



Advocate

PRAKASH D. GANGALE

ADVOCATE

----- JALGAON -----

Add:- Gat No.141, Plot No.43, Rukhmini Nagar, Hari Vittal Road, Sai Mandir, Jalgaon

Mobile: 8806544599/ 9421515699

Email :- prakashgangale@gmail.com

Date- 27/01/2020

Title Verification and Search Report

I am instructed by the applicant to investigate title of Captioned property from the year 2002 to 2020 accordingly by Scrutinizing the document submitted by the applicant to me and also After going through the government record of Registrar of assurance I submit my report as under.

Title opinion in respect of property situated C.T.S No. 2702A Out of C.T.S No. 2702A/4 admeasuring area 470.40 sq.mt of jalgaon Tal. Dist. Jalgaon

1. Name and address of Applicant:

Mr. Govinda Ghanshyam Nagori

R/O 151/3 Pratap Nagar Jilha Peth Jalgaon Tal. Dist. Jalgaon

2. Name of the Present title holder of the property :

Mr. Govinda Ghanshyam Nagori

R/O 151/3 Pratap Nagar Jilha Peth Jalgaon Tal. Dist. Jalgaon



3. Description of immoveable property

A) C.T.S No.
VANDAN HEIGHTS

Constructed on C.T.S No. 2702A out of C.T.S No. 2702A/4

B) Extents Areas

"VANDAN HEIGHTS" Residential Flats and commercial
Shops units constructed on plot area 470.40 Sq. Mt.

4. The said Vandan Heights is Bounded by

- On or towards East - Plot No.3
- On or towards West - Plot No. 5
- On or towards North - Open Space & Plot No.19
- On or towards South - Road

5. Title Deeds (~~Original~~/Zerox) seen by me

- A) Copy of C.T.S Extract of above property
- B) Copy of C.T.S Mutation entries of above property
- C) E- Search from year 2002 to 13/01/2020
- D) Copy of N.A. permission issues by Collector Jalgaon
Bearing No. JAMIN/102002/SR/23/2002 dated. 26/03/2002
- E) Copy of demarcated layout of C.T.S No. 2702A of Jalgaon
- F) Copy of approved commercial and residential building plan
of C.T.S. No. 2702A/4 bearing No. 1742 dated. 16/03/2019
- G) Copy of corporation tax C.T.S. No. 2702A/4 bearing
No. 21938 dated. 31/08/2018
- H) Copy of sanction building permit and commercial certificate
No. 1742 dated. 16/03/2019



I) Copy of sale deed C.T.S. No. 2702A/4 bearing No. 3579/2018 dated. 17/09/2018

J) Copy of Gift deed C.T.S. No. 2702A/4 bearing No. 1402/2019 dated. 04/05/2019

K) Copy of T.D.R. sale deed bearing No. 1227/2019 dated. 12/03/2019

L) Copy of deed of declaration bearing No. 2151/2019 dated 10/07/2019

5. Original copy of Receipt No. MH010641404201920E dated. 13/01/2020 payment made by E-Challan

Past and Previous Transaction

1) After going through the record it find that initially this property was Owned and possessed by Late Keshrimal Motilal Jain and Late Vijaykumar Keshrimal Jain on inspection of property card extract There name are infected on property card Mutation

Entry No. 2537 On inspection of document I further found that Late vijaykumar keshrimal jain died on 19/11/2002 accordingly this property was succeed by his heirs 1) Shashi vijaykumar jain 2) Nilesh vijaykumar Jain 3) Mrs. Namrata shshank Dhole 4) Prachi vijaykumar Jain

By No. 1) shashi vijaykumar jain his wife No.2) Nilesh vijaykumar Jain his son No. 3) Mrs. Namrata shshank Dhole his daughter and No.4) his another daughter Prachi vijaykumar Jain

Accordingly on the application of these heirs application their name was Muted vide Mutation Entry No. 4294 dated. 27/02/2003

On inspection of document I further found that during his life time Vijaykumar keshrimal jain in front of two witness executed will deed on 10/09/2002. As per his will deed he desired to let his property on the name shashi vijaykumar jain i.e. his wife.



Accordingly wife of vijaykumar keshrimal jain applied for mutation of her name to the captioned property. The C.T Survey officer considering the will deed

muted name of shashi vijaykumar jain vide Mutation Entry No. 4295

Dated. 27/02/2003

2) On the inspection of document and record I further found that Keshrimal Motilal Jain & Shashi vijaykumar jain obtained loan of Rs. 23,00,000/- (twenty three lakh) from Jalgaon Janta Sahakari Bank Ltd. Jalgaon and mortgaged captioned property by Register Mortgage deed No. 2473/2003 dated. 11/08/2003. Mutation to that effect was also carried on property card vide Mutation Entry No. 4955 dated 11/08/2003. On further inspection I found that Late Keshrimal Motilal Jain died on 22/06/2005 his wife already died before him his son vijaykumar keshrimal jain also died before his death. Vijaykumar keshrimal jain is having legal heirs as actually stated above.

More ever Late Keshrimal Motilal Jain was also having 3 daughter 1) Mrs. Kamla Mahendra Jain 2) Mrs. Asha Bharat Soni

(3) Mrs. Rekha Shashi Jain accordingly Mutation of the Name of these heirs on the property card was expected but on inspection of further record I found that Late Keshrimal Motilal Jain during his life time 09/01/2003 executed a notary will deed in favor of his grand son

Nilesh Vijaykumar Jain accordingly on the basis of his will deed and by consent deed dated. 29/06/2005 by the other heirs name of Nilesh Vijaykumar Jain is Muted vide Mutation Entry No. 6755

dated 05/07/2005.

3) On inspection of record I further found that as the loan of Rs. 23,00,000/- (twenty three lakh) from Jalgaon Janta Sahakari Bank Ltd. Jalgaon was repaid and therefore the Mutation Entry in respect of mortgage deed was reverted by release deed document No. 3834 dated 07/12/2006. Mutation to that effect is also taken on record on property card Mutation Entry No. 8091



4) On the inspection of document and record I further found that shashi vijaykumar jain and Nilesh vijaykumar jain sold the captioned Property to Parvati Ghanshyam Nagori and Govinda Ghanshyam Nagori by Register Sale deed No. 3579/2018 dated. 17/09/2018. Accordingly there name is taken on record vide Mutation Entry No. 3059 dated 14/12/2018.

5) On the inspection of document and record I further found that there after Parvati Ghanshyam Nagori Mother of Govinda Ghanshyam Nagori Gifted her common share in the captioned property in favor of Govinda Ghanshyam Nagori by Gift deed Register document No. 1402 dated. 04/05/2019. According Mutation to that effected is also taken on record by Mutation Entry No. 20578 dated 13/06/2019.

Thus Mr Govinda Ghanshyam Nagori become the owner of the captioned property

6) On the inspection of document and record I further found that there after Govinda Ghanshyam Nagori purchased Transfer of Development Right (T.D.R.) by Register sale deed No. 1227/2019 Dated 12/03/2019.

7) It is also found that as per order on application moved by Govinda Ghanshyam Nagori and Mrs Parvati Ghanshyam Nagori application and plan inward No. TP/1512 dated. 28/11/2018 sanction of building permit & commencement certificate issued by The Chief Officer of Jalgaon Municipal Corporation vide letter No. TP/BP/1742 dated 16/03/2019 allowed the sanction of plan and permission as per rules and on the term and condition in respect of the

C.T.S No. 2702/A Plot No.4 admeasuring area 781.78 Sq. Mt. out of Total 470.40 Sq. Mt.

8) And it is also found that Govinda Ghanshyam Nagori Register deed of declaration is respect of building called as "VANDAN HEIGHTS" Total 04 commercial shops , 16 residential Flats and 04



Flats are proposed. This deed of declaration is bearing Registration No. 2151/2019 dated 10/07/2019.

- 9) The question of ancestral right does not arise in above said property.
- a) The above said property is not belongs to the minors interest.
- b) No any document are pending for any type of registration.

Legal Opinion

I have personally gone through C.T.S extract document and E- search from the year 2002 up to 2020 and also gone through C .T.S Extract and mutation entries of said property I come to the conclusion That presently the title of Mr Govinda Ghanshyam Nagori is clear and Marketable It is free form all encumbrances.

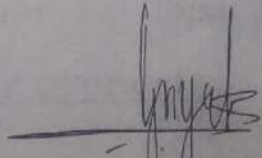
Certificate

I herby certify that I have searched and verified the above Property Search is taken for 18 years. The statements and information In this reports is true and correct I certify and opined that Mr Govinda Ghanshyam Nagori has sufficient absolute and Marketable title over the property mentioned herein above

Jalgaon

27/01/2020




Adv. Prakash D. Gangale