

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 2008 to 2020 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 :

Survey No. 386/1A, Plot No.26

Total Plot Admeasuring – 388.50 sq.mtr.

The above Plot is Bounded as under –

On East	=	Plot No.36 and 37
On West	=	18 Meter Wide Road.
On South	=	Plot No.25
On North	=	Plot No.24

The above plot property is now standing in the name of **SHRI SWAMI SAMARTHA TRADERS, BUILDERS & DEVELOPERS**

4. Search Taken :-

A. Xerox Copy of Original Registered sale deed :-

The original registered sale deed of the above plot property is executed between seller Mr. Virral Hemraj Palan & purchaser **SHRI SWAMI SAMARTHA TRADERS, BUILDERS & DEVELOPERS** through its partners Mr.Popatrao Bhikanrao Patil and others - 2, as per Reg. Dast No.443/2020, Dt.11.02.2020.



B. Index II :-

The Index II record Dt.11.02.2020 for the above sale deed transaction.

C. Copy of Proposed Residential Building Plan :-

The proposed residential building plan for the above property approved by Chief officer, Municipal Council Chalisgaon as per their letter Dt.07.11.2020.

D. Xerox Copy of Commencement Certificate :-

The commencement certificate for the above property issued by Chief officer, Municipal Council Chalisgaon as per their letter No.771/2020 Dt.24.10.2020.

E. Xerox Copy of N.A. order :-

Xerox Copy of the Non Agricultural permission for the Survey No.386/1A, admeasuring – 2 H 35 R is granted by Hon'ble Collector Jalgaon, as per order No.Zamin/1085/4550/Dt.19.09.1986.

F. Xerox Copy of Residential Layout :-

Xerox Copy of residential layout for the Survey No.386/1A, admeasuring – 2 H 35 R is granted by Assistant Director of town planning Jalgaon and approved by Chief Officer Municipal Council Chalisgaon.

G. Copy of Partnership deed :-

Shri Swami Samarth traders builders and developers through its partners Mr. Popatrao Bhikanrao Patil and others 2 executed partnership deed on 14.07.2018.

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

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

Signature



5. Past and Previous Transactions :-

- A. The above survey No.386/1A admeasuring - 2 H 38 R was originally standing in the name of Mr.Uttamrao Gulabrao Deshmukh
- B. Thereafter Mr.Uttamrao Gulabrao Deshmukh was applied for the Non-Agricultural Purpose to the Collector, Jalgaon, for above survey number. The Hon'ble Collector Jalgaon is granting N.A. permission vide their order No.Zamin/1085/4550,Dt.19.09.1986 to the above survey number. Mutation entry No.10112, Dt.13.12.1986 was effected for the same.
- C. Mr.Uttamrao Gulabrao Deshmukh was already sold out above agricultural land Survey No.386/1A to purchaser Om Kamal Enterprises through its partners (1) Mr.Dharmraj Shivram Rakhunde and others before taking Non-Agricultural permission from Hon'ble Collector as per mutation Entry No.9640, Dt.01.02.1986. After taking the Non-Agricultural for above land Om Kamal Enterprises through its partners (1) Mr.Dharmraj Shivram Rakhunde and others demarcated 47 plots and all plots mutated in their name as per mutation entry No.13010. Dt.24.12.1990.
- D. Thereafter Om Kamal Enterprises through its partners (1) Mr.Dharmraj Shivram Rakhunde and others was sold out the plot No.26 out of Survey No.386/1A, Plot Admeasuring- 388.50 sq.mtr. to the purchaser Mr.Viral Hemraj pallan through its guardian father for the consideration of Rs.1,63,500/- as per mutation Entry No.22445, Dt.16.08.2000. Mr.Viral Hemraj Pallan after completing age of 18 years he became a sole owner of above plot property as per mutation entry No.38564 Dt.26.08.2010.
- E. Thereafter Mr.Virral Hemraj pallan was sold out the plot No.26 out of Survey No.386/1A, Plot Admeasuring- 388.50 sq.mtr. to the purchaser Shri Swami Samarth traders builders and developers through its partners Mr. Popatrao Bhikanrao Patil and others 2 as per register dast entry no.

Signature



443/2020, Dt.11.02.2020 and mutation Entry No.58411, Dt.13.02.2020.

F. In this way now the property that is the plot No.26 out of Survey No.386/1A, Plot Admeasuring- 388.50 sq.mtr. standing in the name of owner Shri Swami Samarth traders builders and developers through its partners Mr. Popatrao Bhikanrao Patil and others 2 .

6. Legal Opinion :

- A. I have verified the Index – II record for the last 13 years and 7/12 extracts, Sale deed, Municipal Records and other related documents for the above plot property.
- B. I came to the conclusion that the property No.26 out of Survey No.386/1A, Plot Admeasuring- 388.50 sq.mtr. is clear marketable and free from all encumbrances.
- C. If this property is mortgaged for Housing Loan then it will create a valid mortgage.
- D. This property is not under any Government Acquisition, Urban Land Ceiling Act 1976 and Maharashtra Act – XIV is not applicable to the above plot property.

Hence I issued the report.

Date : 24/11/2020




Adv. Pushkar P. Kulkarni
Chalisgaon



CHALLAN
MTR Form Number-6



GRN	MH007403699202021E	BARCODE			Date	25/11/2020-11:48:28	Form ID	
Department		Inspector General Of Registration		Payer Details				
Type of Payment		Search Fee		TAX ID / TAN (If Any)				
Type of Payment		Other Items		PAN No.(If Applicable)				
Office Name		CLS_CHALISGAON SUB REGISTRAR		Full Name		ADV P P KULKARNI		
Location		JALGAON		Flat/Block No.				
Year		2020-2021 One Time		Premises/Building				
Account Head Details		Amount In Rs.		Road/Street				
0030072201 SEARCH FEE		325.00		Area/Locality		CHALISGAON		
				Town/City/District				
				PIN				
				Remarks (If Any)				
				SURVEY NO 386 1 A PLOT NO 26 ARIA 388 50 SQ MTR				
				CHALISGAON				
				Amount In		Three Hundred Twenty Five Rupees Only		
Total		325.00		Words				
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	00040572020112532451	IK0AVAEKSO	
Cheque/DD No.				Bank Date	RBI Date	25/11/2020-11:24:51	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 :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.



Rajesh