

TITLE CLEARANCE/SEARCH REPORT

To,
Whomsoever it may Concerned,

Name of Applicant – **Soham Developers, partners**

- 1) **Shri. Avinash Pandurang Mahajan.**
- 2) **Shri. Satish Bhagwat Talele.**
- 3) **Shri. Pralhad Gopal Phalak.**
- 4) **Shri. Popat Chindu Kolhe.**

R/o Shishakti Society, Jamner Road,
Bhusawal, Dist. Jalgaon.

Purpose of title clearnace /Search of the Property : To find out clear, free encumbrances, marketable and alienable title of the Plot No.31(N.A.) of area 3290.09 sq.m. in S.No. 181/3+4 situated at Kandari, Tal.Bhuswal, Dist.Jalgaon within limits of Bhusawal Municipal Council . Ta l. Bhusawal, Dist . Jalgaon, of described property.

PART I - Documents Scrutinized

Sr. No.	Date of Document	Name of the Document	Whether Original/Zerox
1.	04/09/2013	Sale Deed	Original
2.	18/04/2019	Property Extract	Original
3.	14/10/2013	Mutation Entries	Certified
4.	29/04/2019	Receipt of Ins.Gen.Reg.Office. for last 30 years (1990 to 2019)	Original

PART II -

Description of property -Plot No.31(N.A.) of area 3290.09 sq.m. in S.No. 181/3+4 situated at Kandari, Tal.Bhuswal, Dist.Jalgaon within limits of Bhusawal Municipal Council .

Having side of Plot No. 31

Plot no.	Area in sqm.	East	West	North	South
31	3290.09	88.00	88.00	35.00	40.00

Bounded as Plot No. 31

Plot no.	East	West	North	South-
31	S.No.180	15 mtr wide road	Plot no.32	12 mtr wide road



16552 took place for the Collector of Jalgaon Office Jalgaon was pleased to grant non - agricultural use permission to land in S.No. 181/3+4 situated at Kandari, Tal.Bhuswal, Dist.Jalgaon bearing order no.LAN/3/28/SR/128/2012.dt. 19/06/2013 on terms and conditons mentioned in that order. This land was owned and possessed by Digambar Puna Bendale plot no.1 to 32 converted into N.A. by this permission.

2) On dated 16/06/1984 M.E.No. 2330 took place for the Collector of Jalgaon Office Jalgaon was pleased to grant non - agricultural use permission to land in S.No. 181/3+4 situated at Kandari, Tal.Bhuswal, Dist.Jalgaon bearing order No.RB/ LNA / SR / 267/83 dated 26/10/1983 on terms and conditons mentioned in that order. This land was owned and possessed by Digambar Puna Bendale plot no. 1& plot no.11 converted into N.A. by this permission.

3) On dated 02/08/1978 M.E.No.1885 took place for purchased Shri Puna Pandu Bendale, Digambar Puna Bendale,Gopal Puna Bendale Purchase S.No. 181/4 from Devidas Keshav Phalak and others for the consideration of Rs. 17,000/- by Regi.sale deed at Sub-Regi.Office, Bhusawal.

4) On dated 15/03/1977 M.E.No.1944 took place for purchased Shri Puna Pandu Bendale, Digambar Puna Bendale,Gopal Puna Bendale Purchase S.No. 181/3 from Morehswar Shankar Sonar for the consideration of Rs. 50,000/- by Regi. sale deed at Sub-Regi. Office, Bhusawal.

5) On dated 20/11/1982 M.E.No.2012 took place for waive rights.Shri. Gopal Puna Bendale waive his rights on S.No. 181/3,181/4 his rights transfer to father & brother's name i e Shri.Puna Pandu Bendale and Digamber Puna Bendale.

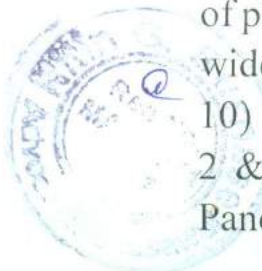
6) On dated 06/08/1989 M.E.No.4210 took place for heirs of decessed Shri Puna Pandu Bendale died on dt.12/06/1989 therefore his heirs names were muted ie Digamber Puna Bendale and others by application.

7) On dated 07/03/1990 M.E.No.4510 took place for waive rights. Shri . Gopal Puna Bendale,Tulsabai Puna Bendale,Sau.Padmabai Bhra.Bendale waive their rights on plot no.1 &11 in S.No. 181/3+4 by the order of tahsildar of bhusawal bearing order no.LNA/2/1044/1989 rights transfer to brother's name.

8) On dated 29/12/2005 M.E.No.11684 took place for rehalbhitation of land as per order of Collector office, Jalgaon bearing order no.REH/10/KAVI/484/2005 dtd. 09/09/2005. all S.no. of kandari Shivar muted for rehalbhitation on 7/12 abstract as per the rehalbhitation land act.

9) On dated 03/08/2011 M.E.No.14870 took place for rectification area of plot no. 1&11 of S.No.181/3+4. As per the order of Tahasildar, Bhusawal wide his letter no.LNA/1/KAVI/7821/11, dtd. 30/06/2011.

10) On dated 06/09/2013 M.E.No. 16715 took place for purchase plot no. 2 & 31 of S.No.181/3+4, Soham Devlopers,partners,1)Shri Avinash Pandurang Mahajan 2) Shri Satish Bhagwat Talele 3) Shri Pralhad Gopal



istered Sale deed at Sub Register Office, Bhusawal. Therefore Soham Developers, Bhusawal partners became absolute owner and possessor of this duly describe above plot porperty and there name entred in the records of right in 7/12 extract in the column of 'Holders name'

11) On dated 28/07/2017 M.E.No.18634 took place for E-Project edit Modul for computerised 7/12 extract and for correctional extract by the govt.gazzet by the notification no.180/L1 on dated 07/05/2016 by the order of Collector office Jalgaon on Dt.24/03/2017.

PART IV-

Encumbrances Certificates for the period of 30 years (from 1990 to 2019)-

I have carried out search for 30 years from the year 1990 to till today in Ins.Gen Regi. Office, Bhusawal. The receipt of payment of Search Fees bearing Challan no. MH000947774201920E of dt.29/04/2019 is attached herewith.

Legal Opinion

I, Nitin G . Surnase, Advocate, Bhusawal do hereby opinion that, on persual of the abovesaid documents produce by applicant. Original copy of N.A. order, inspected and verified 7/12 extract of property, Plot No.31 of S.No.181/3+4 situated at Satare Tal. Bhusawal, Dist. Jalgaon and various concerned mutation entries after persued of this documents.on examination of record

I opinion that Soham Devlopers, partners, 1) Shri. Avinash Pandurang Mahajan 2) Shri. Satish Bhagwat Talele 3) Shri. Pralhad Gopal Phalak 4) Shri. Popat Chindu Kolhe. absolute owners, possessors and holder of plot no.31 of S.No.181/3+4. situated at Bhusawal

Title of this property is free, clear and there is not charge on this property of any Govt. or private agencies and any other financial institutions.

Title is encumbrances free, clear alianable and marketable hence this property is good security to mortgatge, if to raise loan on this property.

This property is not acquired and reserved by any Govt. or Private agency.

The provision of Urban Land Celling & Regulation Act are not applicable to this property.

The provisions of land restoration to Schedule Cast & Schedule Tribes are not applicable to this property.

I have taken Search of duly discribed above property.

Hence this title Clearance / Search report given accordingly.

Ensure before Accepting.

Encl : Challan no. MH000947774201920E
dated 29/04/2019.




NITIN G. SURNASE
ADVOCATE



CHALLAN
MTR Form Number-6



GRN MH000947774201920E		BARCODE 		Date 29/04/2019-14:02:41		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name BSL_BHUSAWAL SUB REGISTRAR				Full Name		ADVOCATE NITIN G SURNASE	
Location JALGAON							
Year 2019-2020 From 29/04/1990 To 29/04/2019				Flat/Block No.		RAIL DUNIYA ROAD	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			750.00		Road/Street VIDHYA NAGAR		
					Area/Locality BHUSAWAL		
					Town/City/District		
					PIN 4 2 5 2 0 1		
					Remarks (If Any)		
					SEARCH OF KANDARI SHIVAR S NO 181/3+4 PLOT NO 31 AREA		
					3290.09 SQ M.		
Total			750.00		Amount In Seven Hundred Fifty Rupees Only		
					Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572019042917217		IK0AAOEVA0	
Cheque/DD No.				Bank Date		RBI Date	
				29/04/2019-14:03:13		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9373587702

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.