

Date :- 11/03/2020

TITLE SEARCH REPORT

1) Name of the Applicant :-

Shri.Dipak Prakash Saraf, Age 42 years, Occu.Business, R/o.
72, Unity Chambers, Near Vhodaphone Galary, Jalgaon, Tal. &
Dist.Jalgaon

2) Purpose of Investigation :-

To find out the clear and marketable title of Plot No.7
admeasuring 388.70 Sq.Mtrs. out of Gat No.64 of Pimprala within the
vicinity of Jalgaon City Municipal Corporation Jalgaon, Tal. &
Dist.Jalagon

3) Description of the Property :-

Plot No.7 admeasuring 388.70 Sq.Mtrs. out of Gat No.64 of
Pimprala within the vicinity of Jalgaon City Municipal Corporation
Jalagon, Tal. & Dist.Jalgaon. The said plot No.7 is bounded as under:

On or towards East	-	Plot No.4
On or towards West	-	Road
On or towards North	-	Plot No.8
On or towards South	-	Road

4) Past and previous title documents :-

Before 1966 the said Gat No.139 64 (previous Survey No.4613)
admeasuring 2A-13G assessment Rs.3=14 situated at Pimprala, Tal.
& Dist.Jalgaon was owned and possessed by Arvind Namdeo Bonde.

The partition was effected amongst the Arvind Namdeo Bonde
and others as under :-

..2..

Gat No.	Plot No.	Area	Holder
64	7	5000 Sq.Ft.	Smt.Usha Baliram Nehete

Therefor M.E.No.3361 was effected in record of rights.

On 28/10/1998, Sau.Usha Baliram Nehete had executed a registered sale deed of Plot No.7 admeasuring 464.51 Sq.Mtrs. out f Gat No.64 of Pimprala, Tal. & Dist.Jalgaon in favour of Jivram Tukaram Mahajan for consideration of Rs.1,50,000/- and having its serial No.5892 and M.E.No.21090 was effected in record of rights.

On 10/11/2005, Jivram Tukaram Mahajan died at Pune the following is the legal heirs of deceased Jivram :-

1) Sharad Jivram Mahajan	33	Son
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Therefore M.E.No.31133 was effected in record of rights.

The Hon'ble Collector, Jalgaon was pleased to granted a non-agricultural permission by his order No.LND/1/1000/SR/68/2007 dated 17/01/2008 of Plot No.7 out of Gat No.64 of Pimprala, Tal. & Dist.Jalgaon and M.E.No. 36483 was effected in record of rights.

The Hon'ble Assistant Director of Town Planning Officer Jalgaon is granted a lay out by his letter No.Non-Agril/Pimprala/Tal.Dist.Jalgaon/164/S.S.Jal/2167 dated 17/04/2007 of Gat No. 64 of Pimprala, Tal. & Dist.Jalgaon as under :-

Gat No.	Plot No.	Area
64	7	388.70 Sq.Mtrs.

Therefore M.E.No.36483 was effected in record of rights.

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

On 03/06/2019, Sharad Jivram Mahajan had executed a registered sale deed of Plot No.7 admeasuring 388.70 Sq.Mtrs. out of Gat No.64 of Pimprala, Tal. & Dist.Jalgaon in favour of Dipak Prakash Saraf for consideration of Rs.35,00,000/- and having its Serial No.2569 and M.E.No.57005 was effected in record of rights.

The Hon'ble Assistant Director of Town Planning Officer Jalgaon Municipal Corporation is issue a commencement certificate by his letter No.DBMCJ/B/2019/APL/00465 dated 22/11/2019 of Plot No.7 admeasuring 388.70 Sq.Mtrs. out of Gat No.64 of Pimprala, Tal. & Dist.Jalagon, Tal. & Dist.Jalgaon.

5) **Searches Taken :-**

- 1) Record of Sub-Registrar Office, Jalgaon from 1991 to 2020
- 2) 7/12 Extract dated 04/12/2019
- 3) M.E.Concerning the said plot
- 4) Zerox copy of commencement certificate & Building plan
- 5) Zerox copy of sale deed dated 03/06/2019
- 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 applicant **Shri.Dipak Prakash Saraf** is the absolute owner and possessor of **Plot No.7 admeasuring 388.70 Sq.Mtrs. out of Gat No.64 of Pimprala within the vicinity of Jalgaon City Municipal Corporation Jalgaon, 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