

Adv. Sachin P. Deshpande

B.Com.LL.B.

12, Sant Gadgebaba Nagar,
Pachora, Tal. Pachora, Dist. Jalgaon
Mo.No.9890942600

Date-31/05/2018.

SEARCH CUM TITLE REPORT
TO WHOM SO EVER IT MAY CONCERN

Respected Sir,

I have gone through revenue papers and I have taken a search of Sub Registry Bhadgaon for a period of 14 years in respect of following properties Plot No.07,08,09,10,17,18,19,46,47,48,49, 50,51,52 53, 54, 55, 56, 57, 58, 59,60,61,62,63, 65,66,67,68,69,70,73,74,75,76, 77, 78, 79, 80, 81, 82, 84,85,86,87,88,89,90,91,92,93,94,95,10510, 107,108, 109,110,111, 112,113,114,115, 116,117,118,119, 120,121,122, 123, out of NA Gat No.604 all these Plots are situated at Bhadagaon shivar and Within Bhadgaon Municipal Council area, Tal- Bhadagaon, Dist-Jalgaon at present above properties belongs to **KISHOR PITAMBER PATIL**, R/o.Pachora, Tal. Pachora, Dist-Jalgaon.

I) PARTICULARS OF PLOT PROPERTIES :

Taluka & District	Situated at	PLOT No.	Area
BHADGAON	WITHIN BHADGAON	1) Plot No.07 out of N.A.Gat No.604	221.25 Sq.Mtr
		2) Plot No.08 out of N.A.Gat No.604	288.07 Sq.Mtr
		3) Plot No.09 out of N.A.Gat No.604	292.05 Sq.Mtr
		4) Plot No.10 out of N.A.Gat No.604	300.48 Sq.Mtr
		5) Plot No.17 out of N.A.Gat No.604	624.88 Sq.Mtr
		6) Plot No.18 out of N.A.Gat No.604	621.15 Sq.Mtr

JALGAON	SHIVAR AREA	7) Plot No.19 out of N.A.Gat No.604	621.15 Sq.Mtr
		8) Plot No.46 out of N.A.Gat No.604	161.56 Sq.Mtr
		9) Plot No.47 out of N.A.Gat No.604	49.00 Sq.Mtr
		10) Plot No.48 out of N.A.Gat No.604	49.00 Sq.Mtr
BHADGAON	WITHIN BHADGAON	11) Plot No.49 out of N.A.Gat No.604	49.00 Sq.Mtr
		12) Plot No.50 out of N.A.Gat No.604	49.00 Sq.Mtr
		13) Plot No.60 out of N.A.Gat No.604	49.00 Sq.Mtr
		14) Plot No.61 out of N.A.Gat No.604	49.00 Sq.Mtr
	SHIVAR AREA	15) Plot No.62 out of N.A.Gat No.604	49.00 Sq.Mtr
		16) Plot No.63 out of N.A.Gat No.604	49.00 Sq.Mtr
		17) Plot No.65 out of N.A.Gat No.604	126.49 Sq.Mtr
		18) Plot No.66 out of N.A.Gat No.604	92.82 Sq.Mtr
JALGAON	WITHIN BHADGAON SHIVAR	19) Plot No.67 out of N.A.Gat No.604	49.00 Sq.Mtr
		20) Plot No.68 out of N.A.Gat No.604	49.00 Sq.Mtr
		21) Plot No.69 out of N.A.Gat No.604	49.00 Sq.Mtr
		22) Plot No.70 out of N.A.Gat No.604	49.00 Sq.Mtr
		23) Plot No.73 out of N.A.Gat No.604	126.00 Sq.Mtr
		24) Plot No.74 out of N.A.Gat No.604	126.00 Sq.Mtr
		25) Plot No.84 out of N.A.Gat No.604	47.25 Sq.Mtr
		26) Plot No.85 out of N.A.Gat No.604	47.25 Sq.Mtr
		27) Plot No.86 out of N.A.Gat No.604	47.25 Sq.Mtr
		28) Plot No.87 out of	47.25 Sq.Mtr



	AREA	N.A.Gat No.604	
		29) Plot No.88 out of N.A.Gat No.604	47.25 Sq.Mtr
		30) Plot No.89 out of N.A.Gat No.604	47.25 Sq.Mtr
		31) Plot No.90 out of N.A.Gat No.604	47.25 Sq.Mtr
		32) Plot No.91 out of N.A.Gat No.604	128.25 Sq.Mtr
		33) Plot No.92 out of N.A.Gat No.604	128.25 Sq.Mtr
		34) Plot No.93 out of N.A.Gat No.604	135.74 Sq.Mtr
		35) Plot No.94 out of N.A.Gat No.604	147.06 Sq.Mtr
		36) Plot No.95 out of N.A.Gat No.604	135.37 Sq.Mtr
		37) Plot No.106 out of N.A.Gat No.604	49.00 Sq.Mtr
		38) Plot No.107 out of N.A.Gat No.604	49.00 Sq.Mtr
		39) Plot No.108 out of N.A.Gat No.604	49.00 Sq.Mtr
		40) Plot No.109 out of N.A.Gat No.604	49.00 Sq.Mtr
		41) Plot No.110 out of N.A.Gat No.604	49.00 Sq.Mtr
		42) Plot No.111 out of N.A.Gat No.604	49.00 Sq.Mtr
		43) Plot No.112 out of N.A.Gat No.604	49.00 Sq.Mtr
		44) Plot No.113 out of N.A.Gat No.604	49.00 Sq.Mtr
		45) Plot No.114 out of N.A.Gat No.604	126.00 Sq.Mtr
		46) Plot No.115 out of N.A.Gat No.604	126.00 Sq.Mtr
		47) Plot No.116 out of N.A.Gat No.604	49.00 Sq.Mtr
		48) Plot No.117 out of N.A.Gat No.604	49.00 Sq.Mtr
		49) Plot No.105 out of N.A.Gat No.604	164.50Sq.Mtr





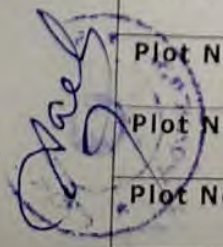
		N.A.Gat No.604	
		72) Plot No.82 out of N.A.Gat No.604	129.50 Sq.Mtr

II) The Boundaries of the Plots are as follows:-

Plot No.	On East	On West	On North	On South
Plot No.07	Plot No.06	Plot No.08	Adj.Gat No.594	12.00 Mtr.Road
Plot No.08	Plot No.7	Plot No.9	Plot No.16	12.00 Mtr.Road
Plot No.09	Plot No.8	Plot No.10	Plot No.15,16	12.00 Mtr.Road
Plot No.10	Plot No.9	Plot No.11	Plot No.14,15	12.00 Mtr.Road
Plot No.17	Adj. Gat No.594	Plot No.18	Adj.Gat No.324	24.00 Mtr.Road
Plot No.18	Plot No.17	Plot No.18	Adj.Gat No.324	24.00 Mtr.Road
Plot No.19	Plot No.18	Amenity Space	Adj.Gat No.324	24.00 Mtr.Road
Plot No.46	9 Mtr Wide Road	Plot No.45	12 Mtr Wide Road	Plot No.47
Plot No.47	9 Mtr Wide Road	Plot No.45	Plot No.46	Plot No.48
Plot No.48	9 Mtr Wide Road	Plot No.45	Plot No.47	Plot No.49
Plot No.49	9 Mtr Wide Road	Plot No.45	Plot No.48	Plot No.50
Plot No.50	9 Mtr Wide Road	Plot No.45	Plot No.49	Plot No.51
Plot No.60	9 Mtr Wide Road	Open Space	Plot No.59	Plot No.61
Plot No.61	9 Mtr Wide Road	Open Space	Plot No.60	Plot No.62
Plot No.62	9 Mtr Wide Road	Open Space	Plot No.61	Plot No.63
Plot No.63	9 Mtr Wide Road	Open Space	Plot No.62	Plot No.64
Plot No.65	9 Mtr Wide Road	Adj. Gat No.605	Adj.Gat No.605	Plot No.66
Plot No.66	9 Mtr Wide Road	Adj. Gat No.605	Plot No.65	Plot No.67
Plot No.67	9 Mtr Wide Road	Adj. Gat No.605	Plot No.66	Plot No.68
Plot No.68	9 Mtr Wide Road	Adj. Gat No.605	Plot No.67	Plot No.69
Plot No.69	9 Mtr Wide Road	Adj. Gat No.605	Plot No.68	Plot No.70
Plot No.70	9 Mtr Wide Road	Adj. Gat No.605	Plot No.69	Plot No.71
Plot No.73	9 Mtr Wide Road	Adj. Gat No.605	Plot No.72	Plot No.74
Plot No.74	9 Mtr Wide Road	Adj. Gat No.605	Plot No.73	Plot No.75



Plot No.84	Plot No.83	Plot No.85	Plot No.103	9.00 Mtr.Road
Plot No.85	Plot No.84	Plot No.86	Plot No.102	9.00 Mtr.Road
Plot No.86	Plot No.85	Plot No.87	Plot No.101	9.00 Mtr.Road
Plot No.87	Plot No.86	Plot No.88	Plot No.100	9.00 Mtr.Road
Plot No.88	Plot No.87	Plot No.89	Plot No.99	9.00 Mtr.Road
Plot No.89	Plot No.88	Plot No.90	Plot No.98	9.00 Mtr.Road
Plot No.90	Plot No.89	Plot No.91	Plot No.97	9.00 Mtr.Road
Plot No.91	Plot No.90	Plot No.92	Plot No.96	9.00 Mtr.Road
Plot No.92	Plot No.91	Plot No.93	Plot No.95	9.00 Mtr.Road
Plot No.93	Plot No.92	9 Mtr Wide Road	Plot No.94	9.00 Mtr.Road
Plot No.94	Plot No.95	9 Mtr Wide Road	9 Mtr Wide Road	Plot No.93
Plot No.95	Plot No.96	Plot No.94	9 Mtr Wide Road	Plot No.92
Plot No.106	Adj.Gat No.314	9 Mtr Wide Road	Plot No.107	Plot No.105
Plot No.107	Adj.Gat No.314	9 Mtr Wide Road	Plot No.108	Plot No.106
Plot No.108	Adj.Gat No.314	9 Mtr Wide Road	Plot No.109	Plot No.107
Plot No.109	Adj.Gat No.314	9 Mtr Wide Road	Plot No.110	Plot No.108
Plot No.110	Adj.Gat No.314	9 Mtr Wide Road	Plot No.111	Plot No.109
Plot No.111	Adj.Gat No.314	9 Mtr Wide Road	Plot No.112	Plot No.110
Plot No.112	Adj.Gat No.314	9 Mtr Wide Road	Plot No.113	Plot No.111
Plot No.113	Adj.Gat No.314	9 Mtr Wide Road	Plot No.114	Plot No.112
Plot No.114	Adj.Gat No.314	9 Mtr Wide Road	Plot No.115	Plot No.113
Plot No.115	Adj.Gat No.314	9 Mtr Wide Road	Plot No.116	Plot No.114
Plot No.116	Adj.Gat No.314	9 Mtr Wide Road	Plot No.117	Plot No.115
Plot No.117	Adj.Gat No.314	9 Mtr Wide Road	Plot No.118	Plot No.116
Plot No.105	Adj.Gat No.314	9 Mtr Wide Road	Plot No.106	9 Mtr Wide Road
Plot No.118	Adj.Gat No.314	9 Mtr Wide Road	Plot No.119	Plot No.117
Plot No.119	Adj.Gat No.314	9 Mtr Wide Road	Plot No.120	Plot No.118
Plot No.120	Adj.Gat No.314	9 Mtr Wide Road	Plot No.121	Plot No.119



Plot No.121	Adj.Gat No.314	9 Mtr Wide Road	Plot No.122	Plot No.120
Plot No.122	Adj.Gat No.314	9 Mtr Wide Road	Plot No.123	Plot No.121
Plot No.123	Adj.Gat No.314	9 Mtr Wide Road	12 Mtr.Road	Plot No.122
Plot No.51	9 Mtr Wide Road	Plot No.45	Plot No.50	Plot No.52
Plot No.52	9 Mtr Wide Road	Open Space	Pot No.51	Plot No.53
Plot No.53	9 Mtr Wide Road	Open Space	Plot No.52	Plot No.54
Plot No.54	9 Mtr Wide Road	Open Space	Plot No.53	Plot No.55
Plot No.55	9 Mtr Wide Road	Open Space	Plot No.54	Plot No.56
Plot No.56	9 Mtr Wide Road	Open Space	Plot No.55	Plot No.57
Plot No.57	9 Mtr Wide Road	Open Space	Plot No.56	Plot No.58
Plot No.58	9 Mtr Wide Road	Open Space	Plot No.57	Plot No.59
Plot No.59	9 Mtr Wide Road	Open Space	Plot No.58	Plot No.60
Plot No.75	9 Mtr Wide Road	Adj.Gat No.657	Plot No.74	9 Mtr Wide Road
Plot No.76	9 Mtr Wide Road	Adj.Gat No.657	9 Mtr Wide Road	Plot No.77
Plot No.77	9 Mtr Wide Road	Adj.Gat No.657	Plot No.76	Plot No.78
Plot No.78	9 Mtr Wide Road	Adj.Gat No.657	Plot No.77	Plot No.79
Plot No.79	9 Mtr Wide Road	Adj.Gat No.657	Plot No.78	Plot No.80
Plot No.80	9 Mtr Wide Road	Adj.Gat No.657	Plot No.79	Plot No.81
Plot No.81	9 Mtr Wide Road	Adj.Gat No.657	Plot No.80	Plot No.82
Plot No.82	9 Mtr Wide Road	Adj.Gat No.657	Plot No.81	Gat No.612

III) PAST AND PREVIOUS TITLE HISTORY:

1) That previously Gat No. 604, 71, 1098 situated at Bhadgaon were owned by Deoram Ravji Mali, then due to demise of Deoram Ravji Mali Dt.23/02/1979 his legal heirs three sons, two daughters & wife i.e. Rajaram Deoram Mali and others had mutated to land Gat No.604, 71 & 1098 in the revenue record **VIDE M.E.NO.693 DATED 06/05/1980.**

2) Then Rajaram Deoram Mahajan & others have mutually distributed and divided their ancestral properties, so in this effect Gat No.604 & 605

was allotted in the name and share of Rajaram Deoram Mahajan VIDE M.E.NO.1345 DATED 28/03/1986.

3) Then after demise of Rajaram Deoram Mahajan his legal heirs Subhash Rajaram Mahajan & others have mutated to Gat No.604 in revenue record, VIDE M.E.NO.5809 DATED 12/05/2010.

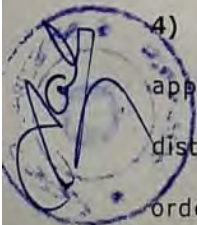
5) Then later on Shatanbai Arjun Mali & Sarswati Kashinath Mali have relinquished their undivided share / rights in Gat No.604 in favour of Subhash Rajaram Mahajan & others, without any consideration by way of Regd. Relinquishment Deed VIDE M.E.NO.4334 DATED 18/06/2004.

4) Then later on Gautamabai Rajaram Mahajan & others have relinquished their undivided share / rights in Gat No.604 in favour of Subhash Rajaram Mahajan & others, without any consideration by way of Regd. Relinquishment Deed VIDE M.E.NO.5848 DATED 18/06/2010.

6) Then later on Kishor Pitambar Patil & Manohar Ramkrushna Sonar have purchased land Gat No.604 for consideration amount of Rs.16,25,000/- Dt. 28/04/2017 from Subhash Rajaram Mahajan & others by way of Regd. Sale Deed (vide Regd.Docu.No.1130/2014) VIDE M.E.NO.6828 DATED 16/06/2014.

3) Then Kishor Pitambar Patil & Manohar Ramkrushna Sonar have applied before Hon'ble The Collector, Jalgaon for N.A. Residential use permission of Gat No. 604,. Accordingly Hon'ble Collector, Jalgaon passed order No. Binsheti /SR/23/2015 Dt.10/06/2015 and ADTP sanctioned layout of above property Gat No.604, total 147 plots are demarcated. VIDE M.E.NO.7486 DATED 18/08/2016

4) Then Kishor Pitambar Patil & Manohar Ramkrushna Sonar have applied before Hon'ble Tahildar, Bhadgaon for mutually partition and distribution of NA Plots of NA Gat No 604 between themselves, so after order of Tahsildar Bhadgaon total 147 Plots have been distributed



between Kishor Pitambar Patil & Manohar Ramkrushna Sonar, so
abovemnetioned Plot No. **Plot No.07,08,09,10,17,18,19,46,47,48,49,**
50,51,52 53, 54, 55, 56, 57, 58, 59,60,61,62,63,
65,66,67,68,69,70,73,74,75,76, 77, 78, 79, 80, 81, 82,
84,85,86,87,88,89,90,91,92,93,94,95,10510, 107,108,
109,110,111,112,113,114,115, 116,117,118,119, 120,121,122,
123, out of NA Gat No.604 (Total 72 Plots) have been allotted in the
name and share of Kishor Pitambar Patil as an Owner **VIDE M.E.NO.7486**
DATED 27/12/2016.

2005 to 2018 (14 years)

Date: 28/02/2018,

Search Receipt No.857

IV) LEGAL OPINION:

(1) On perusal of all the above referred documents and after taking
search, I am of the opinion that the above Plot Properties **Plot**
No.07,08,09,10,17,18,19,46,47,48,49, 50,51,52 53, 54, 55, 56, 57,
58, 59,60,61,62,63, 65,66,67,68,69,70,73,74,75,76, 77, 78, 79, 80,
81, 82, 84,85,86,87,88,89,90,91,92,93,94,95,10510, 107,108,
109,110,111, 112,113,114,115, 116,117,118,119, 120,121,122, 123,
out of NA Gat No.604 all these Plots are situated at Bhadagaon shivar and
Within Bhadgaon Municipal Council area, Tal-Bhadagaon, Dist-Jalgaon at
present above properties belongs to **KISHOR PITAMBER PATIL,**
R/o.Pachora, Tal. Pachora, Dist-Jalgaon

(2) The said documents of title referred to above are the perfect evidence
of the Title of the properties. There is no any charge on the above
properties. Hence I certify that, title is clear and free from all encumbrances
and also readily marketable

PACHORA

DATE:31/05/2018



SACHIN R. DESHPANDE

ADVOCATE, PACHORA