

DHIRAJ R PAWAR
BA LLB (ADVOCATE)

Office: Shop No. 17, Sukh Sagar Plaza, Hirapur Road, Chalisgaon

Mob: 9272391826

Email: advdhirajdon@gmail.com

Date:- 3/8/2021

**OPINION ON TITLE OF THE PROPERTY
 TO WHOM EVER IT IS CONCERN.**

Dear sir,

This as reference to your request. I have made an investigation in to the title of **Global Builders Chalisgaon Through Partners:-** 1) **Pramod Vinod Gulecha & 2) Mahesh Dnyandeo Damale R/o: Chalisgaon, Tal. Chalisgaon and Dist: Jalgaon**, in respect of the subject property situated at **Plot No. 44/49/65/66/67/68/69 in Gat No. 9 admeasuring 2373.64 Sq. Meter**, situated within Grampanchayat Limits of **Takali Pra Cha, Tal. Chalisgaon and Dist: Jalgaon** within Sub-Registrar's Office at Chalisgaon or Address **Takali Pra Cha., Tal. Chalisgaon and Dist: Jalgaon**.

1.Full Description of the property to be mortgaged:

Name of Owner/ Seller(s) :- Global Builders

Through Partner:-

- 1) **Pramod Vinod Gulecha &**
- 2) **Mahesh Dnyandeo Damale**



Address of Property Investigated:- Plot No. 44/49/65/66/67/68/69,
 Gat No. 9 at Takali Pra Cha., Tal.
 Chalisgaon and Dist: Jalgaon.

Area:- 2373.64 Sq. Meter

Any Land Mark/ Boundaries:-

Towards East: Land Gat No. 10 part
 West: Plot No. 64, 63, 62
 North: 30 Meter wide Road
 South: 6 Meter wide Road and Plot No. 50, 48, 46, 46

2. Name of the person in whose name municipal taxes electricity bill are raised:- N.A..

3. Date of visit to Registrar of Assurances office and Name of offices / Authorities in whose office search taken:-

Sr. No.	Date of Visit	Name of Offices/ authorities
1)	3/8/2021	Sub- registrar office Chalisgaon.

4. Receipt No. and Amount (Original receipt to be enclosed):-

Receipt No:- MH004469080202122E , Amount Rs. 750/-
 Original Receipt enclosed herewith.

5. Period for which record searched:- 1992 to 2021.

6. List with details of title deeds, Documents referred and scrutinized by Advocate:-

- a) Certified Copy of 7/12 extract.
- b) Certified Copy of Mutation Entry No. 277
- c) Copy of Registered Sale Deed No. 6606 dtd 15/9/2011
- d) Copy of N.A. Order No. 31/2011 dtd. 21/11/2011
- e) Certified Copy of Mutation Entry No. 9072 dtd. 2/12/2011
- f) Certified Copy of Mutation Entry No. 10011 dtd. 25/9/2012
- g) Copy of Index-II of Registered Sale Deed No. 971/20220 dtd. 13/5/2020
- h) Certified Copy of Mutation Entry No. 15249 dtd. 3/6/2020
- i) Copy of order No. 2/2020 dtd. 12/8/2020 of Amalgamation of Plots
- j) Certified Copy of Mutation Entry No. 15508 dtd. 19/8/2020



- k) Copy of Registered Sale Deed No. 2032/20220 dtd. 27/8/2020
- l) Copy of Index-II of Registered Sale Deed No. 2033/20220 dtd. 27/8/2020
- m) Copy of Index-II of Registered Sale Deed No. 2034/20220 dtd. 27/8/2020
- n) Certified Copy of Mutation Entry No. 15621 dtd. 3/10/2020
- o) Copy of Construction permission and sanctioned plan.

7. Sources and history of title:-

1. That the property bearing Gat No. 9 situated at Chalisgaon Takali Pra cha, Tal. Chalisgaon and Dist. Jalgaon were originally owned and possessed by Abdul Raheman Mohammad Hussain Khatik.
2. It appears from the **Mutation No. 277** and from records it appears that, Aadhar Valha Gujar has purchased Land Gat No. 9 admeasuring 2H 11R land from Abdul Raheman Mohammad Hussain Khatik for Rs. 49,000/- vide registered Sale Deed dtd. 12/4/1979 and entry to that effect is made by Competent Revenue Authority and issued a fresh extract.
3. It appears from the **Copy of Index-II of Registered Sale Deed No. 6606/2011** and from records it appears that, i) Sharad Balkrushna Morankar, ii) Sayarchand Motilal Jain, iii) Rani Sushil Solanke (Jain), iv) Vandana Sachin Morankar, v) Ashok Poonamchand Jain & vi) Manoj Poonamchand Jain has purchased Land Gat No. 9 admeasuring 2 H 11R land from aadhar Valha Patil (Gujar) for Rs. 18,51,000/- vide registered Sale Deed No. 6606 dtd. 15/9/2011 and entry to that effect is made by Competent Revenue Authority and issued a fresh extract.
4. It appears from the **Copy of N.A. Order No. 31/2011 Mutation entry no. 9072** and from records it appears that, Sayarchand Motilal Jain & 5 Others has by the order No. Jamin/2/26/S.R./31/2011 of the Collector Jalgaon, dtd 21/11/2011, the Sayarchand Motilal Jain & 5 Others owner of Land Gat no. 9 admeasuring 21100.00 Sq., has been converted to



Non- Agricultural purpose u/s 44 of Maharashtra Land Revenue Code 1966 and granted permission to use Land Gat No. 9 of Takali Pra Cha as Non- Agricultural purpose of residential subject and out of the said land 69 plot has been drawn and in that Plot No. 44 admeasuring 266.18 Sq. Meter, Plot No. 49 admeasuring 258.00 Sq. Meter, Plot No. 65 admeasuring 433.73 Sq. Meter, Plot No. 66 admeasuring 368.96 sq. Meter, Plot No. 67 admeasuring 373.67 Sq. Meter, Plot No. 68 admeasuring 350.25 Sq. Meter, Plot No. 69 admeasuring 322.85 sq. Meter has been drawn and entry to that effect is made by Competent Revenue Authority and issued a fresh 7/12 extract.

5. It appears from the **Copy of Layout & Mutation entry no. 10011** and from records it appears that, Sayarchand Motilal Jain & 5 Others has by the order No. Jamin/2/26/S.R./31/2011 of the Collector Jalgaon, dtd 21/11/2011, the Sayarchand Motilal Jain & 5 Others owner of Land Gat no. 9 admeasuring 21100.00 Sq. has been converted to Non- Agricultural purpose u/s 44 of Maharashtra Land Revenue Code 1966 and granted permission to use Land Gat No. 9 of Takali Pra Cha as Non- Agricultural purpose of residential subject and out of the said land 69 plot has been drawn and in that Plot No. 44 admeasuring 266.18 Sq. Meter, Plot No. 49 admeasuring 258.00 Sq. Meter, Plot No. 65 admeasuring 433.73 Sq. Meter, Plot No. 66 admeasuring 368.96 sq. Meter, Plot No. 67 admeasuring 373.67 Sq. Meter, Plot No. 68 admeasuring 350.25 Sq. Meter, Plot No. 69 admeasuring 322.85 sq. Meter has been drawn and entry to that effect is made by Competent Revenue Authority and issued a fresh 7/12 extract.



6. It appears from the **Copy of Index-II of Registered Sale Deed No. 971/2020 & Mutation Entry No. 15249** and from records it appears that, i) Abhay Javarilal Jain, ii) Jyoti Abhay Jain, iii) Dhiraj Sushil Jain, iv) Rajani Sharad Morankar, v) Rajkumar Sayarchand Jain & vi) Sachin Sharad Morankar has purchased Plot No. 44 admeasuring 266.18 Sq. Meter, Plot No. 49 admeasuring 258.00 Sq. Meter, Plot No. 65 admeasuring 433.73 Sq. Meter, Plot No. 69 admeasuring 322.85 sq. Meter at Gat No. 9 from i) Sharad Balkrushna Morankar, ii) Sayarchand Motilal Jain,

iii) Ravi Sushil Solanke (Jain), iv) Vandana Bachin Morankar, v) Ashok Poonamchand Jain & vi) Manoj Poonamchand Jain for Rs. 18,60,000/- vide Registered Sale Deed No. 971 dtd. 13/5/2020 and entry to that effect is made by Competent Revenue Authority and issued a fresh extract.

7. It appears from the **Copy of Order No. 2/2020 dtd. 12/8/2020 & Mutation entry no. 15508** and from records it appears that, i) Sharad Balkrushna Morankar, ii) Sayarchand Motilal Jain, iii) Ravi Sushil Solanke (Jain), iv) Vandana Bachin Morankar, v) Ashok Poonamchand Jain & vi) Manoj Poonamchand Jain has by the order No. Jamin/Ekatrikaran/SR/2/2020 dtd. 12/8/2020 of Sub-Divisional Officer Chalisgaon of the Collector Jalgaon, dtd. 21/11/2011 has amalgamated Plot No. 44 admeasuring 266.18 Sq. Meter, Plot No. 49 admeasuring 258.00 Sq. Meter, Plot No. 65 admeasuring 433.73 Sq. Meter, Plot No. 66 admeasuring 368.96 sq. Meter, Plot No. 67 admeasuring 373.67 Sq. Meter, Plot No. 68 admeasuring 350.25 Sq. Meter, Plot No. 69 admeasuring 322.85 sq. Meter at Gat No. 9 and after the amalgamation Plot No. 44+49+65+66+67+68+69 Total admeasuring 2373.64 sq. Meter has been drawn at Gat No. 9 and entry to that effect is made by Competent Revenue Authority and issued a fresh 7/12 extract.

8. It appears from the **Copy of Registered Sale Deed No. 2032/2020, 2033/2020, 2034/2020 & Mutation Entry No. 15249** and from records it appears that, **Global Builders Chalisgaon Through Partners:- 1) Pramod Vinod Gulecha & 2) Mahesh Dnyandeo Damale** has purchased Plot No. 44 admeasuring 266.18 Sq. Meter, Plot No. 49 admeasuring 258.00 Sq. Meter, Plot No. 65 admeasuring 433.73 Sq. Meter, Plot No. 69 admeasuring 322.85 sq. Meter at Gat No. 9 from i) Abhay Javarilal Jain, ii) Jyoti Abhay Jain, iii) Dhiraj Sushil Jain, iv) Rajani Sharad Morankar, v) Rajkuvar Sayarchand Jain & vi) Sachin Sharad Morankar for Rs. 71,40,000/- vide Registered Sale Deed No. 2032/2020 dtd. 26/8/2020 and **Global Builders Chalisgaon Through Partners:- 1) Pramod Vinod Gulecha & 2) Mahesh Dnyandeo Damale** has purchased Plot No. 66 admeasuring



350.25 Sq. Meter & Plot No. 66 admeasuring 368.96 Sq. Meter, at Gat No. 9 from i) Sharad Balkrushna Morankar, ii) Sayarchand Motilal Jain, iii) Rani Sushil Solanke (Jain), iv) Vandana Sachin Morankar, v) Ashok Poonamchand Jain & vi) Manoj Poonamchand Jain for Rs. 38,10,000/- vide Registered Sale Deed No. 2033/2020 dtd. 26/8/2020 & **Global Builders Chalisgaon Through Partners:- 1) Pramod Vinod Gulecha & 2) Mahesh Dnyandeo Damale** has purchased Plot No. 67 admeasuring 373.67 Sq. Meter at Gat No. 9 from i) Sharad Balkrushna Morankar, ii) Sayarchand Motilal Jain, iii) Rani Sushil Solanke (Jain), iv) Vandana Sachin Morankar, v) Ashok Poonamchand Jain & vi) Manoj Poonamchand Jain for Rs. 21,00,000/- vide Registered Sale Deed No. 2034/2020 dtd. 26/8/2020 and entry to that effect is made by Competent Revenue Authority and issued a fresh extract.

9. It appears from the Construction Permission and Sanctioned Plan of Town Planning and Sub-Divisional Officer shows that, **Global Builders Chalisgaon Through Partners:- 1) Pramod Vinod Gulecha & 2) Mahesh Dnyandeo Damale** has been permitted to construct RCC construction for Residential purpose at Plot No. 44+49+65+66+67+68+69 at Gat No. 9 as per sanctioned Plan.

10. That 7/12 extract shows that **Global Builders Chalisgaon Through Partners:- 1) Pramod Vinod Gulecha & 2) Mahesh Dnyandeo Damale** are the owner and possessor of the Plot No. 44+49+65+66+67+68+69 admeasuring 2373.64 Sq. Meter at Gat No. 9



In view of the above submission and discussion I am of the opinion that **Global Builders Chalisgaon Through Partners:- 1) Pramod Vinod Gulecha & 2) Mahesh Dnyandeo Damale** holds absolute right, title, possession over the property bearing Plot No. 44+49+65+66+67+68+69 admeasuring 2373.64 Sq. Meter at Gat No. 9 situated at within Takali Pra Cha. Grampanchayat Limits, Tq. Chalisgaon and Dist Jalgaon as absolute owner and possessor and the said property is free from all encumbrances and charges.

14

8. Whether permission of any Authority or person is required to be obtained before creation of mortgage? If so, give complete details if any:- No

9. Whether construction (if any) is in accordance with the approved plan/ if not, mention the details of deviation and its effect?:- permission has been taken by the Municipal Council Chalisgaon.

10. Any other Information/ opinion:-

In view of the above submission and discussion in para 7 of this report it revealed that Global Builders Chalisgaon Through Partners:- 1) Pramod Vinod Gulecha & 2) Mahesh Dnyandeo Damale holds absolute right, title, possession over the property bearing Plot No. 44+49+65+66+67+68+69 admeasuring 2373.64 Sq. Meter at Gat No. 9 situated within Takali Pra Cha Grampanchayat Limits, Tq. Chalisgaon and Dist Jalgaon as absolute owner and possessor. The said property is free from all Charge and Encumbrance and said Global Builders Chalisgaon Through Partners:- 1) Pramod Vinod Gulecha & 2) Mahesh Dnyandeo Damale is having free marketable title over the same. And the documents are genuine and can be acted upon and I have personally visited and taken search of the said property from the record of Sub-Registrar office at Chalisgaon .

Place: Chalisgaon

Date: 3/8/2021


DHIRAJ R PAWAR

Advocate



CERTIFICATE BY ADVOCATE

I have verified the documents of property i.e. Plot No. 44+49+65+66+67+68+69 admeasuring 2373.64 Sq. Meter at Gat No. 9 situated at within Takali Pra Cha. Grampanchayat Limits at Chalisgaon, Tq. Chalisgaon and Dist Jalgaon, deposited by the borrower **Global Builders Chalisgaon Through Partners:- 1) Pramod Vinod Gulecha & 2) Mahesh Dnyandeo Damale** is having free marketable title over the same and the said property is free from charge and encumbrance and it will valid and enforceable in the court of law.

Place: Chalisgaon

Date: 3/8/2021

Advocate Stamp & Signature

