

**Date :- 16/08/2017**

**TITLE SEARCH REPORT**

**1) Name of the Applicant :-**

Shri.Kashinath Motiram Talele, Age 80 years, Occu.Business,  
R/o. Plot No.20, Ganeshwadi, Jalgaon, Tal. & Dist.Jalgaon.

**2) Purpose of Investigation :-**

To find out the clear and marketable title of Plot No.30  
admeasuring 487.8 Sq.Mtrs. out of Survey No.472/3 which has given  
C.T.S.No.6386 admeasuring 487.8 Sq.Mtrs. of Mehrun, within the  
limits of Jalgaon Municipal Corporation, Jalgaon, Tal. & Dist.Jalgaon.

**3) Description of the Property :-**

Plot No.30 admeasuring 487.8 Sq.Mtrs. out of Survey No.472/  
3 which has given C.T.S.No.6386 admeasuring 487.8 Sq.Mtrs. of  
Mehrun, within the limits of Jalgaon Municipal Corporation, Jalgaon,  
Tal. & Dist.Jalgaon. The said C.T.S. is bounded as under:-

|                     |   |            |
|---------------------|---|------------|
| On or towards East  | - | Plot No.29 |
| On or towards West  | - | Plot No.31 |
| On or towards North | - | Plot No.43 |
| On or towards South | - | Road & Use |

**4) Past and previous title documents :-**

The Hon'ble Collector, Jalgaon was pleased to grant a non-  
agricultural permission by his order No. LNA/SR/579 dated 11/07/

According to allotment letter dated 18/08/1968 of Chairman, Shri. Sadguru Samarth Gruh Mandal, Jalgaon the said Plot No.30 admeasuring 487.8 Sq.Mtrs. out of Survey No.472/3 of Mehrun, Tal. & Dist.Jalgaon came in the name of Kashinath Motiram Talele and M.E.No.6691 was effected in record of rights.

According to City Survey Scheme the said Plot No.30 admeasuring 487.8 Sq.Mtrs. out of Survey No.472/3 of Mehrun, Tal. & Dist.Jalgaon the C.T.S.No.6383 is given to the above said property and said entry was effected in C.T.S.Extract.

On 16/01/2012, Liladhar Jagannath Khadke and others-19 had executed registered T.D.R.sale deed admeasuring 195.10 Sq.Mtrs. out of total admeasuring out of total T.D.R. admeasuring 962.50 Sq.Mtrs. of Survey No.101/1+101/2+101/3A of Jalgaon, Tal. & Dist.Jalgaon for C.T.S.No.6383 admeasuring 487.8 Sq.Mtrs. of Jalgaon in favour of Kashinath Motiram Talele for consideration of Rs.1,05,000/- and having its serial No.273.

The Hon'ble Commissioner, Jalgaon City Municipal Corporation Jalgaon by its revised and proposed office letter No.TP/BP/0587 dated 05/11/2014 of G.F.A.Stilt F+F.F.+S.F.+T.F. out C.T.S.No.6386 of Mehrun, Tal. & Dist.Jalgaon.

On 10/11/2014, Kashinath Motiram Talele had executed a registered deed of declaration of Unit No.101, 102, 103, GFA Stilt, 201, 202, 203, FF, 301, 302, 303, S.F. and 403 T.F. of C.T.S.No.6386 of Jalgaon, Tal. & Dist.Jalgaon and serial No.3574.

On 10/11/2014, Kashinath Motiram Talele had executed a registered General Power of Attorney of Unit No.101, 102, 103, GFA Stilt, 201, 202, 203, FF, 301, 302, 303, S.F. and 403 T.F. of

5) Searches Taken :-

- 1) Record of Sub-Registrar Office, Jalgaon from 1988 to 2017
- 2) 7/12 Extract from 1966 to 1996
- 3) C.T.S.Extract from 1997 to 2017
- 4) Original T.D.R.Sale Deed dated 16/01/2012
- 5) Original deed of declaration dated 10/11/2014
- 6) Zerox copy of N.A.Order
- 7) Zerox copy of Building Plan
- 8) Zerox copy of commencement certificate dated 05/11/2014

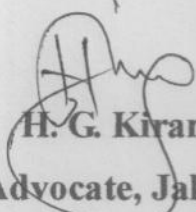
6) Legal Opinion:-

On perusal of the documents submitted to me and I have taken search of Sub-Registrar, Jalgaon, I am the opinion that the applicant **Shri.Kashinath Motiram Talele** is the absolute owner and possessor of **Plot No.30** admeasuring **487.8 Sq.Mtrs.** out of **Survey No.472/3** which has given **C.T.S.No.6386** admeasuring **487.8 Sq.Mtrs.** of **Mehrun**, within the limits of **Jalgaon Municipal Corporation, Jalgaon, Tal. & Dist.Jalgaon** having their clear and marketable title which is free from all encumbrances.

Hence this title report.

**Jalgaon**

**Date :- 16/08/2017**

  
**H. G. Kirange**  
**Advocate, Jalgaon**  
*Kirange H. G.*  
**Advocate B.A.L L.B.**  
**JALGAON**