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Regn.0004

पार.सं.क्र.: 4963 दिनांक: 28/08/2018

आगत सं.:

इस्तऐवजाचा अनुक्रमेक क्र. 0-2018

इस्तऐवजाचा प्रकार:

सातार कार्यान्वासे माग: अॅड एच.जी.किरगे

अर्जाचा जाळगाव क्र. 27 पैकी प्लॉट नं. 5+6

(सन 1988 ते 2018 - 30 वर्षे) शोध व निरीक्षण

५ / 100 (2)

एकूण:

५ / 100 (2)

1) देवळाचा प्रकार: my (2018) ५ / 100 (2)

सह.दुय्यम निबंधक(वर्ग-२)
जळगाव-२

Date :- 29/03/2019

TITLE SEARCH REPORT

1) Name of the Applicants :-

1) Shri.Santosh Chandrakant Jawale, Age 54 years, Occu. Business, R/o. 37, Sadguru Co.Op.Mandal, Near Sane Guruji Colony, Jalgaon, Tal. & Dist.Jalgaon

2) Shri.Nitin Rupchand Patil, Age 53 years, Occu. Business, R/o. Plot No.6, Dinanathwadi, Ring Road, Jalgaon, Tal. & Dist.Jalgaon

2) Purpose of Investigation :-

To find out the clear and marketable title of Plot No.5+6 admeasuring 917.12 Sq.Mtrs. out of Survey No.27 of Jalgaon City, Tal. & Dist.Jalgaon.

3) Description of the Property :-

Plot No.5+6 admeasuring 917.12 Sq.Mtrs. out of Survey No.27 of Jalgaon City, Tal. & Dist.Jalgaon. The said Plot is bounded as under:-

On or towards East	-	Plot No.4
On or towards West	-	Plot No.7
On or towards North	-	Plot No.15 & 20
On or towards South	-	Jalgaon to Asoda Road

4) Past and previous title documents :-

Before 1974 the said Survey No.27 admeasuring 1H-13R assessment Rs.10=62ps. situated at Jalgaon, Tal. & Dist.Jalgaon was owned and possessed by Ramesh Tryambakrao Bhoite

On 06/08/1974, Ramesh Tryambakrao Bhoite died at Jalgaon and following are the legal heirs of deceased Ramesh Tryambakrao Bhoite

- | | | |
|----------------------------|---|----------|
| 1) Pushpabai Ramesh Bhoite | - | Wife |
| 2) Virendra Ramesh Bhoite | - | Son |
| 3) Premlata Ramesh Bhoite | - | Daughter |

Therefore M.E.No.9169 was effected in record of rights.

The Hon'ble Tahsildar, Jalgaon was granted a partition by his order No.RTS/1213 dated 20/12/1984 of Survey No.27 and Survey No.295 of Jalgaon, Tal. & Dist. Jalgaon as under :-

Survey No.	Area	Assess.	Holder
27	1H-13R	Rs.10=62	1) Virendra Ramesh Bhoite 2) Premlata Ramesh Bhoite M/G Pushpabai Ramesh Bhoite

Therefore M.E.No.9284 was effected in record of rights.

The Hon'ble Collector, Jalgaon was pleased to grant a non-agricultural permission by his order No. LND/1091/SR/203 dated 24/10/1991 of Survey No.27 of Jalgaon, Tal. & Dist. Jalgaon and M.E.No. 22210 was effected in record of rights.

The Hon'ble Chief Officer, Town Planner, Municipal Council, Jalgaon granted a lay-out by his letter No.188 dated 29/04/1991 of Survey No.27 of Jalgaon, Tal. & Dist.Jalgaon as under :-

Survey No.	Plot No.	Area	
27	5	460.37 Sq.Mtrs.	1) Virendra Ramesh Bhoite
27	6	456.75 Sq.Mtrs.	2) Pushpabai Ramesh Bhoite & 3) Premlata Ramesh Bhoite (Before marriage name) Premlata Satish Zanzane

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

Therefore M.E.No.22216 was effected in record of rights.

On 05/12/2012, 1) Virendra Ramesh Bhoite, 2) Pushpabai Ramesh Bhoite & 3) Premlata Ramesh Bhoite (Before marriage name) Premlata Satish Zanzane had executed registered sale deed of Plot Nos.1 to 2 & 5 to 18, 20 & 32 & 33 out of Survey No.27 of Jalgaon in favour of Jalaram Infra Solution Pvt.Ltd's Director - Chandulal Vishrambhai Patel for consideration of Rs.1,00,20,000/- and having its serial No.7325 and M.E.No.41773 was effected in record of rights.

On 03/05/2014, Jalaram Infra Solution Pvt.Ltd's Director - Chandulal Vishrambhai Patel had executed registered sale deed of Plot No.5 admeasuring 460.37 Sq.Mtrs., Plot No.8 admeasuring 456.75 Sq.Mtrs. & Northern side portion admeasuring 236.25 Sq.Mtrs. out of Plot No.9 of Survey No.27 of Jalgaon in favour of Nitin Rupchand Patil for consideration of Rs.34,50,000/- and having its serial No.1645 and M.E.No.43033 was effected in record of rights.

On 03/05/2014, Jalaram Infra Solution Pvt.Ltd's Director - Chandulal Vishrambhai Patel had executed registered sale deed of Plot No.6 admeasuring 456.75 Sq.Mtrs., Plot No.7 admeasuring 456.75 Sq.Mtrs. of Survey No.27 of Jalgaon in favour of Santosh Chandrakant Jawale for consideration of Rs.27,32,000/- and having its serial No.1644 and M.E.No.43035 was effected in record of rights.

The Hon'ble Dy. Commissioner / Town Planner, Municipal Corporation of the City of Jalgaon granted a amalgamation by his order No.TP/SUB/AMAL2707 dated 30/01/2017 of Plot Nos. 5 & 6 out of Survey No.27 of Jalgaon, Tal. & Dist. Jalgaon as under :-

Survey No	Plot No.	Area	Holder
27	5+6	917.12 Sq.Mtrs.	1) Nitin R.Patil 2) Santosh C.Jawale

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

The Hon'ble Commissioner, Jalgaon City Municipal Corporation Jalgaon issue a commencement certificate No.0745 dated 26/10/2017 of Plot No.5+6 admeasuring 917.12 Sq.Mtrs. out of Survey No.27 of Jalgaon, Tal. & Dist.Jalgaon.

The Hon'ble Assistant Town Planning Jalgaon City Municipal Corporation Jalgaon issue a commencement certificate No.T.P./B.P./1101 dated 18/12/2018 of Proposed Third Floor Residence only admeasuring 293.30 Sq.Mtrs. out of Plot No.5+6 of Survey No.27 of Jalgaon, Tal. & Dist.Jalgaon.

On 21/02/2019, 1) Shri.Santosh Chandrakant Jawale & 2) Shri.Nitin Rupchand Patil had executed a Notary Register partnership deed of Shubhmangal Developers, Jalgaon of Plot No.5+6 of Survey No.27 of Jalgaon, Tal. & Dist.Jalgaon and having its serial No.352.

5) **Searches Taken :-**

- 1) Record of Sub-Registrar Office, Jalgaon from 1988 to 2019
- 2) 7/12 Extract from 1988 to 2019
- 3) M.E.Concerning the said plot
- 4) Zerox copies of sale deeds dated 03/05/2014
- 5) Zerox copy of Amalgamation order dated 30/01/2017
- 6) Zerox copy of building plan
- 7) Zerox copy of sale deed dated 05/12/2012
- 8) Zerox copy of commencement certificate & Zerox copy of Building Plan of Proposed Third Floor
- 9) Zerox copy of partnership deed dated 21/02/2019.

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.Santosh Chandrakant Jawale**, 2) **Shri.Nitin Rupchand Patil** are the absolute owner and possessor of **Plot No.5+6 admeasuring 917.12 Sq.Mtrs. out of Survey No.27 of Jalgaon City, Tal. & Dist.Jalgaon** having its clear and marketable title which is free from all encumbrances.

Hence this title report.

Jalgaon

Date :- 29/03/2019


Kirange H. G.


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