

Pushkar P. Kulkarni

ADVOCATE

Laxmi Nagar,

Chalisgaon, Dist-Jalgaon

Mob.No.- 9022669060

TITLE CLEARANCE CERTIFICATE

&

TITLE VERIFICATION REPORT

TO

Whom Soever it may Concern.

(For Real Estate (Regulation and Development) Act Registration)

- Applicant -

**Shri Swami Samartha Traders Builders &
Developers**

**R/o : At Post - Chalisgaon,
Tal.Chalisgaon
Dist.- Jalgaon**

1. Name of Applicant :

SHRI SWAMI SAMARTHA TRADERS, BUILDERS & DEVELOPERS

R/o : At Post - Chalisgaon, Tal.Chalisgaon, Dist.Jalgaon

2. Purpose of Verification :

To Find out clear marketable and encumbered title for the last 13 years from 2007 to 2019 For Real Estate (Regulation and Development) Act Registration.

3. Description of the immovable property :

A. The Property is situated within Municipal Limits of Chalisgaon Municipal Council at Chalisgaon, Dist.Jalgaon.

B. The property is :

Gat No.3/2 /3/4, Plot No. 2, 3, & 4

Total Plot Admeasuring - 562=50 sq.mtr.

The above Plot is Bounded as under –

On East	=	9 Meter wide Road
On West	=	Adjacent Gat Number
On South	=	6 Meter wide Road
On North	=	6 Meter wide Road

The above plot property is now standing in the name of **Mr.Gorakhnath Ramdas Patil and Mrs. Shital Gorakhnath Patil.**

4. Search Taken :-

A. Xerox Copy of Registered Development Agreement :-

The original registered Development Agreement of the above plot



property is executed between Owner Mr.Gorakhnath Ramdas patil and Mrs. Shital Gorakhnath Patil & Developers Shri.Swami Samartha Traders, Builders, Developers Partnership Firms as per Reg. dast entry No.3445/2019, Dt.14.11.2019.

B. Index II :-

The Index II record Dt.14.11.2019 for the above Development Agreement transaction.

C. Xerox Copy of Registered Sale Deed :-

The original registered Sale Deed of the above plot no. 2, Total admeasuring 192.50 Sq.mtr. is executed between Seller Mrs. Rajshree Sharad Gaikwad and Purchaser Mr.Gorakhnath Ramdas Patil, as per Reg. dast entry No.1983/2016, Dt.02.07.2016.

D. Index II :-

The Index II record Dt.02.07.2016 for the above Sale Deed transaction.

E. Xerox Copy of Registered Sale Deed :-

The original registered Sale Deed of the above plot no. 3, Total admeasuring 187.50 Sq.mtr. is executed between Seller Mr. Ashok Ramdas Patil and Purchaser Mr.Gorakhnath Ramdas Patil, as per Reg. dast entry No.196/2015, Dt.08.01.2015.

F. Index II :-

The Index II record Dt.08.01.2015 for the above Sale Deed transaction.

G. Xerox Copy of Registered Sale Deed :-

The original registered Sale Deed of the above plot no. 4, Total admeasuring 182.50 Sq.mtr. is executed between Seller Mr. Chetan



P. N. G. W.

- C. Thereafter Mr. Abdul Rajjak Mohamad Hussain sold out plot no. 2 out of gat no. 3/2/3/4, admeasuring 192.50 Sq.mtr. to the purchaser Mrs.Rajshree Sharad Gaikwad for the consideration of Rs.50,000/- as per mutation entry no. 3627, Dt.28.12.1999.
- D. Thereafter Mrs. Rajshree Sharad Gaikwad sold out plot no. 2 out of gat no. 3/2/3/4, admeasuring 192.50 Sq.mtr. to the purchaser Mr.Gorakhnath Ramdas Patil for the consideration of Rs.2,62,000/- as per register dast entry no. 1983/2016, Dt. 02.07.2016. Mutation entry no. 12365, Dt.09.07.2016.
- E. In this way now the property plot no. 2 out of gat no. 3/2/3/4, admeasuring 192.50 Sq.mtr. standing in the name of owner Mr.Gorakhnath Ramdas Patil.
- F. Thereafter Mr.Abdul Rajjak Mohamad Hussain sold the property i.e. plot No.3, out of Gat No. 3/2/3/4, admeasuring – 187.50 sq.mtr. to the purchaser Mr.Ashok Ramdas Patil for the consideration of Rs.53,000/- as per mutation entry No.4537, Dt.08.09.2002.
- G. Thereafter Mr.Ashok Ramdas Patil sold the property i.e. plot No.3, out of Gat No. 3/2/3/4, admeasuring – 187.50 sq.mtr. to the purchaser Mr.Gorakhnath Ramdas Patil for the consideration of Rs.9,00,000/- as per registered dast entry no. 196/2015, Dt.07.01.2015,
- H. In this way now the property i.e. plot No.3, out of Gat No. 3/2/3/4, admeasuring – 187.50 sq.mtr. standing in the name of owner Mr.Gorakhrath Ramdas Patil.
- I. Thereafter, Abdul Rajjak Mohamad Hussain sold the property i.e. plot No.4, out of Gat No. 3/2/3/4, admeasuring – 182.50 sq.mtr. to the



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Pandit Chaudhari and Purchaser Mrs. Shital Gorakhnath Patil, as per
Reg. dast entry No.3356/2007, Dt.03.07.2007.

H. Index II :-

The Index II record Dt.03.07.2007 for the above Sale Deed transaction

I. Xerox Copy of Proposed Residential Building Plan:-

The proposed residential building plan for the above property approved
by by Assistant Director of Town Planning Officer, Jalgaon.

J. Xerox Copy of Commencement Certificate :-

The commencement certificate for the above property issued by Sub
Divisional Officer Chalisgaon Dist Jalgaon as per their letter No.86/2018,
Dt.17.05.2019.

K. Latest 7/12 extract & Mutation Entries :-

Latest 7/12 extract & Mutation Entries relating to above property.

5. Past and Previous Transactions :-

- A. The above Survey No.3/2/3/4, was originally standing in the name of
Mr.Abdul Rajjak Mohamad Hussain and others, they applied for Survey
No.3/2/3/4, agricultural converted into Non-Agricultural Property for
residential purpose. The Hon'ble Tahasildar, Chalisgaon, Dist - Jalgaon
as per M.E.No.820, Dt.12.09.1987.
- B. Thereafter Mr. Abdul Rajjak Mohamad Hussain and others distribute
demarcated plots between them, as per distribution plot no 2, 3 & 4
allotted to . Abdul Rajjak Mohamad Hussain. Mutation entry no.821,
Dt.12.09.1987, was effected for the same



purchaser Mr.Kailas Adhar Sonawane for the consideration of Rs.52,000/- as per mutation entry no. 3707, Dt.12.04.2000.

- J. Thereafter, Mr. Kailas Adhar Sonawane sold the property i.e. plot No.4, out of Gat No. 3/2/3/4, admeasuring – 182.50 sq.mtr. (Out of which western side portion admeasuring 91.25 Sq.mtr.) to the purchaser Mr.Eknath Devram Chaudhari for the consideration of Rs.27,000/- as per mutation entry no. 4475, Dt.05.06.2002.
- K. Thereafter, Mr. Kailas Adhar Sonawane sold the property i.e. plot No.4, out of Gat No. 3/2/3/4, admeasuring – 182.50 sq.mtr. (Out of which Eastern side portion admeasuring 91.25 Sq.mtr.) to the purchaser Mr.Ramdas Devram Chaudhari for the consideration of Rs.27,000/- as per mutation entry no. 4476, Dt.05.06.2002.
- L. Thereafter, Mr. Ramdas Devram Chaudhari & Mr. Eknath Devram Chaudhari sold the property i.e. plot No.4, out of Gat No. 3/2/3/4, admeasuring – 182.50 sq.mtr. to the purchasers Mr.Chetan Pandit Chaudhari and others for the consideration of Rs.73,000/- as per mutation entry no. 6436, Dt.18.12.2006.
- M. Thereafter, Mr. Chetan Pandit Chaudhari and others sold the property i.e. plot No.4, out of Gat No. 3/2/3/4, admeasuring – 182.50 sq.mtr. to the purchaser Mrs.Shital Gorakhnath Patil for the consideration of Rs.77,000/- as per register dast entry no. 3356/2007, Dt.03.07.2007. Mutation entry no. 6777, Dt.04.07.2007. was the effected for the same
- N. In this way now the property property i.e. plot No.4, out of Gat No. 3/2/3/4, admeasuring – 182.50 sq.mtr standing in the name of owner Mrs.Shital Gorakhrath Patil.
- O. Thereafter Mr. Gorakhnath Ramdas Patil & Mrs. Shital Gorakhnath



P. Prakash Kulkarni

Patil applied for amalgamation of Plot no. 2, 3 & 4 out of gat no.3/2/3/4 before Honorable Sub Divisional Officer Chalisgaon, as per Order of Sub Divisional Officer Chalisgaon Plot no. 2,3 & 4 amalgamated mutation entry no. 14227, Dt.15.12.2018. was effected for the same.

P. Thereafter Mr. Gorakhnath Ramdas Patil and Mrs. Shital Gorakhnath Patil executed Development Agreement regarding to plot no. 2, 3 & 4 out of Gat no. 3/2/3/4, total admeasuring - 562.50 Sq.mtr. in favor of Shri.Swami Samartha Traders, Builders, Developers Partnership Firm, Partners 1) Mr. Pravin Balkrushna Bhokare and others as per register dast entry no. 3445/2019, Dt.14.11.2019.

Q. In this way now the property property i.e. plot no. 2, 3 & 4 out of Gat no. 3/2/3/4, total admeasuring - 562.50 Sq.mtr. standing in the name of owner Mr. Gorakhnath Ramdas Patil and Mrs.Shital Gorakhrath Patil and as per register Development Agreement Shri.Swami Samartha Traders, Builders, Developers Partnership Firm, Partners 1) Mr. Pravin Balkrushna Bhokare and others are Developer.

6. Legal Opinion :

A. I have verified the Revenue record of the last 13 years and 7/12 extracts, Sale deed, Development Agreement, and other related documents for the above plot property.

B. I came to the conclusion that the property i.e. plot no. 2, 3 & 4 out of Gat no. 3/2/3/4, total admeasuring - 562.50 Sq.mtr. is clear, marketable and free from all encumbrances.

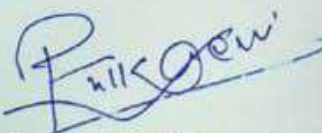
Hence I issued the report.

Date : 07/01/2020



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Adv. Pushkar P. Kulkarni

Chalisgaon