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Date- 17/10/2019

SEARCH & TITLE REPORT

Report of Investigation of Title in respect of immovable property

1) NAME OF THE APPLICANT/PROPERTY MORTGAGOR :-

1)Shri-Gopal Dattaray Mahajan

2)Shri-Dilip Vaman Patil

3)Shri-Prakash Punjo Patil

Partner of Patil-Mahajan Company

R/o-Bhusawal Tal-Bhusawal Dist-Jalgaon

2) PURPOSE OF THE INVESTIGATION;-

To find out clear & marketable title from the record of the Survey No-15/2 , Plot No-2 ,Area-328.80.sq.mtr ,Assessment Rupees.805.00/- Shivar Satare Tal:- Bhusawal.

3) DESCRIPTION OF THE PROPERTY:-

Survey No-15/2 , Plot No-2 ,Area-328.80.sq.mtr Shivar Satare Tal:- Bhusawal.

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4) APPLICANT'S SHARE;- Survey No-15/2 , Plot No-2 ,Area-328.80.sq.mtr

5) BOUNDRY MARKS:-

To wards East	:	wide road of 18.29 mtr
To wards West	:	same portion of same S.N.
To wards North	:	wide road of 18.29 mtr
To wards South	:	plot no-4 & 3

MUTATION ENTRY NO:- 2887 dt-02/08/1986

The owner of Survey No-15/2 plot no- 1 to 13 field application for N.A. permission to the Collector Jalgaon. After the necessary inquiry collector jalgaon passed the N.A order number-Jamin/1086/3797/1448 dt-01/08/1986.

MUTATION ENTRY NO:-2890 dt-10/08/1986

The owner of Survey No-15/2 & 49/3 Govinda Fakira Patil ,Gopal Fakira Patil field application to the revenue authority for the purpose of vatani/ dividationin between them. In that effect the S.N.15/2 plot no-2,7,8,9,12,13 transfer in the name of Govinda Fakira Patil.

MUTATION ENTRY NO:-3259 dt-12/08/1988

The owner of Survey No-15/2 & 49/3 Govinda Fakira Patil ,Gopal Fakira Patil field application to the revenue authority for the purpose of vatani/ dividationin between them. In that effect the S.N.15/2 plot no-2,7,8,9,12,13 transfer in the name of Govinda Fakira Patil.

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MUTATION ENTRY NO:-3584 dt-16/05/1990

The owner of Survey No-15/2 & 16/2 Govinda Fakira Patil field application to the revenue authority for the purpose of vatani/ dividation his sons. In that effect the S.N.15/2 plot no-2,9 transfer in the name of Shashikant Govinda Patil.

MUTATION ENTRY NO:-13885 dt-15/05/2019

The owner of Survey No-15/2 , Plot No-2 ,Area-328.80.sq.mtr Shashikant Govinda Patil sold by way of Reg.sale deed dt-06/02/2019 to the 1)Shri-Gopal Dattaray Mahajan 2)Shri-Dilip Vaman Patil 3)Shri-Prakash Punjo Patil Partner of Patil-Mahajan Company & Reg.sale deed Index II No-667/2019.

6) SEARCH TAKEN:-

1) The above property is the Self Acquire property of applicants.

2) I have gone through said mutation entries-2887,2890,3584,13885..

3) Search Taken from Sub-Registered office Bhusawal

4) Xerox Copy of partnership deed as a name of / style of 1)Shri-Gopal Dattaray Mahajan 2)Shri-Dilip Vaman Patil 3)Shri-Prakash Punjo Patil Partner of Patil-Mahajan Company.

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7) SEARCH REPORT:-

Search has been taken since 2005 to 2019 e.i. last Thirteen (15th) Years of the same Survey No-15/2 , Plot No-2 ,Area-328.80.sq.mtr Shivar Satare Tal:- Bhusawal. in the office Sub –Registered Bhusawal. For that purpose the charge of Rupees 375/- has been paid by the Receipt No./E-Chillan No-MH007453796 201920E Dated –17/10/2019,which is enclosed here with.

8) LEGAL OPINION:-

I observed mutation entry of Survey No-15/2 , Plot No-2 ,Area-328.80.sq.mtr Shivar Satare Tal:- Bhusawal.. The applicant is absolute owner and ancestral property land, same land is in actual possession of the applicant. The 7/12 & City survey extract shows that, The title of the applicants Land area is clear and marketable title in the above mentioned land. The applicant is the owner and possessor of the above property and the land.

CERTIFICATE

I Shri - Suresh Gondu Zadkhande do here by certify that, The present applicants 1)Shri-Gopal Dattaray Mahajan 2)Shri-Dilip Vaman Patil 3)Shri-Prakash Punjo Patil Partner of Patil-Mahajan Company is the absolute owner of the above mention , Survey No-15/2 , Plot No-2 ,Area-328.80.sq.mtr Shivar Satare Tal:- Bhusawal. The revenue record disclosed that they have got good and marketable title over the same.

I have taken the search of the above documents and in the office of the sub- registrar, Bhusawal Tal-Bhusawal regarding Survey No-15/2 , Plot No-2 ,Area-328.80.sq.mtr Shivar Satare Tal:- Bhusawal.

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In case of creation of Mortgage by deposit of title deeds we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage. There are no legal impediment for creation of the Mortgage under any applicable Law/ Rules in force. It is certified that the said property is SARFASI compliant

1)7/12 extract.
2)All Mutation Entries
3)sale deed Index II No-667/2019 dt-06/02/2019 in Sub-Register Office Bhusawal
4) N.A permission
5)Construction Permission by the Bhusawal Nagar Palika Bhusawal Tal-Bhusawal
6)Approval Lay Out

SCHEDULE OF THE PROPERTY(IES) –

Survey No-15/2 , Plot No-2 ,Area-328.80.sq.mtr
Shivar Satare Tal:- Bhusawal

Shri;- Suresh G. Zadkhande
Advocate, Bhusawal.