



Adv. Vishal Mukesh Reel

B.Com.,LL.B.

Add. :- Near Hanuman Mandir, Gurunanak Nagar, Mamurabad Raod, Shani Peth, Jalgaon, Tal. & Dist. Jalgaon

TITLE INVESTIGATION REPORT (SEARCH REPORT) AND CERTIFICATE

As per request of **Mr. Meghshyam Baburao Patil**, I have investigated the title of the property situated at Ganesh Wadi, Jalgaon, Tal. & Dist. Jalgaon. The detailed description of the property is given below. For that, I have taken search. Accordingly and submitting by report and opinion as under:-

1) **NAME OF APPLICANT :**

Mr. Meghshyam Baburao Patil

Age - 60, Occu. - Service,

R/o. Ganesh Wadi, Jalgaon,

Tal. & Dist. Jalgaon

2) **PURPOSE OF INVESTIGATION :**

To find out clear and marketable title 487.7 Sq.mtr. out of T.P.S.-II, Final Plot No.531, which has total area 5249.60 sq.mtr. situated at Jalgaon, Tal. & Dist. Jalgaon.

3) **BOUNDARIES & LENGTH AND WIDTH OF THE PROPERTY:**

LENGTH AND WIDTH :-

On or towards EAST Side : 85.00 Sq.Ft.

On or towards WEST Side : 90.00 Sq.Ft.

On or towards NORTH Side : 60.00 Sq.Ft.

On or toward SOUTH Side : 60.00 Sq.Ft.

BONDARIES :-

To the East - Plot No.30,

To the West - Plot No.26,

To the North - Plot No.28 & 29,

To the South - Road

(Boundaries available from Sale Deed)

4) **PAST AND PREVIOUS TITLE DOCUMENTS :**

On 08/01/1962 decease Kamalbai Baburao Patil (mother of applicant) purchase said 487.7 Sq.mtr. out of T.P.S.-II, Final Plot No.531, which has total area 5249.60 sq.mtr. situated at Jalgaon, Tal. & Dist. Jalgaon & accordingly effect was taken in the records of rights and extract on the property.

As on 04/03/1999 Baburao Bandu Patil Husband of Kamalbai Baburao Patil was died and thereafter as on 11/07/2013 Kamalbai Baburao Patil was died at their native place so that there legal heirs applied on dtd.30/04/2014 to the C.T.S. Officer and as per the order of C.T.S. officer said T.P.S.-II, Final Plot No.531, as per legal heirs of decease Kamalbai Baburao Patil came to the share of applicant Meghshyam Baburao Patil.

5) **SEARCH TAKEN :**

- 1) Xerox copy of registered sale deed.
- 2) C.T.S. Extract
- 3) Xerox copy of E-Challan GRN No.MH008156999201920E

6) **LEGAL OPINION & CERTIFICATE**

On the perusal of all the papers & documents referred in para 5 above, I am of the opinion that, Meghshyam Baburao Patil, R/o. Ganesh Wadi, Jalgaon, Tal. & Dist. Jalgaon, owner and possessor of 487.7 Sq.mtr. out of T.P.S.-II, Final Plot No.531, which has total area 5249.60 sq.mtr. situated at Jalgaon, Tal. & Dist. Jalgaon which is more particularly described in para 2 above. At the time of Investigation I have verified the property card of said property. I have taken search on the perusal of all the papers & documents referred in para-5 above, I am giving my report on the basis of documents available to me which enclose herewith. It seems that this property is free from all the encumbrances as per property extract.

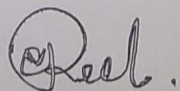
At the time of Investigation I have verified the property card of said property. I have taken search of register of Index No.II at Jalgaon. and technical problem occurring in computer search so I have verified the entries as far as possible to me & I am giving my report on the basis of documents available to me which enclose herewith.

The said property include in N.A. Zone of Town Planning But applicant not produce the certificate for search.

Hence this report.

Jalgaon

Date :-16/11/2019



VISHAL MUKESH REEL (Vishal Mukesh Reel)

Advocate, Jalgaon

SHAMBAHAI
CURRANT
MOL. 9022503812