

Date :- 11/03/2020

TITLE SEARCH REPORT

1) Name of the Applicant :-

- 1) M/s.Gurudatta Global Developers through its Authorised Partner
- Dipak Prakash Saraf, Age 42 years, Occu.Business, R/o. 72, Unity
Chambers, Near Vhodaphone Galary, Jalgaon, Tal. & Dist.Jalgaon
- 2) M/s.Gurudatta Global Developers through its Authorised Partner
- Nilesh Suresh Patil, Age 32 years, Occu.Business, R/o. Unity
Chambers, Near Vhodaphone Galary, Jalgaon, Tal. & Dist.Jalgaon

2) Purpose of Investigation :-

To find out the clear and marketable title of Plot No.22/23,
admeasuring 492.96 Sq.Mtrs. out of Gat No.86/1 of Pimprala within
the vicinity of Jalgaon City Municipal Corporation Jalagon, Tal. &
Dist.Jalagon

3) Description of the Property :-

Plot No.22/23, admeasuring 492.96 Sq.Mtrs. out of Gat No.86/
1 of Pimprala within the vicinity of Jalgaon City Municipal Corporation
Jalagon, Tal. & Dist.Jalagon. The said plot is bounded as under:

- | | | |
|---------------------|---|---------------------|
| On or towards East | - | Road |
| On or towards West | - | Plot No.20, 21 & 24 |
| On or towards North | - | Plot No.26 |
| On or towards South | - | Plot No.19 |

4) Past and previous title documents :-

The Hon'ble Collector Jalgaon was pleased to granted a non-
agricultural permission by his order No.RB/LNA/SR/106/81 dated 21/
06/1982 of Gat No.86/1 of Pimprala, Tal. & Dist.Jalgaon.

Before 1984 the said Plot No.22 admeasuring 280.00 Sq.Mtrs. and Plot No.23 admeasuring 280.00 Sq.Mtrs. out of Gat No.86/1 of Pimprala, Tal. & Dist.Jalgaon was owned and possessed by Narendra Vrajlal Shah.

On 21/01/1984 Narendra Vrajlal Shah had executed a registered sale deed of Plot No.22 admeasuring 280.00 Sq.Mtrs. and Plot No.23 admeasuring 280.00 Sq.Mtrs. out of Gat No.86/1 of Pimprala, Tal. & Dist.Jalgaon in favour of Kalabai Dwarakadas for consideration of Rs.6000/- and having its serial No.302 and M.E.No.18655 was effected in record of rights.

On 28/04/2011, Smt.Kalabai Dwarakadas had executed a registered sale deed of Northern side one half admeasuring 140.00 Sq.Mtrs. out of total admeasuring 280.00 Sq.Mtrs. of Plot No.22 of Gat No.86/1 of Pimprala, Tal. & Dist.Jalgaon in favour of Rajesh Pritamdas Chughada for consideration of Rs.3,01,000/- and having its serial No.3173 and M.E.No.40729 was effected in record of rights.

On 28/04/2011, Smt.Kalabai Dwarakadas had executed a registered sale deed of Southern side one half admeasuring 140.00 Sq.Mtrs. out of total admeasuring 280.00 Sq.Mtrs. of Plot No.22 of Gat No.86/1 of Pimprala, Tal. & Dist.Jalgaon in favour of Jitendra Pritamdas Chughada for consideration of Rs.3,01,000/-and having its serial No.3173 and M.E.No.40729 was effected in record of rights.

On 28/04/2011, Smt.Kalabai Dwarakadas had executed a registered sale deed of Southern side one half admeasuring 140.00 Sq.Mtrs. out of total admeasuring 280.00 Sq.Mtrs. of Plot No.23 of Gat No.86/1 of Pimprala, Tal. & Dist.Jalgaon in favour of Radhabai Pritamdas Chughada for consideration of Rs.3,01,000/-and having its serial No.3172 and M.E.No.40731 was effected in record of rights.

On 28/04/2011, Smt.Kalabai Dwarakadas had executed a registered sale deed of Northern side one half admeasuring 140.00 Sq.Mtrs. out of total admeasuring 280.00 Sq.Mtrs. of Plot No.23 of Gat No.86/1 of Pimprala, Tal. & Dist.Jalgaon in favour of Manisha Ajay Chughada for consideration of Rs.3,01,000/- and having its serial No.3171 and M.E.No.40732 was effected in record of rights.

On 16/08/2018, 1) Radhabai Pritamdas Chughada, 2) Manisha Ajay Chughada had executed a registered sale deed of Plot No.23 admeasuring 280.00 Sq.Mtrs. of Gat No.86/1 of Pimprala, Tal. & Dist.Jalgaon in favour of M/s.Gurudatta Global Developers through its Authorised Partner - Dipak Prakash Saraf for consideration of Rs.14,50,000/- and having its serial No.3084 and M.E.No.54425 was effected in record of rights.

On 16/08/2018, 1) Rajesh Pritamdas Chughada, 2) Jitendra Pritamdas Chughada had executed a registered sale deed of Plot No.22 admeasuring 280.00 Sq.Mtrs. of Gat No.86/1 of Pimprala, Tal. & Dist.Jalgaon in favour of M/s.Gurudatta Global Developers through its Authorised Partner - Dipak Prakash Saraf for consideration of Rs.14,50,000/- and having its serial No.3085 and M.E.No.54426 was effected in record of rights.

The Hon'ble Collector, Jalgaon was pleased to granted a non-agricultural permission by his order No.LND/1/Non-Agri/S.R./191/2011 dated 14/01/2012 of Plot No.22 out of Gat No. 86/1 of Pimprala Tal & Dist.Jalgaon and said entry was effected in record of rights.

The Hon'ble Collector, Jalgaon was pleased to granted a non-agricultural permission by his order No.LND/1/Non-Agri/S.R./190/

2011 dated 14/01/2012 of Plot No.23 out of Gat No. 86/1 of Pimprala Tal & Dist.Jalgaon and said entry was effected in record of rights.

The Hon'ble Sub-Divisional Officer, Jalgaon granted a consolidation by his order No.LAND/KAVI/E Tapal/2019/547/dated 02/02/2019 of Plot No.22 & 23 out of Gat No.86/1 of Pimprala, Tal & Dist.Jalgaon as under :-

Gat No.	Plot No.	Area	Kabjedar
86/1	22+23	491.96 Sq.Mtrs.	1)M/s.Gurudatta Global Developers through its Authorised Partner - Dipak Prakash Saraf 2)M/s.Gurudatta Global Developers through its Authorised Partner - Nilesh Suresh Patil

Therefore M.E.No.56015 was effected in record of rights.

The Hon'ble Commissioner, Jalgaon City Municipal Corporation Jalgaon issue a commencement certificate by his letter No. TP/BP/1804 dated 26/03/2019 of Proposed Stilt Parking + First Floor + Second Floor + Third Floor + Fourth Floor + Fifth Floor out of Plot No.22/23 admeasuring 491.96 Sq.Mtrs. of Gat No.86/1 of Pimprala, Tal. & Dist.Jalgaon.

5) **Searches Taken :-**

- 1) Record of Sub-Registrar Office, Jalgaon from 1990 to 2020
- 2) 7/12 Extract dated 20/03/2020
- 3) M.E.Concerning the said plot
- 4) Zerox copy of commencement certificate & Building plan
- 5) Zerox copy of sale deed dated 16/08/2018
- 6) Zerox copy of N.A.Order

6) **Legal Opinion:-**

On perusal of the documents submitted to me and I have taken search of Sub-Registrar, Jalgaon, I am the opinion that the applicants 1) M/s. **Gurudatta Global Developers** through its **Authorised Partner - Dipak Prakash Saraf**, 2) M/s. **Gurudatta Global Developers** through its **Authorised Partner - Nilesh Suresh Patil** are the absolute owner and possessor of **Plot No.22/23, admeasuring 492.96 Sq.Mtrs. out of Gat No.86/1 of Pimprala within the vicinity of Jalgaon City Municipal Corporation Jalagon, Tal. & Dist.Jalagon** having its clear and marketable title which is free from all encumbrances.

Hence this title report.

Jalgaon

Date :- 11/03/2020


H. G. Kirange
Advocate, Jalgaon
Kirange H. G.
Advocate B.A.L L.B.
JALGAON