

Pushkar P. Kulkarni

ADVOCATE

Laxmi Nagar,

Chalisgaon, Dist-Jalgaon

Mob.No.- 9022669060

TITLE CLEARANCE CERTIFICATE

&

TITLE VERIFICATION REPORT

TO

Whom Soever it may Concern.

(For Real Estate (Regulation and Development) Act Registration)

- Applicant -

**Shri Swami Samartha Traders Builders &
Developers**

**R/o : At Post - Chalisgaon,
Tal.Chalisgaon
Dist.- Jalgaon**

1. Name of Applicant :

SHRI SWAMI SAMARTHA TRADERS, BUILDERS & DEVELOPERS

R/o : At Post - Chalisgaon, Tal.Chalisgaon, Dist.Jalgaon

2. Purpose of Verification :

To Find out clear marketable and encumbered title for the last 13 years from 2007 to 2019.

3. Description of the immovable property :

A. The Property is situated within Municipal Limits of Chalisgaon Municipal Council at Chalisgaon, Dist.Jalgaon.

B. The property is :

Survey No.431/3B, Plot No.70

Total Plot Admeasuring - 575=02 sq.mtr.

The above Plot is Bounded as under –

On East = Adjacent Survey No. 430

On West = Plot No.69

On South = Plot No.56 & 57

On North = 18 Meter wide Road

The above plot property is now standing in the name of **Mr.Ramesh Daulat Patil.**

4. Search Taken :-

A. Xerox Copy of Registered Development Agreement :-

The original registered Development Agreement of the above plot property is executed between Owner Mr.Ramesh Daulat Patil & Developers

Shri.Swami Samartha Traders, Builders, Partnership Firms as per Reg. dast

B. Index II :-

The Index II record Dt.28.06.2019 for the above Development Agreement transaction.

C. Xerox Copy of Registered Sale Deed :-

The original registered Sale Deed of the above plot property is executed between Seller Mr. Mukesh Eknath Chaudhari and others and Purchaser Mr. Ramesh Daulat Patil, as per Reg. dast entry No.6265/2015, Dt.20.11.2015.

D. Index II :-

The Index II record Dt.20.11.2015 for the above Sale Deed transaction.

E. Xerox Copy of Proposed Residential Building Plan:-

The proposed residential building plan for the above property approved by Chief officer, Municipal Council Chalisgaon as per their letter Dt.07.01.2019.

F. Xerox Copy of Commencement Certificate :-

The commencement certificate for the above property issued by Chief officer, Municipal Council Chalisgaon as per their letter No.155/2019, Dt.05.01.2019.

G. Xerox Copy of N.A.Order:-

The Survey No.431/3B, agricultural land, admeasuring – 16,500 sq.mtr. converted into Non-Agricultural Property for residential purpose. The Hon'ble Collector Jalgaon order No.Jamin/2/NA/SR/39/13. Dt.25.09.2013.

H. Demarcated Residential Layout :-

The demarcated residential layout for the Survey No.431/3B, approved

Council Chalisgaon as per their approved office letter No.65, Dt.29.04.2014.

I. Latest 7/12 extract & Mutation Entries :-

Latest 7/12 extract & Mutation Entries relating to above property.

5. Past and Previous Transactions :-

- A. The above Survey No.431/3B, admeasuring – H 1 = 65 R was originally standing in the name of Mr. Vijaykumar Harikrushnadas Jain, he died on 16.06.2010, his legal heirs Mr. Ashokkumar Vijaykumar Jain became a owner of above survey number as per will deed, his name mutated in revenue record as a owner of above survey number.
- B. Thereafter Mr.Ashokkumar Vijaykumar Jain sold the above agricultural property to purchasers Mr.Mukesh Eknath Chaudhari and others 18, Dt.18.10.2012, as per M.E.No.44038.
- C. Thereafter Mr.Mukhesh Eknath Chaudhari and others 18 has applied for Survey No.431/3B, agricultural land, admeasuring – 16,500 sq.mtr. converted into Non-Agricultural Property for residential purpose. The Hon'ble Collector Jalgaon order No.Jamin/2/NA/SR/39/13. Dt.25.09.2013 as per M.E.No.47364, Dt.29.03.2014. The Non agricultural plots permission for residential purpose for total 78 plots as per M.E.No.47876, Dt.05.07.2014.
- D. Thereafter Mr.Mukesh Eknath Chaudhari and others 18 sold the property i.e. Survey No.431/3B, plot No.70, admeasuring – 575.02 sq.mtr. to the purchaser Mr.Ramesh Daulat Patil for the consideration of Rs.17,30,000/- as per registered dast entry no. 6265/2015, Dt.20.11.2015, Mutation entry No.50217, Dt.30.11.2015.

admeasuring – 575.02 sq.mtr. standing in the name of owner Mr.Ramesh Daulat Patil.

- F. Thereafter Mr.Ramesh Daulat Patil executed Development Agreement in favour of Developer Shri.Swami Samartha Traders, Builders, Partnership Firms as per register dast entry no. 2000/2019, Dt. 28.06.2019.

6. Legal Opinion :

- A. I have verified the Index – II record for the last 13 years and 7/12 extracts, Sale deed, Development Agreement, Municipal Records and other related documents for the above plot property.
- B. I came to the conclusion that the property i.e. Survey No.431/3B, plot No.70, admeasuring – 575.02 sq.mtr. is clear, marketable and free from all encumbrances.
- C. This property is not under any Government Acquisition, Urban Land Ceiling Act 1976 and Maharashtra Act – XIV is not applicable to the above plot property.

Hence I issued the report.

Date : 11/10/2019



Adv. Pushkar P. Kulkarni

Chalisgaon

पावती क्रं.

नॉदणी ३९ म.

दस्तावेजाचा / अर्जाचा अनुक्रमांक 910060 Regn. 39 m.

दिनांक ११/१०/ सन २०१८

दस्तऐवजाचा प्रकार -

साध अर्ज

सादर करणाराचे नाव -

ॐ. पुष्कर प्रकाश दुलकर्णी.

खालीलप्रमाणे फी मिळाली :- श. पाळीसिंगांव

नौदणी फी

नम्रकल फी (फोलीओ)

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा जापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड - कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ

इतर फी (मागील पानावरील) बाबत क्र.

" 7701 "

13

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दस्तावेज

नक्षत्र

रोजी तयार होईल व नोंदणीकृत डाकेने पाठवली जाईल
या कार्यालयात देण्यात येईल.

दुष्यम निबंधक

Sum:

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नाथे नौदणीकृत डाकेने मीठविक्री निबंधक (वर्ग

हवाली करावा.

चाळीसगाव सादरकर्ता



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