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नोंदणी क्र.: 39म

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पावती क्र.: 5983 दिनांक: 05/12/2018

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: जलन3-0-2018

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: ऍड एच किरगे

वर्णन सव्हे नं 456/2 प्लॉट नं 77/78/91/92 क्षेत्र 715.40 चौ.मी. सन 1989 ते 2018 एकुण 30 वर्ष

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Class-2 Jalgaon 3

1); देयकाचा प्रकार: eChallan रकम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008669103201819E दिनांक: 27/11/2018

बँकेचे नाव व पत्ता:

05/12/2018

**Date :- 27/11/2018**

**TITLE SEARCH REPORT**

**1) Name of the Applicants :-**

Vastu Construction's partner Shri.Surendra Gunwantrao Chavan, Age 55 years, Occu.Business, R/o.Gulmohar Colony, Behind M.J.College, Jalgaon

**2) Purpose of Investigation :-**

To find out the clear and marketable title of Plot No.77/78/91/92 admeasuring 715.40 Sq.Mtrs. out of Survey No.456/2 of Mehrun within the limit of Jalgaon Municipal Corporation, Jalgaon, Tal. & Dist.Jalgaon.

**3) Description of the Property :-**

Plot No.77/78/91/92 admeasuring 715.40 Sq.Mtrs. out of Survey No.456/2 of Mehrun within the limit of Jalgaon Municipal Corporation, Jalgaon, Tal. & Dist.Jalgaon. The said Plot is bounded as under:-

|                     |   |                 |
|---------------------|---|-----------------|
| On or towards East  | - | Plot No.79 & 90 |
| On or towards West  | - | Plot No.76 & 93 |
| On or towards North | - | Road & Use      |
| On or towards South | - | Road            |

**4) Past and previous title documents :-**

Before 1992 the said Survey No.456/2 admeasuring 2H-76R assessment Rs.10=16ps situated at Mehrun, Tal. & Dist. Jalgaon was owned and possessed by Vishnu Hari Bhangale and others-9.

According to application dated 24/01/1992 of Vishnu Hari Bhangale and others-9 the following types of Hisse were determine as under :-

- 1) Vishnu Hari Bhangale 1/2 hissa out of 1/8 hissa
- 2) Subhash Ramchandra Kabra 1/8 hissa
- 3) Vijay Ramchandra Kabra 1/8 hissa
- 4) Saraswatibai Raghunath Rathi 1/8 hissa
- 5) Fulchand Kashainath Kabra 1/8 hissa
- 6) Vasant Shankar Chirmade 1/8 hissa
- 7) Jankiram Pachu Rane 1/8 hissa
- 8) Anil Vasant Chirmade 1/8 hissa
- 9) Umakant Vishnu Bhangale 1/8 hissa out of 1/8 hissa

Therefore M.E.No.26978 was effected in record of rights.

According to application dated 16/07/1992 of Vasant Shankarrao Chirmade common 1/8 hissa transfer to this brothers name as under:-

- 1) Vasant Shankarrao Chirmade 1/15 share out of 1/8
- 2) Murlidhar Shankarrao Chirmade 1/15 share out of 1/8
- 3) Janardhan Shankarrao Chirmade 1/15 share out of 1/8
- 4) Arun Shankarrao Chirmade 1/15 share out of 1/8
- 5) Sharad Baliram Chirmade 1/10 share out of 1/8
- 6) Yogesh Baliram Chirmade 1/10 share out of 1/8

Therefore M.E.No.27683 was effected in record of rights.

According to application dated 24/01/1992 Vishnu Hari Bhangale and others -9 therefore partition was effected as under :-

- 1) Vishnu Hari Bhangale 1/2 share out of 1/8
- 2) Subhash Ramchandra Kabra 1/8 share
- 3) Vijay Ramchandra Kabra 1/8 share
- 4) Saraswatabai Raghunath Lathi 1/8 share
- 5) Fulchand Kashinath Kabra 1/8 share
- 6) Vasant Shankar Chirmade 1/8 share
- 7) Jankiram Pachu Rane 1/8 share
- 8) Anil Vasant Chirmade 1/8 share
- 9) Umakant Vishnu Bhangale 1/2 share out of 1/8

Therefore M.E.No.26978 was effected in record of rights.

K. H. S.  
Advocate B.A.L.L.B.  
JALGAON

On 30/08/1996, Murlidhar Shankar Chirmade, Janardhan Shankar Chirmade, Sharad Baliram Chirmade, Arun Shankar Chirmade, Yogesh Baliram Chirmade had executed registered sale deed of common land admeasuring 0H-34.50R out of Survey No.456/2 of Mehrun, Tal. & Dist.Jalgaon in favour of proposed Rajas Co-Op. Gruh Nirman Society Ltd.Jalgaon's Chief Pramotor Dilip Ananda Kolhe for consideration of Rs.1,50,000/- and having its serial No.3708 and M.E.No.34539 was effected in record of rights.

On 02/09/1996, Umakant Vishnu Bhangale had executed registered sale deed of common land admeasuring 0H-17.25R out of Survey No.456/2 of Mehrun, Tal. & Dist.Jalgaon in favour of proposed Rajas Co-Op. Gruh Nirman Society Ltd.Jalgaon's Chief Pramotor Dilip Ananda Kolhe for consideration of Rs.75,000/- and having its serial No.3746 and M.E.No.34540 was effected in record of rights.

On 09/10/1996, Vijay Ramchandra Kabra had executed registered sale deed of common land admeasuring 0H-34.50R out of Survey No.456/2 of Mehrun, Tal. & Dist.Jalgaon in favour of proposed Rajas Co-Op. Gruh Nirman Society Ltd.Jalgaon's Chief Pramotor Dilip Ananda Kolhe for consideration of Rs.1,50,000/- and having its serial No.4180 and M.E.No.34541 was effected in record of rights.

On 09/10/1996, Subhash Ramchandra Kabra had executed registered sale deed of common land admeasuring 0H-34.50R out of Survey No.456/2 of Mehrun, Tal. & Dist.Jalgaon in favour of proposed Rajas Co-Op. Gruh Nirman Society Ltd.Jalgaon's Chief Pramotor Dilip Ananda Kolhe for consideration of Rs.1,50,000/- and having its serial No.4189 and M.E.No.34542 was effected in record of rights.

On 09/10/1996, Fulchand Kashinath Kabra had executed registered sale deed of common land admeasuring 0H-34.50R out of Survey No.456/2 of Mehrun, Tal. & Dist.Jalgaon in favour of proposed

*Kirange H. G.*  
Advocate B.A.L.L.B.  
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Rajas Co-Op. Gruh Nirman Society Ltd.Jalgaon's Chief Pramotor Dilip Ananda Kolhe for consideration of Rs.1,50,000/- and having its serial No.4178 and M.E.No.34543 was effected in record of rights.

On 09/10/1996, Jankiram Pachu Rane had executed registered sale deed of common land admeasuring 0H-17.25R out of Survey No.456/2 of Mehrun, Tal. & Dist.Jalgaon in favour of proposed Rajas Co-Op. Gruh Nirman Society Ltd.Jalgaon's Chief Pramotor Dilip Ananda Kolhe for consideration of Rs.75,000/- and having its serial No.4227 and M.E.No.34535 was effected in record of rights.

On 09/10/1996, Sau.Saraswati Raghunath Rathi had executed registered sale deed of common land admeasuring 0H-34.50R out of Survey No.456/2 of Mehrun, Tal. & Dist.Jalgaon in favour of proposed Rajas Co-Op. Gruh Nirman Society Ltd.Jalgaon's Chief Pramotor Dilip Ananda Kolhe for consideration of Rs.1,50,000/- and having its serial No.4226 and M.E.No.34536 was effected in record of rights.

On 02/09/1996, Vishnu Hari Bhangale had executed registered sale deed of common land admeasuring 0H-17.25R out of Survey No.456/2 of Mehrun, Tal. & Dist.Jalgaon in favour of proposed Rajas Co-Op. Gruh Nirman Society Ltd.Jalgaon's Chief Pramotor Dilip Ananda Kolhe for consideration of Rs.75,000/- and having its serial No.3745 and M.E.No.34537 was effected in record of rights.

On 30/08/1996, Anil Vasant Chirmade had executed registered sale deed of common land admeasuring 0H-34.50R out of Survey No.456/2 of Mehrun, Tal. & Dist.Jalgaon in favour of proposed Rajas Co-Op. Gruh Nirman Society Ltd.Jalgaon's Chief Pramotor Dilip Ananda Kolhe for consideration of Rs.1,50,000/- and having its serial No.3707 and M.E.No.34538 was effected in record of rights.

On 09/10/1996, Jankiram Pachu Rane had executed registered sale deed of common land admeasuring 0H-17.25R out of Survey No.456/2 of Mehrun, Tal. & Dist.Jalgaon in favour of proposed Rajas Co-Op. Gruh Nirman Society Ltd.Jalgaon's Chief Pramotor Dilip Ananda Kolhe for consideration of Rs.75,000/- and having its serial No.4181 and M.E.No.34539 was effected in record of rights.

The Hon'ble Collector, Jalgaon was pleased to grant a non-agricultural permission by his order No. LND/1097/SR/248/97 dated 29/06/1998 of Survey No.456/2 of Mehrun, Tal. & Dist. Jalgaon and M.E.No. 36777 was effected in record of rights.

According to application of proposed Rajas Co-Op. Gruh Nirman Society Ltd.Jalgaon's Chief Pramotor Dilip Ananda Kolhe names society Survey No.456/2 of Mehrun, Tal. & Dist.Jalgaon do not registered and will not registered and M.E.No.36413 was effected in record of rights.

On 11/05/1999, Dilip Ananda Kolhe had executed registered sale deed of Plot No.78 admeasuring 178.85 Sq.Mtrs. & Plot No.91 admeasuring 178.85 Sq.Mtrs. out of Survey No.456/2 of Mehrun, Tal. & Dist.Jalgaon in favour of Chandrakant Velji Palan for consideration of Rs.69,300/- and having its serial No.2984 and M.E.No.38892 was effected in record of rights.

On 11/05/1999, Dilip Ananda Kolhe had executed registered sale deed of Plot No.77 admeasuring 178.85 Sq.Mtrs. & Plot No.92 admeasuring 178.85 Sq.Mtrs. out of Survey No.456/2 of Mehrun, Tal. & Dist.Jalgaon in favour of Sau.Pradhnya Vinod Palan for consideration of Rs.69,300/- and having its serial No.2983 and M.E.No.38893 was effected in record of rights.

*Kirange H. G.*  
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JALGAON

On 30/08/2016, Sau.Pradhnya Vinod Palan had executed registered sale deed of Plot No.77 admeasuring 178.85 Sq.Mtrs. out of Survey No.456/2 of Mehrun, Tal. & Dist.Jalgaon in favour of Sai Developers Jalgaon's Partner 1) Sanjay Madanlal Sisodiya, 2) Uttam Ananda Patil, 3) Pralhad Shankar Chavan for consideration of Rs.21,72,000/- and having its serial No.2784 and M.E.No.78336 was effected in record of rights.

On 30/08/2016, Chandrakant Velji Palan had executed registered sale deed of Plot No.78 admeasuring 178.85 Sq.Mtrs. & Plot No.91 admeasuring 178.85 Sq.Mtrs. out of Survey No.456/2 of Mehrun, Tal. & Dist.Jalgaon in favour of Sai Developers Jalgaon's Partner 1) Sanjay Madanlal Sisodiya, 2) Uttam Ananda Patil, 3) Pralhad Shankar Chavan for consideration of Rs.21,72,000/- and having its serial No.2783 and M.E.No.78346 was effected in record of rights.

On 23/05/2017, Sau.Pradhnya Vinod Palan had executed registered sale deed of Plot No.92 admeasuring 178.85 Sq.Mtrs. out of Survey No.456/2 of Mehrun, Tal. & Dist.Jalgaon in favour of Sai Developers Jalgaon's Partner 1) Sanjay Madanlal Sisodiya, 2) Uttam Ananda Patil, 3) Pralhad Shankar Chavan for consideration of Rs.21,72,000/- and having its serial No.2784 and M.E.No.79653 was effected in record of rights.

On 14/05/2018, Sai Developers Jalgaon's Partner 1) Sanjay Madanlal Sisodiya, 2) Uttam Ananda Patil, 3) Pralhad Shankar Chavan had executed registered sale deed of Plot No.77 admeasuring 178.85 Sq.Mtrs., Plot No.78 admeasuring 178.85 Sq.Mtrs., Plot No.91 admeasuring 178.85 Sq.Mtrs., Plot No.92 admeasuring 178.85 Sq.Mtrs. out of Survey No.456/2 of Mehrun, Tal. & Dist.Jalgaon total admeasuring 715.4 Sq.Mtrs. in favour of Vastu Construction's partner Shri.Surendra Gunwantrao Chavan for consideration of Rs.45,60,000/- and having its serial No.1883 and M.E.No.83148 was effected in record of rights.

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The Hon'ble Sub-Divisional Officer, Jalgaon granted a consolidation plots by his order No.LND/KAVI/ETAPAL/2018/33/150/637/18-08-2018 as under :-

| Surveu No. | Plot No.    | Area            | Holder                                                             |
|------------|-------------|-----------------|--------------------------------------------------------------------|
| 456/2      | 77/78/91/92 | 715.40 Sq.Mtrs. | Vastu Construction's<br>partner Shri.Surendra<br>Gunwantrao Chavan |

Therefore M.E.No.83908 was effected in record of rights.

The Hon'ble Commissioner, Municipal Corporation of the City of Jalgaon granted a building plan by his letter No.0514 dated 11/10/2018 of Plot No.77/78/91/92 admeasuring 715.40 Sq.Mtrs. out of Survey No.456/2 of Mehrun within the limit of Jalgaon Municipal Corporation, Jalgaon, Tal. & Dist.Jalgaon.

**5) Searches Taken :-**

- 1) Record of Sub-Registrar Office, Jalgaon from 1988 to 2018
- 2) 7/12 Extract from 1990 to 2018
- 3) M.E.Concerning the said Plot No.
- 4) Zerox copy of N.A.Order
- 5) Zerox copy of sale deed dated 16/05/2018
- 6) Zerox copy of lay out

**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 applicant **Vastu Construction's partner Shri.Surendra Gunwantrao Chavan** is the absolute owner and possessor of **Plot No.77/78/91/92 admeasuring 715.40 Sq.Mtrs. out of Survey No.456/2 of Mehrun within the limit of Jalgaon Municipal Corporation, Jalgaon, Tal. & Dist.Jalgaon** having is clear and marketable title which is free from all encumbrances.

Hence this title report.

**Jalgaon**

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