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इतर पावती

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Thursday, 23 March 2017 1:31 PM

नोंदणी क्र. 39म

Regn. 39M

पावती क्र.: 1729 दिनांक: 23/03/2017

दावाचे नाव: जारगाव

इस्तफादाचा अनुक्रमिक: एक-0-2017

इस्तफादाचा प्रकार:

सादर करणाऱ्याचे नाव: जे. एस. सचिन देसाई, रा. पाचोरा

वर्णन घेऊन जारगाव देवील गट नं. 115 या मिल्करीचा सन 1988 ते 2017 एकूण 30 वर्षांचा शोध

SEARCHFEE

₹. 750.00

एकूण:

₹. 750.00

Sub Registrar Pachora

सह दुय्यम निबंधक (सर्वा-२)

पाचोरा

1). देवकाचा प्रकार: By Cash रकम: ₹ 750/-

Adv. Sachin P. Deshpande

B.Com.LL.B.

12, Sant Gadgebaba Nagar,
Pachora, Tal. Pachora, Dist. Jalgaon

Mo.No.9890942600

Date -23/03/2017.

TITLE SEARCH REPORT AND CERTIFICATE

To,

HDFC Ltd.

Jalgaon

Respected Sir,

I have gone through revenue papers and I have taken a search of Sub Registry Pachora for a period of 30 years in respect of **Plot Nos.12 to 49 out of NA Gat No.115** all these plots are situated at Jargaon shivar, Tal-Pachora, Dist-Jalgaon at present above properties belongs to **(1) YOGESHWAR BUILDERS & DEVELOPERS THROUGH PARTNER ANNA DHONDIRAM NAGNE & KISHOR PITAMBAR PATIL (2) SUNIL KADU PATIL (3) RISHIKESH PRAMOD LALWANI, R/o.Pachora ,Tal.Pachora, Dist-Jalgaon.**

II) DESCRIPTION OF PROPERTIES :

Taluka & District	Situated at	Plot No.	Area
PACHORA JALGAON	WITHIN JARGAON GRAMPANCHAYAT & SHIVAR AREA	Plot No.12 out of N.A.Gat No.115	Area 162.51 Sq.Mtr.
		Plot No.13 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.
		Plot No.14 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.
		Plot No.15 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.
		Plot No.16 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.



PACHORA JALGAON	WITHIN JARGAON GRAMPANCHAYAT & SHIVAR AREA	Plot No.17 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.
		Plot No.18 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.
		Plot No.19 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.
		Plot No.20 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.
		Plot No.21 out of N.A.Gat No.115	Area 130.20 Sq.Mtr.
		Plot No.22 out of N.A.Gat No.115	Area 130.20 Sq.Mtr.
		Plot No.23 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.
		Plot No.24 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.
		Plot No.25 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.
		Plot No.26 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.
		Plot No.27 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.
		Plot No.28 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.
		Plot No.29 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.
		Plot No.30 out of N.A.Gat No.115	Area 133.41 Sq.Mtr.
		Plot No.31 out of N.A.Gat No.115	Area 133.97 Sq.Mtr.
		Plot No.32 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.
		Plot No.33 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.
		Plot No.34 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.
		Plot No.35 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.



PACHORA JALGAON	WITHIN JARGAON GRAMPANCHAYAT & SHIVAR AREA	Plot No.36 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.
		Plot No.37 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.
		Plot No.38 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.
		Plot No.39 out of N.A.Gat No.115	Area 130.20 Sq.Mtr.
		Plot No.40 out of N.A.Gat No.115	Area 130.20 Sq.Mtr.
		Plot No.41 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.
		Plot No.42 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.
		Plot No.43 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.
		Plot No.44 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.
		Plot No.45 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.
		Plot No.46 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.
		Plot No.47 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.
		Plot No.48 out of N.A.Gat No.115	Area 65.10 Sq.Mtr.
		Plot No.49 out of N.A.Gat No.115	Area 170.35 Sq.Mtr.

The Boundaries of the Plots are as follows:-

Plot No.	On East	On West	On North	On South
Plot No.12	9.00 Mtr.Road & Use	Plot No.49	Plot No.13	12.00 Mtr.Road
Plot No.13	9.00 Mtr.Road & Use	Plot No.48	Plot No.14	Plot No.12
Plot No.14	9.00 Mtr.Road & Use	Plot No.47	Plot No.15	Plot No.13
Plot No.15	9.00 Mtr.Road & Use	Plot No.46	Plot No.16	Plot No.14
Plot No.16	9.00 Mtr.Road & Use	Plot No.45	Plot No.17	Plot No.15



Plot No.17	9.00 Mtr.Road & Use	Plot No.44	Plot No.18	Plot No.16
Plot No.18	9.00 Mtr.Road & Use	Plot No.43	Plot No.19	Plot No.17
Plot No.19	9.00 Mtr.Road & Use	Plot No.42	Plot No.20	Plot No.18
Plot No.20	9.00 Mtr.Road & Use	Plot No.41	Plot No.21	Plot No.19
Plot No.21	9.00 Mtr.Road & Use	Plot No.40	Plot No.22	Plot No.20
Plot No.22	9.00 Mtr.Road & Use	Plot No.39	Plot No.23	Plot No.21
Plot No.23	9.00 Mtr.Road & Use	Plot No.38	Plot No.24	Plot No.22
Plot No.24	9.00 Mtr.Road & Use	Plot No.37	Plot No.25	Plot No.23
Plot No.25	9.00 Mtr.Road & Use	Plot No.36	Plot No.26	Plot No.24
Plot No.26	9.00 Mtr.Road & Use	Plot No.35	Plot No.27	Plot No.25
Plot No.27	9.00 Mtr.Road & Use	Plot No.34	Plot No.28	Plot No.26
Plot No.28	9.00 Mtr.Road & Use	Plot No.33	Plot No.29	Plot No.27
Plot No.29	9.00 Mtr.Road & Use	Plot No.32	Plot No.30	Plot No.28
Plot No.30	9.00 Mtr.Road & Use	Plot No.31	9.00 Mtr.Road & Use	Plot No.29
Plot No.31	Plot No.30	9.00 Mtr.Road & Use	9.00 Mtr.Road & Use	Plot No.32
Plot No.32	Plot No.29	9.00 Mtr.Road & Use	Plot No.31	Plot No.33
Plot No.33	Plot No.28	9.00 Mtr.Road & Use	Plot No.32	Plot No.34
Plot No.34	Plot No.27	9.00 Mtr.Road & Use	Plot No.33	Plot No.35
Plot No.35	Plot No.26	9.00 Mtr.Road & Use	Plot No.34	Plot No.36
Plot No.36	Plot No.25	9.00 Mtr.Road & Use	Plot No.35	Plot No.37
Plot No.37	Plot No.24	9.00 Mtr.Road & Use	Plot No.36	Plot No.38
Plot No.38	Plot No.23	9.00 Mtr.Road & Use	Plot No.37	Plot No.39
Plot No.39	Plot No.22	9.00 Mtr.Road & Use	Plot No.38	Plot No.40
Plot No.40	Plot No.21	9.00 Mtr.Road & Use	Plot No.39	Plot No.41
Plot No.41	Plot No.20	9.00 Mtr.Road & Use	Plot No.40	Plot No.42



Plot No.42	Plot No.19	9.00 Mtr.Road & Use	Plot No.41	Plot No.43
Plot No.43	Plot No.18	9.00 Mtr.Road & Use	Plot No.42	Plot No.44
Plot No.44	Plot No.17	9.00 Mtr.Road & Use	Plot No.43	Plot No.45
Plot No.45	Plot No.16	9.00 Mtr.Road & Use	Plot No.44	Plot No.46
Plot No.46	Plot No.15	9.00 Mtr.Road & Use	Plot No.45	Plot No.47
Plot No.47	Plot No.14	9.00 Mtr.Road & Use	Plot No.46	Plot No.48
Plot No.48	Plot No.13	9.00 Mtr.Road & Use	Plot No.47	Plot No.49
Plot No.49	Plot No.12	9.00 Mtr.Road & Use	Plot No.48	12.00 Mtr.Road

PAST AND PREVIOUS TITLE HISTORY:

1) That previously Gat No.115 situated at Jargaon was owned by Waman Bhuraji Lohar, then after demise of Waman Bhuraji Lohar Dt.14/09/2006 his legal heirs Sons- Padmakar Waman Lohar, Prakash Waman Lohar and Pushpabai Prakash Lohar, Dipak Prakash Lohar, Rajendra Prakash Lohar, Yogesh Prakash Lohar, Vimalbai Sudhakar Hiwale & Sushilabai Prabhakar Wagh have mutated to Gat No.115 in revenue record **VIDE M.E.NO.1615 DATED 19/10/2006.**

2) Then Padmakar Waman Lohar, Prakash Waman Lohar and Pushpabai Prakash Lohar, Dipak Prakash Lohar, Rajendra Prakash Lohar, Yogesh Prakash Lohar, Vimalbai Sudhakar Hiwale & Sushilabai Prabhakar Wagh have executed Agreement for sale Dated 02/04/2013 in respect of Gat No.115-area 1 H.76R. in favour of (1) YOGESHWAR BUILDERS & DEVELOPERS THROUGH PARTNER ANNA DHONDIRAM NAGNE & KISHOR PITAMBAR PATIL (40 % Share) ((2) SUNIL KADU PATIL (40 % Share) RISHIKESH PRAMOD LALWANI (20 % Share) according to terms and conditions agreed by the parties of Agreement for sale. **VIDE M.E.NO.4486 DATED 22/08/2013.**



3) That previously charge of 1,50,000/- Dt.17/07/2010 of Pachora-Krushnapuri V.K.S.S.S.Ltd. Tal.Pachora over Gat No.115 had been revoked **VIDE M.E.NO.5737 DATED 13/11/2015**

4) Then (1) YOGESHWAR BUILDERS & DEVELOPERS THROUGH PARTNER ANNA DHONDIRAM NAGNE & KISHOR PITAMBAR PATIL (40 % Share) ((2) SUNIL KADU PATIL (40 % Share) (3) RISHIKESH PRAMOD LALWANI (20 % Share) purchased land Gat No.115-area 1 H.76R for consideration amount of Rs.41,00,000/- Dt.07/11/2015 from Padmakar Waman Lohar & others by way of Regd.Sale Deed. **VIDE M.E.NO.5702 DATED 18/12/2015.**

5) Then 1) YOGESHWAR BUILDERS & DEVELOPERS THROUGH PARTNER ANNA DHONDIRAM NAGNE & KISHOR PITAMBAR PATIL (2) SUNIL KADU PATIL (3) RISHIKESH PRAMOD LALWANI have applied before Hon'ble SDO,Pachora for N.A.Residential use permission of Gat No. 115,area 1H.76 R. Accordingly Hon'ble SDO,Pachora passed order No.Jamin/Binsheti /SR/14/2015 / Dated 23/02/2015 and ADTP sanctioned lay-out of above property Gat No.115,total 105 plots are demarcated. **VIDE M.E.NO.5880 DATED 27/05/2016.**

7) Then Plan of the above property is sanctioned and Present owners have applied to S.D.O.Pachora, Dist.Jalgaon regarding the permission of construction over the Plot Nos.12 to 21 & 40 to 49 and Plot No.22 to 39, so in this effect S.D.O.Pachora, Dist.Jalgaon has given permission Order No. Jamin/ Bandpa/ Kavi/ 01/2017 Dt.10/03/2017.

1988 to 2017 (30 years)

Date: 23/03/2017,

Search Receipt No.1729.



LEGAL OPINION:

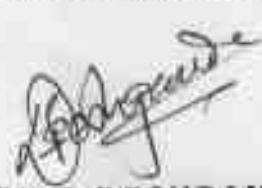
(1) On perusal of all the above referred documents and after taking search, I am of the opinion that the above Plot Properties **Plot Nos.12 to 49 out of NA Gat No.115** all these plots are situated at Jargaon shivar, Tal-Pachora, Dist-Jalgaon at present above properties belongs to **(1) YOGESHWAR BUILDERS & DEVELOPERS THROUGH PARTNER ANNA DHONDIRAM NAGNE & KISHOR PITAMBAR PATIL (2) SUNIL KADU PATIL (3) RISHIKESH PRAMOD LALWANI, R/o.Pachora ,Tal.Pachora, Dist-Jalgaon.**

(2) The said documents of title referred to above are the perfect evidence of the Title of the property. There is no any charge on the above property Hence I certify that, title is clear and free from all encumbrances and also readily marketable .

PACHORA

DATE:23/03/2017




SACHIN P.DESHPANDE
ADVOCATE, PACHORA