Office :
202, 1st floor, B Wing,
V. V. Market, Navi Peth,
Jalgaon - 425 001.
Ph. (0257) 2227836

Mrs. Meena D. Chaudhari
B.Sc., LL.M., Advocate
Sanad Regd. No.MAH/1529/90
Dt.27/09/1990

TITLE VERIFICAITON AND SEARCH REPORT

1) Name of the applicant :

Shri. Vinaykumar Uttamchand Parakh, partner of Town-square Builders, Jalgaon

2) Purpose of Investigation :

To find out clear and marketable title of a Land bearing Plot No. 29 of Gat No. 21, admeasuring area 560.00 sq.mt. situated at Mauje Pimprala, Tal. & Dist. Jalgaon.

3) Detail/Description of Document Scrutinized :

Sr. No.	Date of documents	Name of doucments	Wheher original/ certified/True copy/ Photostate copy
1	15/08/2018	7/12 Extract of the property	Zerox
2	23/10/2018	"D" Extract of the property	Zerox
3	18/08/2018	Sale Deed	Zerox
4	17/07/2018	Vikas Kararnama	Zerox

4) Detail/Description of Property/properties :

Sr. No.	S.No./Hata No. H.No./Site No.	Extent area of land/building	Location/Sub-District/District	Boundaries of Land
1	Plot No.29, Gat No. 21	560.00 sq.mt	Mauje Pimprla Tal. & Dist. Jalgaon.	East : Plot No. 30 West : Road North : Service Road South : Pimprala Road

5) Trace of Title :

a) On 15/08/1990, Gulam Haider Gulam Moham, the owner of land bearing Plot No. 29, Gat No. 21, situated at Mauje Pimprala, Tal. & Dist. Jalgaon died and hence his legal heir namely - Son (i) Ajamkhan G. Haidar, age - 12, (ii) Mohasinkhan G. Haider, age - 10, Daughters - (iii) Kum. Kushanbi G. Haider, age - 16, (iv) Kum. Yasminbi G. Haider, age - 15, (v) Kum. Phurkha G. Haider,

Office :
202, 1st floor, B Wing,
V. V. Market, Navi Peth,
Jalgaon - 425 001.
Ph. (0257) 2227836

Mrs. Meena D. Chaudhari
B.Sc., LL.M., Advocate
Sanad Regd. No.MAH/1529/90
Dt.27/09/1990

age -13, (v) Wife - Rashidbi G. Haider, age - 40 came on record. No. 6 for herself and as guardian for No. 1 to 5 name was recorded in the village record.

Accordingly mutuation entry was effected.

b) Hon. Collector, Jalgaon had granted permission to land bearing Gat No. 21 situated at Pimprala, Tal. & Dist. Jalgaon by order bearing No. RB/L.NA/S.R./ 124/79, dt. 18/08/1980 to use the land for non-agriculture purpose on terms and conditions mentioned in the order.

c) On 25/01/2000, (i) Sau. Manisha Rajendra Lad, (ii) Sau. Dipa Arvind Bhosale and (iii) Kalabai Kadu Mahajan had purchased southside part of Plot No. 29, Gat No. 21 situated at Mauje Pimprala, Tal. & Dist. Jalgaon admeasuring area 76.27 sq.mt. from Ajam G. Haider and others for consideration of Rs.2,00,000/- (Rs. Two lacs only) by Regd. Sale Deed bearing dastta No. 564.

d) Shri. Vinaykumar Uttamchand Parakh, partner of Town-square Builders, Jalgaon had purchased south part of Plot No. 29, Gat No. 21 situated at Mauje Pimprala, Tal. & Dist. Jalgaon, admeasuring area 76.27 sq.mt. out of total area 560.00 sq.mt. from (i) Sau. Manisha R. Lad, (ii) Sau. Dipa A. Bhosale, (ii) Sau. Kalabai K. Mahajan for consideration of Rs. 10,00,000/- (Rs. Ten lacs only) by Regd. Sale Deed bearing Dastta No. 3081/2018.

e) On 17/07/2018 Land Development Agreement was made between Shri. Vinaykumar Uttamchand Parakh, Partner of Town-square Builders, Jalgaon (One party) and (i) Shri. Umakant Shenphadu Chaudhari for himself and General Power of Attorney hodler for (ii) Shri. Dinesh Umakant Chaudhari, (iii) Shri. Girish Umakant Chaudhari (Other Party) to develop a land bearing Plot No. 29, Gat No. 21, admeasuring ara 483.66 sq.mt. situated at Pimprala, Tal. & Dist. Jalgaon for consideration of Rs. 2,03,50,000/- (Rs.Two crore three lakhs fifty thousand only) by Regd. Deed bearing Dastta No. 2683/2018.

Mrs. MEENA D. CHAUDHARI ADVOCATE JALGAON

The abovesaid land was purchased in auction by the owners namely (i) Shri. Umakant Shenphadu Chaudhari, (ii) Shri. Dinesh Umakant Chaudhari, (iii) Shri. Girish Umakant Chaudhari from Jalgaon Peoples Co-Op. Bank Ltd., Jalgaon.

The abovesaid bank had given Sale Certificate to the abovesaid owner of abovesaid property and Sale Deed was made and registered in Sub-registar

Office :
202, 1st floor, B Wing,
V. V. Market, Navi Peth,
Jalgaon - 425 001.
Ph. (0257) 2227836

Mrs. Meena D. Chaudhari
B.Sc., LL.M., Advocate
Sanad Regd. No.MAH/1529/90
Dt.27/09/1990

Office, Jalgaon having signature of the borrower Shri. Suresh Kashinath Narale as consent party bearing Dastta No. 2534, dt. 05/07/2018.

The abovesaid Development agreement the party has given possession to Shri. Vinaykumar Uttamchand Parekh for the development of the abovesaid property and also by Power of Attormey, Power of built, Sale the Shops and building which was constructed on the abovesaid plot.

6) Litigation before any court of law :

No Litigation.

7) Legal Opinion :

On persual of all documents submitted to me by the applicant and on search of record of Sub-registrar Office, Jalgaon for the period of year 1989-2018 (30 years which is in existence and made available to me) as asked by the applicant, I am of opinion that South part of Plot No. 29 of Gat No. 21, bearing area 76.27 sq.mt. is owned and possessed and North part of Plot No. 29 of Gat No. 21, bearing area 483.66 sq.mt. is possessed by Shri. Vinaykumar Uttamchand Parakh, partner of Town-square Builders, Jalgaon, North part of Plot No. 29, area 483.66 sq.mt. is owned by (i) Shri. Umakant Shenphadu Chaudhari, (ii) Shri. Dinesh Umakant Chaudhari and (iii) Shri. Girish Umakant Chaudhari.

The abovesaid property is not under the acquisition or requisition by any public or private authorities.

The title of the said property is clear and marketable having no encumbrance.

And hence, the said Title Certificate.

8) Requirement :

Fresh property extract in the name of the owner.

Place : Jalgaon
Date : 27/11/2018

Mrs. MEENA D. CHAUDHARI ADVOCATE JALGAON

(Mrs. Meena D. Chaudhari)
Advocate, Jalgaon