



ADVOCATE

ASHOK V. JAIN

B.Com, LL.B., G.D.C. & A.

ADVOCATE

Rath Galli, Near People's Bank

Chopda, Dist. Jalgaon

Mo. 9890581761

**TITLE INVESTIGATION REPORT
AND CERTIFICATE OF TITLE**

: NAME OF THE BRANCH SEEKING OPINION :

**Maharashtra Real Estate
Regulatory Authority**

NAME OF THE PERSON OFFERING THE SEARCH REPORT

KALYANI TEJBHAN PATIL

TEJBHAN ARUN PATIL

Residing At- Manvel Tal. Yawal Dist. Jalgaon

PUNAMCHAND GOKULDAS JAIN

Residing At- Ganesh Colony, Chopda Dist. Jalgaon

SANKET SANJAY JAIN

Residing At- Panchaleshwar Galli, Chopda Dist. Jalgaon



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TITLE INVESTIGATION REPORT AND CERTIFICATE OF TITLE

Date : 07-01-2023

To,

**Maharashtra Real Estate Regulatory Authority
Head Office Mumbai.**

LEGAL TITLE REPORT

Subject : Title clearance certificate with respect to Plot No. 26 out of Gat No. 1586 situated at Chopda Tal. Chopda Dist. Jalgaon

I have investigated the title of the said plot on the request of **Kalyani Tejbhan Patil, Tejbhan Arun Patil**, Residing At- Manvel Tal. Yawal Dist. Jalgaon, **Punamchand Gokuldas Jain**, Residing At- Ganesh Colony, Chopda Dist. Jalgaon, **Sanket Sanjay Jain**, Residing At- Panchaleshwar Galli, Chopda Dist. Jalgaon and following documents :

1) Description of Property :

N.A. land Gat No. 1586 in which Plot No. 26 total admeasuring total area 790.34 sq.mtr. assessment Rs. 821=95 paise situated at Chopda, Tal. Chopda Dist. Jalgaon	Boundaries			
	East	West	North	South
	15 Mtr. Road	Amenity Space	Open Space	15 Mtr. Road



2) The Documents of allotment of plot

S.N.	Date of Document	& Name of the Document	Whether Original / Certified / Photocopy / True Copy
1	07-01-2022	7/12 extract of N.A. Plot No. 26 out of Gat No. 1586 situated at Chopda Tal. Chopda Dist. Jalgaon	True Copy
2	19-04-2022	7/12 extract of land Gat No. 1586 of Chopda for the year 1990-91 to 2000	Xerox Copy
3	19-04-2022	7/12 extract of land Gat No. 1586 of Chopda for the year 2000-01 to 2014	Xerox Copy
4	19-04-2022	M.E. No. 14857, 14858, 15547, 15799, 25290, 26156, 26669, 26776, 26988, 27841, 28731, 29201, 30330, 37489, 45742, 33782	Xerox Copy
5	04-10-2021	Sale deed of N.A. Plot No. 26 out of Gat No. 1586 situated at Chopda bearing document No. 4231/ 2021	Xerox Copy

3. Search Report for 30 years from 1993 to 2023.

Brief history of the property :

That the said land Gat No. 1586 total area 1H=25R was previously owned and possessed by Shri. Puna Barku Visave, Fakira Barku Visave, Namdeo Barku Visave, Yadavrao Barku Visave, Renabai w/o Barku Visave before 1990-91. After seen the old 7/12 extract of Gat No. 1586 name of and Shantabai Nilkanth Wagh and Gangubai Mahadu Wagh's name were shown in other right column.

Thereafter Shantabai Nilkanth Wagh died on 27-9-1997 and after her death her legal heirs namely Naval Nilkanth Wagh's name came on revenue record by moving application, death certificate before Talathi. Effect of heirship be taken on revenue record as per M.E. No. 14857 effected on 24-06-2003 and certified on 20-07-2003.



Thereafter Renabai w/o Barku Visave died on 27-08-1992 and after her death her legal heirs namely Puna Barku Visave, Fakira Barku Visave, Namdeo Barku Visave, Yadavrao Barku Visave, Gangubai Mahadu Wagh, Naval Nilkanth Wagh's name came on revenue record by moving application, death certificate before Talathi. Effect of heirship be taken on revenue record as per M.E. No. 14858 effected on 24-06-2003 and certified on 20-07-2003.

Thereafter Gangubai w/o Mahadu Wagh relinquished her ancestral right in said property in favour of Puna Barku Visave, Fakira Barku Visave, Namdeo Barku Visave, Yadavrao Barku Visave. Effect of relinquishment be taken on revenue record as per M.E. No. 15547 effected on 27-12-2003 and certified on 15-01-2004.

Thereafter all owners moved an application for partition their all properties along with said property Gat No. 1586 between them and by that partition Gat No. 1586 was given in the share of Yadavrao Barku Visave by office order of Tahasildar, Chopda No. Vatni / SR / 2 / 2004 dt. 27-02-2004. Effect of partition be taken on revenue record as per M.E. No. 15799 effected on 02-03-2004 and certified on 25-03-2004.

Thereafter Lilabai Rambhau Patil, Umesh Shivajirao Deshmukh, Pratap Baliram Chaudhari purchased Gat No. 1586 total area 1H=25R from Yadavrao Barku Visave for the consideration of Rs. 1905000/- by registered sale deed on dated 30-08-2011. Effect of sale deed be taken on revenue record as per M.E. No. 25290 effected on 03-09-2011 and certified.

Thereafter Sanjiv Ashoklal Gujarathi, Sandip Ashoklal Shah (Gujarathi), Saurabh Anil Gujarathi, Sanjay Hanumantrao Deshmukh purchased 2/3 area 0H=83.33R area of Gat No. 1586 total area 1H=25R from Lilabai Rambhau Patil and Pratap Baliram Chaudhari for the consideration of Rs. 2220000/- by registered sale deed on dated 11-05-2012. Effect of sale deed be taken on revenue record as per M.E. No. 26669 effected on 22-05-2012 and certified.



Thereafter Umesh Shivajirao Deshmukh died on 08-04-2012 and after his death his legal heirs namely Vrushali Umesh Deshmukh, Vikram Umesh Deshmukh, Aniruddha Umesh Deshmukh's name came on revenue record by moving application, death certificate and heirship chart before Talathi. Effect of heirship be taken on revenue record as per M.E. No. 26776 effected on dated 31-05-2012 and certified.

Thereafter Sanjiv Ashoklal Gujarathi, Sandip Ashoklal Shah (Gujarathi), Saurabh Anil Gujarathi, Sanjay Hanumantrao Deshmukh purchased 1/3 area 0H=41.67R area of Gat No. 1586 total area 1H=25R from Vrushali Umesh Deshmukh, Vikram Umesh Deshmukh, Aniruddha Umesh Deshmukh for the consideration of Rs. 2220000/- by registered sale deed on dated 28-06-2012. Effect of sale deed be taken on revenue record as per M.E. No. 26688 effected on 30-06-2012 and certified.

Shri. Nandkishor Bhanudas Patil purchased Gat No. 1586 total area 1H=25R from Sanjiv Ashoklal Gujarathi, Sandip Ashoklal Shah (Gujarathi), Saurabh Anil Gujarathi, Sanjay Hanumantrao Deshmukh for the consideration of Rs. 2500000/- by registered sale deed bearing document No. 5190/2012 on dated 12-11-2012. Effect of sale deed be taken on revenue record as per M.E. No. 27841 effected on dated 27-11-2012 and certified.

Thereafter Shri. Nandkishor Bhanudas Patil taken a loan of Rs. 50,00,000/- from Abhaykumar Lining and Investment Co. Pvt. Ltd. Through Director Abhayraj Fatteraj Chordia and mortgaged the said property by registered mortgaged deed bearing document NO. 1326/2013. Effect of mortgaged be taken on revenue record as per M.E. No. 28731 effected on dated 30-03-2013 and certified.

Shri. Nandkishor Bhanudas Patil moved an application before Collector, Jalgaon for conversion of said land Gat No. 1586 total area 12500.00 sq.mtr. into N.A. and same was allowed by Collector, Jalgaon by his office order No.



Jamin/1/1 Bishe / SR / 08 / 2013 Dated 13-06-2013. Thereafter they made out plots in the said land. Effect of N.A. order be taken on revenue record as per M.E. No. 29201 effected on dated 13-06-2013 and certified.

Thereafter Nandkishor Bhanudas Patil repaid the loan of Rs. 5000,000/- of Abhaykumar Lining and Investment Co. Pvt. Ltd. Through Director Abhayraj Fatteraj Chordia and they executed reconveyanc deed bearing document No. 232/2014 dated 15-01-2014 in favour of Nandkishor Bhanudas Patil. Effect of reconveyanc deed be taken on revenue record as per M.E. No. 30330 effected on 17-01-2014 and certified.

Thereafter Anil Tilokchand Jain and Sunil Tilokchand Jain purchased plot No. 26 total area 790.34 sq.mtr. from Nandkishor Bhanudas Patil by registered sale deed. Effect of sale deed be taken on revenue record.

Thereafter Punamchand Gokuldas Jain, Sachin Sanjay Jain, Sanket Sanjay Jain purchased plot No. 26 total area 790.34 sq.mtr. from Anil Tilokchand Jain and Sunil Tilokchand Jain by registered sale deed bearing document No. 923/2018 dated 23-02-2018. Effect of sale deed be taken on revenue record as per M.E. No. 37489 effected on 04-04-2018 and certified on dated 11-05-2018.

Thereafter present applicants Kalyani Tejbhan Patil, Tejbhan Arun Patil, Sanket Sanjay Jain, Punamchand Gokuldas Jain purchased plot No. 26 total area 790.34 sq.mtr. from Punamchand Gokuldas Jain, Sachin Sanjay Jain and Sanket Sanjay Jain by registered sale deed bearing document No. 4231/2021 on dated 04-10-2021. Effect of sale deed be taken on revenue record as per M.E. No. 45742 effected on 02-12-2021 and certified on dated 26-12-2021.

Since then present applicants Kalyani Tejbhan Patil, Tejbhan Arun Patil, Sanket Sanjay Jain, Punamchand Gokuldas Jain are absolute owner and possessor of plot No. 26 total area 790.34 sq.mtr. out Gat No. 1586 situated at Chopda Dist. Jalgaon



5.	Search the investigation	30 Years
5.1	The persons who is / are the present owners of the property / ies.	Kalyani Tejbhan Patil Tejbhan Arun Patil, Residing At- Manvel Tal. Yawal Dist. Jalgaon Punamchand Gokuldas Jain Residing At- Ganesh Colony, Chopda Dist. Jalgaon Sanket Sanjay Jain Residing At- Panchaleshwar Galli, Chopda Dist. Jalgaon
5.2	Whether the party has absolute, clear and marketable title over the property/ies proposed to be mortgaged & can created to valid mortgage on the property / ies	Yes
5.3	What is the nature of the title of the owner i.e. tenancy right, full ownership, occupancy right, possessory right, minor or any other type of the right? Clarify.	Full ownership i.e. Plot No. 26 out of Gat No. 1586 situated at Chopda.

6. LEGAL OPINION

On perusal of above document submitted to me and all other relevant documents relating to title of the said property and on search taken for 30 years, I am of the opinion that the said title (property) of Shri. Laxman Daulat Mali is absolute property of the present applicant, and he is the only owner and is in possession of the said property having clear, marketable and without any encumbrances.

Owner of land : **Kalyani Tejbhan Patil and Tejbhan Arun Patil,**
Residing At- Manvel Tal. Yawal Dist. Jalgaon, **Punamchand Gokuldas Jain,**
Residing At- Ganesh Colony, Chopda Dist. Jalgaon, **Sanket Sanjay Jain**
Residing At- Panchaleshwar Galli, Chopda Dist. Jalgaon.



SCHEDULE PROPERTY

N.A. land Gat No. 1586 in which Plot No. 26 total admeasuring total area 790.34 sq.mtr. assessment Rs. 821=95 paise situated At Chopda, Tal. Chopda Dist. Jalgaon.

The report reflecting the flow of the title of the **Kalyani Tejbhan Patil and Tejbhan Arun Patil**, Residing At- Manvel Tal. Yawal Dist. Jalgaon, **Punamchand Gokuldas Jain**, Residing At- Ganesh Colony, Chopda Dist. Jalgaon, **Sanket Sanjay Jain** Residing At- Panchaleshwar Galli, Chopda Dist. Jalgaon on the said land is enclosed herewith as annexure.

Place : Chopda

Date : 07/01/2023.




ASHOK V. JAIN
Advocate, Chopda

Note: Online Search receipt No. **MH013404462202223E**
Online Search receipt No. **MH013405141202223E**
Dated 07/01/2023



CHALLAN
MTR Form Number-6



GRN MH01340446220223E		BARCODE 		Date 07/01/2023-18:35:08		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee Other Items				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name CPD_CHOPADA SUB REGISTRAR				Full Name		Adv Ashok V Jain	
Location JALGAON				Flat/Block No.		Rath Galli	
Year 2022-2023 One Time				Premises/Building		Chopda	
Account Head Details			Amount In Rs.	Road/Street		Chopda	
0030072201 SEARCH FEE			325.00	Area/Locality		Dist. Jalgaon	
				Town/City/District			
				PIN		4 2 5 1 0 7	
				Remarks (If Any)			
				Plot No. 26 out of Gat No. 1586 situated at Chopda search from the year			
				1993 to 2023			
				Amount In Three Hundred Twenty Five Rupees Only			
				Words			
Total			325.00				
Payment Details CANARA BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02400412023010700481	1060701202302400481
				Bank Date	RBI Date	07/01/2023-18:35:39	Not Verified with RBI
Cheque/DD No.				Bank-Branch		CANARA BANK	
Name of Bank				Scroll No. , Date		Not Verified with Scroll	
Name of Branch							

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तांसाठी लागू नाही.
 Mobile No. : 9890581761



CHALLAN
MTR Form Number-6



GRN	MH013405141202223E	BARCODE			Date	07/01/2023-18:55:35		Form ID				
Department	Inspector General Of Registration				Payer Details							
Type of Payment	Search Fee				TAX ID / TAN (If Any)							
					PAN No.(If Applicable)							
Office Name	CPD_CHOPADA SUB REGISTRAR				Full Name	Adv Ashok V Jain						
Location	JALGAON											
Year	2022-2023 One Time				Flat/Block No.	Rath Galli						
Account Head Details				Amount In Rs.	Premises/Building							
0030072201 SEARCH FEE				425.00	Road/Street	Chopda						
					Area/Locality	Dist. Jalgaon						
					Town/City/District							
					PIN		4	2	5	1	0	7
					Remarks (If Any)							
					Plot No. 26 out of Gat No. 1586 situated at Chopda search from the year							
					1993 to 2023							
					Amount In	Four Hundred Twenty Five Rupees Only						
					Words							
Total				425.00								
Payment Details	CANARA BANK				FOR USE IN RECEIVING BANK							
Cheque-DD Details					Bank CIN	Ref. No.	02400412023010700488		1060701202302400488			
Cheque/DD No.					Bank Date	RBI Date	07/01/2023-18:56:09		Not Verified with RBI			
Name of Bank					Bank-Branch	CANARA BANK						
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 चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : 9890581761



ADVOCATE

ASHOK V. JAIN

B.Com, LL.B., G.D.C. & A.

ADVOCATE

Rath Galli, Near People's Bank

Chopda, Dist. Jalgaon

Mo. 9890581761

Format -A

FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

- 1) 7/12 extract / P.R. card as on date of application for registration.
- 2) Mutation entry No. 14857, 14858, 15547, 15799, 25290, 26156, 26669, 26776, 26988, 27841, 28731, 29201, 30330, 37489, 45742, 33782
- 3) Search report for 30 years from 1993 to 2023 taken from Sub-Registrar, Office At Chopda.
- 4) Any other relevant title : NA
- 5) Litigation if any : NA

Place : Chopda

Date : 07/01/2023



Ashok V. Jain

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Advocate, Chopda