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इतर पावती

Original/Duplicate

Friday, 21 August 2015 12:22 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6704

दिनांक: 21/08/2015

माग्याचे नाव: पाचोरा

दस्तऐवजाचा अनुक्रमांक: पचर-0-2015

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड.सुधाकर पी पाटील रा.ता.पाचोरा

वर्णन पाचोरा येथील सि.स.नं-1807 सन 1986 ते 2015 एकुण 30 वर्ष मिळकत-1

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Pachora

सह दुय्यम निबंधक (वर्ग-२)

पाचोरा

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

SUDHAKAR P. PATIL

B.Sc. (Hon.) LL.B.
ADVOCATE
Reg.No. 458/1980

Office:

133, New Shopping Centre,
Nagarpalika Jin, PACHORA 424201
Phone No. (Off-243676) (Res-244476)
Mob.No. : 9423938076

DATE: 08/09/2015

SEARCH CUM TITLE REPORT

TO WHOM SO EVER IT MAY CONCERN

Respected Sir,

I have gone through revenue papers and I have taken a search of Sub Registry Pachora & CTS office Pachora for a period of 30 years in respect of **CTS No.1807, Area 1168.00 Sq.Mtr** situated within local limits of Pachora Municipal Council Area & Within CTS Area of Pachora, Tal-Pachora, Dist-Jalgaon at present above property belongs to **SHRI.SADASHIVRAO RAOSAHEB DESHMUKH**, R/o.Pachora, Tal.Pachora, Dist.Jalgaon.

PARTICULARS OF PROPERTY CTS No.1807 :

Taluka & District	Situated at.	PROPERTY No.	Area
PACHORA JALGAON	WITHIN LOCAL LIMITS OF PACHORA MUNICIPAL COUNCIL AREA & WITHIN CTS AREA OF PACHORA.	CTS No. 1807	Area 1168.00 Sq.Mtr.

The Boundaries of the PROPERTY are as follows:-

CTS No.	On East	On West	On North	On South
CTS No. 1807	CTS No.1847	CTS No.1814 & Lane	CTS No.1916	Pachora- Jamner Road

And I found that **SHRI.SADASHIVRAO RAOSAHEB DESHMUKH**, R/o.Pachora, Tal.Pachora, Dist.Jalgaon is in possession of abovementioned CTS Property, Present owner have taken all the permission from the appropriate authority. Title the above property is clear, free and marketable title.



PAST AND PREVIOUS TITLE HISTORY:

1) Previously CTS No.1807, Area 1174 Sq.Mtr was owned & possessed by Raosaheb Bapusaheb Deshmukh as his ancestral property, then due to demise of Raosaheb Bapusaheb Deshmukh and due to adoption deed executed during lifetime of Raosaheb Bapusaheb Deshmukh his heir namely Sadashivrao Raosaheb Deshmukh mutated as owner to the above property CTS No.1807 in the CTS records, and in this effect he had submitted all the relevant papers, applications and statement had given before land record office, name of Sadashivrao Raosaheb Deshmukh was entered as owner of above property i.e. CTS No.1807 on 30/01/1993, Accordingly it was mentioned and effected in the property card of present property dated 30/01/1993.

2) Previously Sadashivrao Raosaheb Deshmukh and Raosaheb Sadashivrao Deshmukh had jointly submitted application Dated 22/11/1994 before CTS office Pachora for consolidation of other CTS area so in this effect statement had given before land record office, and CTS officer have passed order regarding increase of area 1174.00 Sq.Mtr of CTS No.1807.

3) Then Sadashivrao Raosaheb Deshmukh had constructed Commercial Shopping Complex consisting Ground Floor+First Floor+Second Floor+Third Floor over CTS No.1807 by obtaining appropriate permission from Pachora Municipal Council and after completion of construction of complex he had obtained Occupancy Certificate from Pachora Municipal Council vide letter no.1281 Dated 15/10/1998.

4) Then Sadashivrao Raosaheb Deshmukh applied to CTS officer Pachora for addition of new FSI area in connection of previous



construction and remaining area of construction, then again applied Dated 23/07/2010 for permission of Residential construction over CTS No.1807-area 1168.00 Sq.Mtr to Chief Officer of Pachora Municipal Council then Chief Officer of Pachora Municipal Council granted permission on certain Terms and Conditions Dated 23/07/2015, Vide Outward No.982/2015.

LEGAL OPINION:

(1) On perusal of all the above referred documents and after taking search, I am of the opinion that the above Property **CTS No.1807, Area 1168.00 Sq.Mtr** situated within local limits of Pachora Municipal Council Area & Within CTS Area of Pachora, Tal-Pachora, Dist-Jalgaon is absolutely owned and possessed by above mentioned owner **SHRI.SADASHIVRAO RAOSAHEB DESHMUKH;** 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 CTS property. There is no any previous charges/ encumbrance on the above CTS property, Hence I certify that title is clear and free from all encumbrance and also readily marketable.

Search Date -21/08/2014

Receipt No.6704

Year 1986 to 2015

Joint Sub Registrar Class-2, Pachora

PACHORA

DATE: 08/09/2015



SUDHAKAR P. PATIL
ADVOCATE, PACHORA