Gopal S. Sonawane

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OFFICE-

Flat No. 5, Deshmukh Sant Sankul
New Plots,
Amalner, Dist. Jalgaon.
Mob.# 9881130155

SEARCH AND TITLE INVESTIGATION REPORT

TO WHOMSOEVER IT MAY CONCERNS

This is to certify that, I have taken a search of below mentioned property for year 1992 to 2021 and for that purpose; I have seen and gone through the various documents as well as the record of Sub. Registrar Office, Amalner, accordingly receipt of search is also attached herewith.

DESCRIPTION OF PROPERTY FOR TITLE

Gat No.	Admeasuring	Situated at
1797/1	37500 Sq. Mtr.	Amalner, Dist. Jalgaon

(Hereinafter referred **"Said Property"** for sake of brevity) bounded as follows:

On or towards East : -- Gat No. 1789

On or towards West : -- Gat No. 1797/2

On or towards North : -- Gat No. 1795

On or towards South : -- Gat No. 1759

Adv. GOPAL S. SONAWANE Enr.No. MAH/2677/ 2010 AMALNER DIST. JALGAON

Documents Perused:	
A.	Certified copy of 7/12 extract of Gat No.1797/1 dated 11/12/2019
B.	Certified Copies of 7/12 extracts of Gat No. 1797 from year 1992-93 to 2018, issued by Tahsildar Amalner.
C.	Certified Copy of 7/12 extracts of Gat No. 1797/1 of 2018-2019, issued by Tahsildar Amalner.
D.	M.E. No. 11058 regarding Gat No. 1797 situated at Amalner. (Certified Copy)
E.	M.E. No. 16957 regarding Gat No. 1797 situated at Amalner. (Certified Copy)
F.	M.E. No. 17622 regarding Gat No. 1797 situated at Amalner. (Certified Copy)
G.	M.E. No. 20229 regarding Gat No. 1797 situated at Amalner. (Certified Copy)
H.	M.E. No. 23539 regarding Gat No. 1797 situated at Amalner. (Certified Copy)
I.	M.E. No. 23894 regarding Gat No. 1797 situated at Amalner. (Certified Copy)
J.	M.E. No. 23895 regarding Gat No. 1797 situated at Amalner. (Certified Copy)
K.	M.E. No. 27441 regarding Gat No. 1797 situated at Amalner. (Certified Copy)
L.	M.E. No. 41971 regarding Gat No. 1797 situated at Amalner. (Certified Copy)
M.	M.E. No. 46659 regarding Gat No. 1797 situated at Amalner. (Certified Copy)
N.	M.E. No. 47746 regarding Gat No. 1797/1 situated at Amalner. (Certified Copy)
O.	M.E. No. 49071 regarding Gat No. 1797/1 situated at Amalner. (Certified Copy)
P.	M.E. No. 49700 regarding Gat No. 1797/1 situated at Amalner. (Certified Copy)
Q.	No Objection Certificate (N.A.Order) bearing No. Jamin/2/26/Bi.she/SR/39/2018 Dated 11/02/2019 issued by the Collector Jalgaon. (Certified copy)
R.	Construction Permission issued by Chief Officer Amalner Municipal Council, Amalner bearing No. Outward No. Va.Shi.-13/12-N/2020. Dated 04/03/2020
S.	Deed of mortgage bearing no.4191/2020, dated 08/12/2020

HISTORY :-

(1) It appears from the above mentioned record that, in the year 1992-93 Gat No.1797 situated at Amalner, admeasuring area H 5.38 R, Po. Kh. H. 0.63 R, totally admeasuring H. 6. 01 R, Assessment Rs. 25.25 Ps., that was originally owned and possessed by Suklal Bhika Chaudhari, hence his name was reflected on 7/12 extract of Gat No.1797.

(2) Further it appears that, on 15/06/1994, Mr. Suklal Bhika Chaudhari repaid the loan amount of Rs. 1500/- borrowed from Gatvikas Adhikari, under the scheme of "Falbag Vikas Yojna", accordingly encumbrances written in other's Right's Column was omitted by way of M.E. No. 11058 the said ME entry was certified by Circle Officer on 05/07/1994.

(3) Further it appears that Suklal Bhika Chaudhari, was died on 15/09/2001. After the demise of Suklal Bhika Chaudhari his name was deleted and the names of Rayabai Suklal Chaudhari, Bhagwat Suklal Chaudhari and Pramilabai Pandurang Chaudhari were came as legal heirs of the deceased Suklal, on 7/12 extract of Gat No.1797 in owners and possessor's column. Accordingly Mutation Entry no. 16957 was effected in revenue record in that regard on 18/12/2001.

(4) Further it appears that one of the co-owner i.e. Pramilabai Pandurang Chaudhari relinquished her share in respect of Gat no. 1797 in favour of Bhagwat Suklal Chaudhari by way of Registered Relinquish Deed dated 14/06/2002, accordingly M.E. No. 17622 was effected in revenue record.

(5) Further it appears that Rayabai Suklal Chaudhari and Bhagwat Suklal Chaudhari repaid the loan amount of Rs.5000/- borrowed from V.K. Society, Amalner accordingly encumbrances written in other's Right's Column in that regard was omitted by way of M.E. No. 23539, the said ME entry was certified by Circle Officer on 07/06/2007.

(6) Further it appears that Bhagwat Suklal Chaudhari had obtained loan of Rs. 80000/- from Amalner V. K. Society, Amalner accordingly M.E. No. 23894 was effected in revenue record on 15/10/2007.

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En No. MAH/2877/ 2010

(7) Further it appears that Rayabai Suklal Chaudhari had obtained loan of Rs. 80000/- from Amalner V. K. Society, Amalner accordingly M.E. No. 23895 was effected in revenue record on 15/10/2007.

(8) Further it appears that one of the co-owner i.e. Rayabai Suklal Chaudhari relinquished her share in respect of Gat no. 1797 in favour of Bhagwat Suklal Chaudhari by way of Registered Relinquish Deed, accordingly M.E. No. 27441 was effected in revenue record on 12/07/2010. In this way Bhagwat Suklal Chaudhari became the only owner of Gat No.1797.

(9) Further it appears that Bhagwat Suklal Chaudhari had obtained loan of Rs. 7,39,500/- from H.D.F.C. Bank, Amalner accordingly M.E. No. 41971 was effected in revenue record on 20/03/2016.

(10) Further it appears that Bhagwat Suklal Chaudhari effected partition in respect Gat no. 1797 between himself and Leelabai Bhagwat Chaudhari, Haridas Bhagwat Chaudhari, Ramdas Bhagwat Chaudhari and Sachin Bhagwat Chaudhari accordingly Gat No. 1797 was divided in two parts by putting north-south boundary and thereby Eastern portion was numbered as Gat No. 1797/1, admeasuring area H. 3.20 R and Po. Kh. H. 0.55 R., Assessment Rs. 15.01 Ps. Whereas Western portion was numbered as Gat No. 1797/2, admeasuring area H. 3.20 R and Po. Kh. H. 0.55 R., Assessment Rs. 15.01 Ps.

As per the said partition the names of Bhagwat Suklal Chaudhari, Leelabai Bhagwat Chaudhari, Haridas Bhagwat Chaudhari, Ramdas Bhagwat Chaudhari and Sachin Bhagwat were came on both the Gat No. 1797/1 and 1797/2 as per M.E. No. 46659, certified on 30/06/2018.

(11) Further it appears from the record that Gat No. 1797/1, admeasuring area H. 3.20 R and Po. Kh. H. 0.55 R. total admeasuring H. 3.75 R. was sold to Amey Omprakash Mundada by way of Registered Sale Deed, bearing No. 5581/2018, dated 14/12/2018, for the consideration of Rs. 04,12,01,000/-. Accordingly M.E. No. 47746 was effected in revenue record on 21/01/2019. Accordingly the name Amey Omprakash Mundada was came on 7/12 extract of Gat No. 1797/1.

ADV. GOPAL S. JOSHI(NAIK) Enl.No. MAH/2577/2010 AMALNER DIST JALGAON

(12) Further it appears that Mr. Amey Omprakash Mundada and Bhagwat Suklal Chaudhari jointly applied for getting N.A. permission in respect of Gat No.1797/1 admeasuring area 37500.00 Sq. Mtr. and Gat No. 1797/2 admeasuring area 22600.00 Sq. Mtr. totally admeasuring area 60100.00 Sq. Mtr. out of which N.A. permission was granted for area 37375.00 Sq.Mtr. by the Collector Jalgaon vide its order bearing No. JAMIN/2/26/BI.SHE/SR/39/2018 DATED 11/02/2019.

(13) Further it appears that Gat No. 1797/1 was divided into 1 to 185 plots by way of order of Collector Jalgaon bearing no. JAMIN/2/26/BI.SHE/SR/39/2018 DATED 11/02/2019. Accordingly M.E. No. 49700 was effected in revenue record and thereby Old 7/12 extract of Gat No. 1797/1 was closed and it was divided into above mentioned plots which are owned and possessed by Amey Omprakash Mundada.

(14) Further it appears that Ms. Mundada Builders and Developers through his Prop. Amey Omprakash Mundada borrowed a loan of Rs. 6,50,00,000/- from The Hasti Co. Op. Bank Ltd. Dondaicha, Branch Amalner and mortgaged the plots nos. 1 to 5, 8 to 107, 108 to 115 and 136 to 180 by way of Registered mortgaged deed bearing no. 4191/2020 dated 08/12/2020.

In my opinion **Mr. Amey Omprakash Mundada**, R/o. Amalner, Dist. Jalgaon was the legal and absolute owner of Gat No. 1797/1 and thereafter, he became the legal and absolute owner of Plot No.s 1 to 185 out of Gat No. 1797/1 situated at Amalner. The Title of above mentioned property is clear, marketable & valuable one except the only encumbrance of THE HASTI CO. OP. BANK LTD. DONDAICHA, BRANCH AMALNER FOR THE LOAN AMOUNT OF RS.6,50,00,000/-.

It is pertinent to note that Proprietor of Mundada Builders and Developers, Amey Omprakash Mundada is going to commence new project on Plot No. 27 to 104, admeasuring area 6957.52 Sq. Mtrs. Out of Gat No. 1797/1 situated at Amalner, Dist. Jalgaon. Mr. Amey Omprakash Mundada is the legal and absolute owner of the plot nos. 27 to 104, admeasuring area 6957.52 Sq. Mtrs. Out of Gat No. 1797/1 situated at Amalner, Dist. Jalgaon. The Title of these properties is clear, marketable & valuable

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one except the only encumbrance of THE HASTI CO. OP. BANK LTD. DONDAICHA, BRANCH AMALNER FOR THE LOAN AMOUNT OF RS.6,50,00,000/-.

Above said plots are seems to be in actual possession of Mr. Amey Omprakash Mundada.

Hence this Search and Title report is signed at Amalner.

Amalner

Date: 09/08/2021.

ADV. GOPAL S. SONAWANE
Enl.No. MAH/2677/ 2010
AMALNER, DIST.JALGAON

Gopal S. Sonawane

Advocate

Enclosure:-

1. As per above mentioned documents no. A to S.
2. Receipt No.- 5252 (Dated 06/08/2021)

120/0

इतर
पावती

Original/Duplicate

Friday,06 August 2021 4:40 PM

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 5252 दिनांक: 06/08/2021

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अमल-0-2021

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड गोपाल एस सोनवणे

वर्णन शोध अर्ज क्र.650/2021 मौजे अमळनेर ता अमळनेर गट नं.1797/1 क्षेत्र हे 3.20 आर पो ख हे 0.55 आर शोध वर्ष 1992 ते 2021 30 वर्ष

SEARCHFEE रु. 750.00

एकूण: रु. 750.00

Sub Registrar Amalner

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004624873202122E दिनांक: 06/08/2021

बँकेचे नाव व पत्ता:

सह.दुय्यम निंबधक वर्ग-२
अमळनेर