

DURGADAS N. PATIL

B.Sc., LL.B.

ADVOCATE

Chopda, Dist. Jalgaon

Mo. 9850691379

CERTIFICATE OF TITLE

: NAME OF THE PERSON OFFERING THE SEARCH REPORT :

1) Shri. Dipak Bhanudas Patil,

2) Mrs. Rupali Dipak Patil,

3) Shri.Chandrakant Hari Patil

Residing At - Chopda,Tal. Chopda, Dist. Jalgaon

132/0

इतर पावती

Saturday, 02 February 2019 1:26 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 928 दिनांक: 02/02/2019

गावाचे नाव: चोपडा

दस्तऐवजाचा अनुक्रमांक: चपड-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड.डी.एन.पाटील, रा.चोपडा

वर्णन मीजे चोपडा येथील गट नंबर 1061/2 प्लॉट नंबर 1/2 या मीळकतीचा शोध अर्ज क्र 339

शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00


Sub Registrar Chopada

1); देयकाचा प्रकार: eChallan रक्कम: रु.325/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011427301201819E दिनांक: 02/02/2019

वैकेचे नाव व पत्ता:

DURGADAS N. PATIL
B.Sc., LL.B.
ADVOCATE
Chopda, Dist. Jalgaon
Mo. 9850691379

LEGAL SCRUTINY REPORT

To,

Whom However Concern

Dear Sir,

With reference to oral request, I submit my legal scrutiny report as under :

1. Name and address of the Applicants / title holder :

- 1)Shri.Dipak Bhanudas Patil,
 - 2) Rupali Dipak Patil,
 - 3)Shri.Chandrakant Hari Patil
- R/o- Chopda Tal. Chopda, Dist. Jalgaon

2. Details / description of the documents scrutinized:

S.N.	Date of Document	Name of the Document	Whether Original/ Certified/ Photocopy / True Copy
1	29-01-2019	7/12 Extract of Plot No. 1/2 out of Gat No. 1061/2 of Chopda Shivar Tal. Chopda	True Copy
2	28-02-2017	7/12 Extract of Gat No. 1061/2 of Chopda Shivar Tal. Chopda	True Copy
3	23-05-2017	M.E.No. - 9869,12110, 12050,13430, 18643, 22069, 24565, 25868 25867, 27533, 27534, 35611, 35617.	True Copy
4	27-04-2017	Sale Deed of Plot No. 1bearing document No. 1298/2017 & Sale Deed of Plot No. 1bearing document No. 1299/2017.	True Copy

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3. Details / Description of the Property / ies.

The Non-Agricultural Plot No. 1/2 admeasuring area 1249.43 Sq. Mtr. and assessment of Rs. 1310.00 Paise out of N. A. Gat No1061/2 situated within the local limits of Chopda Tal. Chopda, Dist. Jalgaon is owned and possessed by 1)Shri.Dipak Bhanudas Patil, 2) Mrs. Rupali Dipak Patil, 3) Shri.Chandrakant Hari Patil.

Boundaries

East : Plot No- 2&3
West : Gat no-1061,1062
North : Chopda-Gorgawale Road.
South : Plot no-13

4. Brief history of the property/ies :

The agricultural land Gat No. 1061/2 of Chopda was previously owned and possessed by Pushpabai Pundlik Mahajan.

Thereafter they moved an application before Collector, Jalgaon for conversion of said agricultural land for non-agricultural residential purpose and same was granted by Collector, Jalgaon by his officer No. Hakkp/ Binsheti/ SR/57/1998 on dated 14-10-1998 Effect of above order taken on revenue record as per M.E. No. 9869 effected on dated 30-10-1999. By the above order said land Gat No. 1061/2 was divided into many different residential plots.

Thereafter Mrs. Rajendra Shantilal Jain & Mina Rajendra Jain purchased Plot No. 1 admeasuring area 619.43 Sq. Mtr. from Pushpabai Pundlik Mahajan for the consideration of Rs. 1,33,500/- by registered sale deed 31-8-2001. Effect of sale deed be taken on revenue record as per M.E. No12110.

Thereafter Mrs. Kailas Prakashchand Jain purchased Plot No. 1 from Mrs. Rajendra Shantilal Jain & Mina Rajendra Jain for the

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consideration of Rs. 81,000/- by registered sale deed 16-8-2002. Effect of sale deed be taken on revenue record as per M.E. No. 13430.

Thereafter Mr. Vijay Rameshchandra Jain and Mr. Nitin Rameshchandra Jain purchased Plot No. 1 from Mrs. Kailas Prakashchand Jain for the consideration of Rs. 2,50,000/- by registered sale deed 31-07-2006. Effect of sale deed be taken on revenue record as per M.E. No. 18643.

Thereafter Mrs. Sushiladevi Babulal Bothra purchased Plot No. 1 from Mr. Vijay Rameshchandra Jain and Mr. Nitin Rameshchandra Jain for the consideration of Rs. 2,55,000/- by registered sale deed 04-05-2011. Effect of sale deed be taken on revenue record as per M.E. No. 24565.

Thereafter Nadim Ahemad Ashpaq Ali and Sayyed Hafij ali Umar Ali purchased Plot No. 1 from Mrs. Sushiladevi Babulal Bothra for the consideration of Rs. 4,10,000/- by registered sale deed 15-12-2011. Effect of sale deed be taken on revenue record as per M.E. No. 25868.

Thereafter Mr. Anil Amarchand Sharma purchased Plot No. 1 from Nadim Ahemad Ashpaq Ali and Sayyed Hafij ali Umar Ali for the consideration of Rs. 5,10,000/- by registered sale deed 27-09-2012. Effect of sale deed be taken on revenue record as per M.E. No. 27533.

Thereafter Mr. Deepak Bhanudas Patil, Mrs. Rupali Dipak Patil and Chandrakant Hari Patil purchased Plot No. 1 from Anil Amarchand Sharma for the consideration of Rs. 9,92,000/- by registered sale deed bearing Document No. 1298 dated 27-04-2017. Effect of sale deed be taken on revenue record as per M.E. No. 35617.

Thereafter Mrs. Sachin Suresh Jain purchased Plot No. 2 admeasuring area 630.00 Sq. Mtr. from Pushpabai Pundlik Mahajan for



the consideration of Rs. 1,38,000/- by registered sale deed 01-06-2001. Effect of sale deed be taken on revenue record as per M.E. No. 12050.

Thereafter Mr. Rameshkumar Babulal Bothara purchased Plot No. 2 from Mrs. Sachin Suresh Jain for the consideration of Rs. 2,00,000/- by registered sale deed 21-10-2009. Effect of sale deed be taken on revenue record as per M.E. No. 22069.

Thereafter Nadim Ahemad Ashpaq Ali and Sayyed Hafij ali Umar Ali purchased Plot No. 2 from Mr. Rameshkumar Babulal Bothara for the consideration of Rs. 2,50,000/- by registered sale deed 23-11-2011. Effect of sale deed be taken on revenue record as per M.E. No. 25867.

Thereafter Smt. Ushabai Purushottam Agrawal and Mr. Jitendra Purushottam Agrawal purchased Plot No. 2 from Nadim Ahemad Ashpaq Ali and Sayyed Hafij ali Umar Ali for the consideration of Rs. 4,98,000/- by registered sale deed 27-01-2012. Effect of sale deed be taken on revenue record as per M.E. No. 27534.

Thereafter Mr. Dipak Bhanudas Patil, Mrs. Rupali Dipak Patil and Chandrakant Hari Patil purchased Plot No. 2 from Smt. Ushabai Purushottam Agrawal and Mr. Jitendra Purushottam Agrawal for the consideration of Rs. 10,08,000/- by registered sale deed bearing documents No. 1299/2017 dated 27-04-2017. Effect of sale deed be taken on revenue record as per M.E. No. 35611. Since then applicant is absolute owner and possessor of said property Plot No. 1/2, Gat No. 1061/2.

Thereafter present applicant Mr. Dipak Bhanudas Patil, Mrs. Rupali Dipak Patil and Chandrakant Hari Patil moved an application before Hon'ble Sub Divisional Officer Amalner Division Amalner for Amalgation of plot No. 1 and 2 and permission is granted by his office Jamin/

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Ekatrikatan/SR/2/2018 on dated 15/06/2018. The effect of said order of taken on revenue record by mutation entry 38587 and town planning officer granted a permission of Amalgation of plots by his office order Ekatrikaran/Chopda Tal Chopda/Gat No. 1061/2 Bhukhand No.1 and 2/SSJal/383 Dated 08/02/2018 and after amalgamation of Plot No. 1 and 2 the admeasuring area is 1249.43 Sq. Mtr.

Thereafter the present applicant moved an application towards Chief officer Chopda Municipal Council for RCC Construction of Plot No. 1/2 in which Gat No. 1061/2. The permission is granted by Chief Officer the order no. 1398 dated 07/08/2018. The construction of above said plot is in process.

5.	Search the investigation	:	13 Years
5.1	The persons who is / are the present owners of the property / ies.	:	1)Shri.Dipak Bhanudas Patil, 2) Rupali Dipak Patil, 3)Shri.Chandrakant Hari Patil R/o- Chopda Tal. Chopda, Dist. Jalgaon
5.2	Whether the party has absolute, clear and marketable title over the property/ies proposed to be mortgaged and can created to valid mortgage on the property / ies	:	Yes.
5.3	a) What is the nature of the title of the owner i.e. tenancy right, full ownership, occupancy right, possessory right, minor or any other type of the right? Clarify.	:	Full ownership.
5.4	Whether the building tax / land revenue has been paid, up to date.	:	Yes
5.5	Whether any dues recoverable	:	No



	as land revenue are outstanding.	
5.6	a) Is/are the property / ies free from encumbrances	: Yes
	b) Please give detailed account of creation of charge / mortgage or redemptions for a minimum period of 13 years and also state the subsisting charge / mortgage if any, mentioned in the encumbrances certificate for the last 13 years in case of Priority sector advances and for the last 30 years in all other cases.	: NA
5.7	Whether the property/ies is / are mortgage by deposit of title deeds is possible? If so, what are the documents to be deposited? If deposit be not possible, can there be a simple mortgage or by a Registered mortgage or by any other mode of mortgage?	: NA
5.8	Property/ies to be mortgaged is Plot / flat / apartment is open or residential or commercial complex, how far independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat owner (mortgage: what are the documents of title available for creating mortgage? Documents / records to be taken from builder / owners and their Bankers.)	: Above property is residential plot. which is under construction.
5.9	Please state the names of the	: NA.



	persons who should join in the creation of mortgage of the property/ies either by deposit of title deeds or by registered mortgaged etc.	
5.10	Any additional documents / precautions, required to be taken.	NA

6) CERTIFICATE

On perusal of above document submitted to me and on search taken for 13 years, I am of the opinion that the said property is absolute property of the present applicant, and he is the only owner and is in possession of the said property having clear and marketable title free from all encumbrances. I further certify that the said property is not subject to acquisition or requisition from the government authority.

I have to further add that there is no impediment if the above said property is mortgaged with our bank for realizing the loan and the said property will be good and marketable security for our bank

Hence I issued this certificate.

Place : Chopda

Date : 02/02/2019



Durgadas N. Patil

Advocate, Chopda

Reg. No. MAH/1773/2004

Note: Search receipt from Sub-Registrar Office is enclosed herewith.

Receipt No. 928 / 2019, Dated 02-02-2019.