Sau.Laxmibai Pundlik Yeole & Sau.Pramila Waman Yeole

The Hon'ble Collector, Jalgaon was pleased to grant a non-agricultural permission by his order No. RB/LNA/SR/15/74 dated 28/01/1974 of Survey No.486/1D of Mehrun, Tal. & Dist.Jalgaon and said entry was effected in record of rights.

On 07/11/1975, Sau.Laxmibai Pundlik Yeole & Sau.Pramila Waman Yeole had executed registered sale deed of Plot No.6 admeasuring 5610.00 Sq.Fts. out of Survey No.486/1D of Mehrun, Tal. & Dist.Jalgaon in favour of Sau.Sushila Hari Talele & Hari Purushottam Talele for consideration of Rs.7,000/- and having its serial No.1689 and said entry was effected in record of rights.

On 13/07/2017, Sau.Sushila Hari Talele & Hari Purushottam Talele had executed registered sale deed of Plot No.6 admeasuring 5610.00 Sq.Fts. out of Survey No.486/1D of Mehrun which has given C.T.S.No.6940 admeasuring 520.00 Sq.Mtrs. of Jalgaon, Tal. & Dist.Jalgaon in favour of 1) Shri.Harish Manikrao Survey, 2) Shri.Harshal Parshuram Wagh for consideration of Rs.70,00,000/- and having its serial No.1873 and said entry was effected in C.T.S.Extract.

The Hon'ble Commissioner, Jalgaon City Municipal Corporation Jalgaon issue a commencement certificate by his letter No.TP/BP/0137 dated 17/06/2017 of proposed Basement+GF+FF+SF+TF+Fourth+Fiftrth+Sixth Commercial & Residential of C.T.S.No.6940 of Mehrun, Tal. & Dist.Jalgaon.

The Hon'ble Assit. Director of Town Planning, Jalgaon City Municipal Corporation Jalgaon issue a commencement certificate by his letter No.TP/BP/1217 dated 02/02/2018 of revised Basement+Sixth Floor residential of C.T.S.No.6940 of Mehrun, Tal. & Dist.Jalgaon.

5) **Searches Taken :-**

- 1) Record of Sub-Registrar Office, Jalgaon from 2004 to 2018
- 2) Zoerx copy of C.T.S. Extract dated 03/11/2017
- 3) Zerox copy of commencement certificated dated 17/06/2017 & 02/02/2018
- 4) Zerox copy of sale deed dated 13/07/2017
- 5) Zerox copy of Building Plan
- 6) Zerox copy of N.A.Order
- 7) Zerox copy of Layout

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) **Shri.Harish Manikrao Survey**, 2) **Shri.Harshal Parshuram Wagh** are the absolute owner and possessor of **Plot No.6 admeasuring 5610.00 Sq.Fts. out of Survey No.486/1D of Mehrun which has given C.T.S.No.6940 admeasuring 520.00 Sq.Mtrs. of Jalgaon, Tal. & Dist.Jalgaon** having is clear and marketable title which is free from all encumbrances.

Hence this title report.

Jalgaon

Date :- 06/02/2018



H. G. Kirange
Advocate, Jalgaon

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