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ADVOCATE

"OMKAR", Plot No. 86, Tryambak Nagar, Sakarwadi, Nr.Mahabal Area, JALGAON-425002.

Title Verification Report.

To,

Abraham Thomas Mullesseri

Annamma George Abraham,

JALGAON

Sub :- Title search report in respect of Plot No. 8 in Survey No. 188/1A+1B in Mehrun shivar Tal & Dist. Jalgaon.

Owners :- Abraham Thomas Mullesseri

Annamma George Abraham,

Sir,

1. Description of the immovable property:-

Apartment Building 623.59 sq.mts constructed/to be constructed on Plot No. 8 admeasuring 350.00 sq.mts. out of the plots laid out in Survey No. 188/1A+1B situated at Mehrun shivar Tal & Dist Jalgaon, within the limits of Jalgaon City Municipal Corporalton, within the limits of Sub-Registration Office Jalgaon.

Captioned property is Bounded as under :-

On or towards East :- Plot No. 9

On or towards West :- 9.00 mts. Road in Survey No. 163/2

On or towards North :- Plot No. 6 & 7

On or towards South :- 9.00 mt.s Road

2. Document Persued :-

- Certified 7 x 12 property extract dt. 03.09.2019.
- Original Sale deed dt.20.05.2002. Document No. 1376/2002.(Plot property).
- Original Sale deed dt. 02.01.2018. Document No. 49/2018.
- Certified Mutation Entries.
- Copy of N.A.order dt. 24.09.1981.
- Copy of layout plan.
- Original Commencement Certificate dt. 14.03.2018 with building plan.



3. HISTORY OF TITLE:

a. As per available documents it is observed that Mehrun Survey No. 188/1A+1B was owned and possessed by Prabhakar Sonu Khakde & others since 1981.

b. **Layout & N.A. Permission :-** That as per application of Prabhakar Sonu Khadke & Pravinchandra Bhimjibhai Sheth Partner of Alpina Trader after sanction of layout plan by Asstt. Director of Town Planning Jalgaon vide its Letter No. DV/Mehrun/1852 dt. 15.07.1981 Hon'ble Collector Jalgaon pleased to issued N.A. permission under section 44 of Maharashtra Land Revenue code vide its order No. RB/LNA/SR/117/81 dt. 24.09.1981 to Mehrun Survey No. 188/1A+1B. Accordingly Mutation Entry No. 13306 dt. 23.06.1982 was effected in record of rights.

c. **Mutation entry No. 13674 dt. 27.08.1982:-** That on or about 05.04.1982 Alpina Traders Partener & vahivatdar Pravinchand Bhimjibhai Sheth sold out plot No. 8 admeasuring 350.00 sq.mts. of Mehrun Survey No. 188/1A+1B to Kokilabai Waman Patil & Jyshree Vinayak Chaudhari for consideration of Rs. 5,650/- by Document No. 1295/1982 registered in the Office of Sub-Registrar Jalgaon.

d. **Mutation entry No. 43442 dt. 21.07.2001:-** That on or about 19.07.2001 Kokilabai Waman Patil & Jayshree Vinayak Chaudhari sold out plot No. 8 admeasuring 350.00 sq.mts. of Mehrun Survey No. 188/1A+1B to Rekha Ratnakar Zope & Nalani Manohar Zope for consideration of Rs. 100,000/- by Document No. 4137/2001 registered in the Office of Sub-Registrar Jalgaon.

4. **Copy of Sale deed dt. 20.05.2002 (Plot property) & Mutation entry No. 44897 A dt. 21.05.2002:-** That on 20.05.2002 Rekha Ratnakar Zope & Nalani Manohar Zope sold out plot No. 8 admeasuring 350.00 sq.mts. of Mehrun Survey No. 188/1A+1B to present title holders Abraham Thomas Mullessarial & Annamma George Abraham for consideration of Rs. 105,000/- by Document No. 1376/2002 dt. 20.05.2002 registered in the Office of Sub-Registrar Jalgaon-3. Accordingly Mutation Entry No. 44897 A dt. 21.05.2002 has been effected in record of rights.

Copy of Sale deed dt. 02.01.2018 (TDR property) :- That on 02.01.2018 RAnidas Sardasmal Daklia sold out TDR property admeasuring 107.40 sq.mts. for construction on plot No. 8 admeasuring 350.00 sq.mts. of Mehrun Survey No. 188/1A+1B to present title holders Abraham Thomas Mullessarial & Annamma George Abraham for consideration of Rs. 92,484/- by Document No. 49/2018 dt. 02.01.2018 registered in the Office of Sub-Registrar



5. **Approved Building plan & Commencement Certificate dt. 14.03.2018 :-** That as per application of Abraaham Thomas & Mrs. Annamma George Thomas after sanction of building plan Asstt. Director of Town Planning Jalgaon pleased to issued Commencement Certificate No. T.P.B.P.1292 dt. 14.03.2018 for constrution of residential flat system building on Plot No. 8 in Mehrun Survey No. 188/1A+1B.

6. **7 x 12 Property Extract :-** 7 x 12 property extract dt. 03.09.2019 revel that captioned property is owned and possessed by present title holder **Abraham Thomas Mullesserial & Annamma George Abraham**. It further revel that property is free from any encumbrances and dues.

7. **Verification of title :-** I have Verified title of **Abraham Thomas Mullesserial & Annamma George Abraham** over captioned property from the Office of Sub-Registrar, Jalgaon for the period 1990 till 23.10.2019 as per available record. From the inspection taken I could not found any adverse entry in respect of captioned property meaning thereby captioned property is not sold out/transfer by present title holders **Abraham Thomas Mullesserial & Annamma George Abraham** to any third person and property is free from any encumbrances and dues.

8. **OPINION :-** After perusal of documents made available to me and title of property verified from the Office of Sub-Registrar, Jalgaon for the period 1990 till 23.10.2019 I opined that title of **Abraham Thomas Mullesserial & Annamma George Abraham** over captioned property is clean, clear & marketable without any dues & encumbrances.

Property is enforceable under SARFASI Act 2002.

Yours faithfully,



Deepak S. Khadilkar
Advocate.

Encl: Receipt GRN No. MH00763310201920 E dt. 23.10.2019 Rs. 750/- paid for verification of title.



CHALLAN
MTR Form Number-6



GRN	MH007633310201920E	BARCODE	[Barcode]		Date	23/10/2019-09:33:02	Form ID	
Department Inspector General Of Registration				Payer Details				
Search Fee:				TAX ID (If Any)				
Type of Payment : Other Items				PAN No.(If Applicable)		*		
Office Name JLG2_JALGAON 2 JOINT SUB REGISTRAR				Full Name		Adv Deepak S Khadikar		
Location JALGAON								
Year 2019-2020 One Time				Flat/Block No.		Plot No 86 Trambak Nagar		
Account Head Details			Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE			750.00		Road/Street			
					Area/Locality		Jalgaon	
					Town/City/District			
					PIN			
					Remarks (If Any)			
					Title Verification for 1990 to 2019 30 yrs Mehrun S No 168/1A/1B Plot No 8			
Total			750.00		Amount In		Seven Hundred Fifty Rupees Only	
					Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No.		00040572019102330633
				Bank Date		RBI Date		23/10/2019-09:24:33
Cheque/DD No.								Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID: [Blank]
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
Mobile No. : 9850824400
[In Marathi: हाचा विलेय केवळ भरणासहीत लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याचा दस्तावेज लागू नाही.]

