

Adv. Rekha V. Patil

Residence : N-27 B, Mahavir Nagar, Near Milk Federation, Jalgaon Ph. No. (0257) 2224455, 2224456, Mob.9422283633.

Title Search Report

dt. 24/02/2018

Name of the Applicant:-

**Patil Buildcon Builders & Developers Prop Sau Jyoti Deepak Patil
& Shri Gaurav Surykant Deshmukh
At Post Jalgaon.Tal &Dist Jalgaon**

Purpose of Investigation-

To find out clear marketable title in respect of Plot No. 9 total admeasuring area 511.05 sq mts of Shet Survey No. 290A/2B/3 at City Jalgaon Tal -Jalgaon Dist -Jalgaon .

Description of the Property -

Plot No. 9 total admeasuring area 511.05 sq mts of Shet Survey No. 290A/2B/3 at City Jalgaon Tal -Jalgaon Dist -Jalgaon Tal -Jalgaon Dist -Jalgaon is in the name of - Patil Buildcon Builders & Developers Prop Sau Jyoti Deepak Patil [Share 80%] & Shri Gaurav Surykant Deshmukh [Share 20%]

Captioned Property is Bounded as-

**On Easternside - Plot no. 10
On Westernside - Road
On Northerside - Raod
On Southernside - Road**

Past and Previous Title Investigation -

- 1] As, per the Partitioned Plot No 9 area 511.05 sq mtr at City Jalgaon of Shet Survey No. 290A/2B/3 was owned & possessed by Abdull Roshanbai Bohari, Fakruddin Roshanbai Bohari ,Ali Husain Roshanbai Bohari and the order passed by the Tahsildar on dt 04/06/2001 therefor mutation entry no 28078 was effected in record of right
- 2] N.A. Order given by collector Jalgaon bearing order No. Jamin/1/Bensheti/SR/84/2010 dt 18/12/2010 of Shet Survey No. 290A/2B/3 at of Plot No 9 area 511.05 sq mtr at City Jalgaon was owned & possessed by Abdulla Roshanbhai Bohari & other Tal -Jalgaon Dist -Jalgaon



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- 3) Thatafter I found that on dt.16/10/2008 Ali Husain Roshanali Bohari was death after the death Ali Husain his legal heirs brought on record on common share of Plot No 9 area 511.05 sq mtr of Shet Survey No. 290A/2B/3 at City Jalgaon namely Munirabai Ali Husain, Mukaddal ali Husain Husain Ali Husain ,Sakinabai Roshanbhai therefore mutation entry no.36035 was effected in record of right .
- 4] There after I found that Relinquished deed on dt. 08/09/2010 Sakinabai Roshanbhai Ali executed registered Relinquished deed of Common share of Plot No 9 total admeasuring area 511.05 sq mts of Shet Survey No. 290A/2B/3 at City Jalgaon in favour of Munirabai Ali Husain, Mukadal Ali Husain Husain Ali Husain & the Relinquished deed is found to be duly registered in the office of sub -registrar Jalgaon registration sr no . 4371 therefore mutation entry no 36958 was effected in record of right .
- 5] There after I found that Sale deed on dt. 16/11/2010 Abdulla Roshanbhai Bohari Fakruddin Roshanbai Bohari Munirabai Ali Husain, Mukadal Ali Husain Husain Ali Husain executed registered Sale deed of Plot No 9 total admeasuring area 511.05 sq mts of Shet Survey No. 290A/2B/3 at City Jalgaon in favour of Sushil Shyamsundar Nawal ,Upendra Navnitlal Bhatiya Swapnil Vinod Bafana for consideration of Rs 1,800,000/- & the sale deed is found to be duly registered in the office of sub -registrar Jalgaon registration sr no .6077 therefore mutation entry no.37751 was effected in record of right
- 6] There after I found that Sale deed on dt. 17/09/2012 Sushil Shyamsundar Nawal ,Upendra Navnitlal Bhatiya Swapnil Vinod Bafana executed registered Sale deed of Plot No 9 total admeasuring area 511.05 sq mts of Shet Survey No. 290A/2B/3 at City Jalgaon in favour of Dr Rajesh Vishwasrao Patil, Suyash Sudarshan Nawal ,Sau Deepa Kiran Kakkad for consideration of Rs 2,100,000/- & the sale deed is found to be duly registered in the office of sub-registrar Jalgaon registration sr.no 5800 therefore mutation entry no. 40602 was effected in record of right .
- 7] There after I found that Sale deed on dt.14/02/2017 Dr Rajesh Vishwasrao Patil, Suyash Sudarshan Nawal ,Sau Deepa Kiran Kakkad executed registered Sale deed of Plot No 9 total admeasuring area 511.05 sq mts of Shet Survey No. 290A/2B/3 at City Jalgaon in favour of Patil Buildcon Builders & Developers Prop Sau Jyoti Deepak Patil [Share 80%] & Shri Gaurav Surykant Deshmukh [Share 20%] for consideration of Rs 40,00,000/- & the sale deed is found to be duly registered in the office of sub-registrar Jalgaon registration sr.no 520 therefore mutation entry no. 47314 was effected in record of right

7/12 Extract dt. 20/02/2018 evident that Captioned property is owned & Possessed by Patil Buildcon Builders & Developers Prop Sau Jyoti Deepak Patil [Share 80%] & Shri Gaurav Surykant Deshmukh [Share 20%] it further evident that captioned property is clean, clear , marketable & free from all encumbrances & dues.



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Opinion -

After Perusal of documents made available to me and search taken from the office of Sub-Registrar office Jalgaon of Captioned Property for the period 2006 till 24/02/2018 I opined that title of Patil Buildcon Builders & Developers Prop Sau Jyoti Deepak Patil [Share 80%] & Shri Gaurav Surykant Deshmukh [Share 20%]are the absolute owner of Plot No 9 total admeasuring area 511.05 sq mts of Shet Survey No. 290A/2B/3 at City Jalgaon have found no charge, no mortgage & have Clean, clear, Marketable & free from all encumbrances & dues.

Jalgaon

Adv Rekha Patil

REKHA V. PATIL (Sauingale)
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