SWAPNIL S. PATIL

B.S.L.LL.B.M.A.
ADVOCATE
Reg.No.1690/2006

Office:

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DATE: 24/07/2015

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 Office Pachora,City Survey Office Pachora for a period of 13 years in respect of **1) CTS No.2669,Area 43.90 Sq.Mtr; 2) CTS No.2670,Area 92.90 Sq.Mtr; 3) CTS No.2671,Area 27.70 Sq.Mtr;4) CTS No.2672,Area 64.90 Sq.Mtr; 5) CTS No. 2679,Area 83.90 Sq.Mtr; 6) CTS No.2680,Area 60.20 Sq.Mtr; 7) CTS No.2681,Area 37.70 Sq.Mtr; 8) CTS No.2682,Area 14.90 Sq.Mtr; 9) CTS No.2683,Area 30.10 Sq.Mtr; 10) CTS No.2684, Area 22.10 Sq.Mtr; 11) CTS No.2685,Area 8.40 Sq.Mtr; 12) CTS No.2686,Area 37.80 Sq.Mtr; 13) CTS No.2687,Area 68.10 Sq.Mtr; 14) CTS No.2687-A,Area 0.50 Sq.Mtr; 15) CTS No.2688/1,Area 5050.00 Sq.Mtr; 16) CTS No.2689,Area 1177.20 Sq.Mtr; 17) CTS No.2690,Area 25.80 Sq.Mtr; 18) CTS No.2691,Area 51.00 Sq.Mtr; 19) CTS No.2692,Area 36.40 Sq.Mtr; 20) CTS No.2693,Area 82.30 Sq.Mtr;** situated within Pachora Municipal Council area & within Pachora City Survey Area,Tal-Pachora,Dist-Jalgaon at present above properties jointly belongs to **PRAVINSAGAR BABULAL RAVAL AND DUSHYANT PRAVINSAGAR RAVAL,**BOTH R/o.Pachora,Tal.Pachora, Dist-Jalgaon.

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I) PARTICULARS OF PROPERTIES :

Taluka & District	Situated at	Property No.	Area
PACHORA JALGAON	WITHIN PACHORA MUNICIPAL COUNCIL AREA & WITHIN PACHORA CITY SURVEY AREA	1) CTS No.2669	43.90 Sq.Mtr
		2) CTS No.2670	92.90 Sq.Mtr
		3) CTS No.2671	27.70 Sq.Mtr
		4) CTS No.2672	64.90 Sq.Mtr
		5) CTS No.2679	83.90 Sq.Mtr
		6) CTS No.2680	60.20 Sq.Mtr
		7) CTS No.2681	37.70 Sq.Mtr
		8) CTS No.2682	14.90 Sq.Mtr
		9) CTS No.2683	30.10 Sq.Mtr
		10) CTS No.2684	22.10 Sq.Mtr
		11) CTS No.2685	8.40 Sq.Mtr
		12) CTS No.2686	37.80 Sq.Mtr
		13) CTS No.2687	68.10 Sq.Mtr
		14) CTS No.2687-A	0.50 Sq.Mtr
		15) CTS No.2688/1	5050.00 Sq.Mtr
		16) CTS No.2689	1177.20 Sq.Mtr
		17) CTS No.2690	25.80 Sq.Mtr
		18) CTS No.2691	51.00 Sq.Mtr
		19) CTS No.2692	36.40 Sq.Mtr
		20) CTS No.2693	82.30 Sq.Mtr

II) BOUNDARIES OF PLOT PROPERTIES :

Plot No.	On East	On West	On North	On South
1) CTS No.2669	CTS No. 2667,2668	CTS No.2670	V.P.Road	CTS No. 2688/1
2) CTS No.2670	CTS No.2669	CTS No.2671	V.P.Road	CTS No. 2688/1
3) CTS No.2671	CTS No.2670	CTS No. 2688/3	V.P.Road	CTS No.2672
4) CTS No.2672	CTS No. 2688/1	CTS No. 2688/3	CTS No.2671	CTS No. 2688/1

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5) CTS No.2679	CTS No. 2688/1	15 Mtr Wide Station Road	CTS No.2673	CTS No.2680
6) CTS No.2680	CTS No. 2688/1	15 Mtr Wide Station Road	CTS No.2679	CTS No. 2681,2682
7) CTS No.2681	CTS No.2682	15 Mtr Wide Station Road	CTS No.2680	CTS No.2684
8) CTS No.2682	CTS No. 2688/1	CTS No.2681	CTS No.2680	CTS No.2683
9) CTS No.2683	CTS No. 2688/1	CTS No.2684	CTS No.2682	CTS No.2686
10) CTS No.2684	CTS No.2683	15 Mtr Wide Station Road	CTS No.2681	CTS No.2685
11) CTS No.2685	CTS No.2686	15 Mtr Wide Station Road	CTS No.2684	CTS No.2686
12) CTS No.2686	CTS No. 2688/1	CTS No.2685	CTS No.2683	CTS No.2687
13) CTS No.2687	CTS No. 2687/A	15 Mtr Wide Station Road	CTS No.2686	CTS No.2700
14) CTS No. 2687-A	CTS No. 2688/1	CTS No.2687	CTS No. 2688/1	CTS No.2700
15) CTS No. 2688/1	Part of CTS No.2688	CTS No.2679 to 2687/A	CTS No.2669 to 2671	CTS No.2700
16) CTS No.2689	CTS No. 2688/1	CTS No. 2688/1	CTS No. 2688/1	CTS No.2690 to 2693
17) CTS No.2690	CTS No.2691	CTS No. 2688/1	CTS No. 2688/1	CTS No.2700
18) CTS No.2691	CTS No.2692	CTS No.2690	CTS No. 2688/1	CTS No.2700
19) CTS No.2692	CTS No.2693	CTS No.2691	CTS No. 2688/1, 2689	CTS No.2700
20) CTS No.2693	CTS No .2688/1	CTS No.2692	CTS No. 2688/1,2689	CTS No.2700

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PAST AND PREVIOUS TITLE HISTORY:

1) That previously land Survey No.284/1A- Area 1H.56R & Survey No.288,Area 0H.04R situated within Pachora Municipal Council area and within Pachora City Survey Area were originally owned by Diwan Bahadur Abdul Razzak Abdul Gani Deshmukh, Survey No.284/1A- Area 1H.56R numbered as CTS No.2688 and Survey No.288 ,Area 0H.04R alongwith constructed structures overall numbered as CTS No.2625-2627,2658 to 2693 in the Pachora CTS records.

2) Then further Original Owner Diwan Bahadur Abdul Razzak Abdul Gani Deshmukh had died,then his heirs Chandpasha Abdul Gafur Deshmukh, Abdul Nasir Gafur Deshmukh, Abdul Jalil Abdul Gafur Deshmukh,Aayashabi Kayuum Deshmukh,Avliyabi Umadraj Deshmukh,Kurshidabi Abdul Gafur Deshmukh had been recorded as heirs of Diwan Bahadur Abdul Razzak Abdul Gani Deshmukh in the city survey records of CTS No.2625 to 2627,2658 to 2693 Dated 02/03/1984.

3) Then Previously Motilal Kameshwar Raval was perpetual tenant in abovementioned Survey No.284/1A and 288,then Motilal Kameshwar Raval had purchased all tenanted rights in Survey No.284/1A- Area 1H.56R numbered as CTS No.2688 and Survey No.288 ,Area 0H.04R alongwith constructed structures overall numbered as CTS No.2625-2627,2658 to 2693 Dated 30/04/1947 from Court Receiver in court matter,then Motilal Kameshwar Raval had formed Partnership Firm and abovementioned properties became part and owned by that Partnership Firm.

4) Previously land Survey No.284/1A-area 1H.56R situated within Pachora Municipal Council area & within Pachora City Survey Area,Tal-Pachora,Dist-Jalgaon had been allotted as

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Deshmukh Inam to Chandpasha Abdul Gafur Deshmukh and others but later on due to abolition of Deshmukh Inam,present land Survey No.284/1A-area 1H.56R had been regrant to Chandpasha Abdul Gafur Deshmukh and others,then due to the conditional capacity previous permission of Govt.to sell above land was needed,so they had applied to Sub Divisional Officer for permission of sale of above land,after due enquiry and after perusal of Govt.Circulars,G.R.and necessary document Sub Divisional Officer passed order no.vatan/kavi/1183/2001 Dated 12/11/2001 in the name of Chandpasha Abdul Gafur Deshmukh and others.As land is situated in urban area Collector Jalgaon issued letter regarding Non Agricultural use of above land and to order to deposit 50% nazarana amount of market value as per Govt.Resolution Dated 18/08/1953.Lateron Chandpasha Abdul Gafur Deshmukh and others had deposited 50% nazarana amount of market value of above property.

5) Then further Pravinsagar Babulal Raval and Dushyant Pravinsagar Raval had jointly purchased **Prat 1-** Survey No. 284/1A - Area 1H.56R numbered as CTS No.2688-Western side Area 10075 Sq.Mtr alongwith CTS No.2625-2627,2664 to 2693 and Survey No.288 ,Area 0H.04R and **Prat 2-** Permanent Tenant Rights over CTS No.2688-Eastern side Area 100 by 100 followed by possession,total area Prat 1 + Prat 2=10910.87 Sq.Mtr for consideration 18,54,000/-Dated 12/11/2001 from heirs of Diwan Bahadur Abdul Razzak Abdul Gani Deshmukh i.e. Chandpasha Abdul Gafur Deshmukh and others 10 by a registered sale-deed(Regd.Docu.No.3362/2001).Accordingly mutation had been effected Dated 28/01/2002 and sanctioned by the revenue authority of City Survey Office Pachora.

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6) Then further Pravinsagar Babulal Raval and Dushyant Pravinsagar Raval had applied to delete name of Saraswatabai Babulal Raval as she was died Dated 14/01/1999 to CTS Office Pachora,then according to statement,application,Death Certificate Affidavit submitted before Officer CTS Office Pachora and according to enquiry name of Saraswatabai Babulal Raval was deleted,**Vide M.E.No.1374.**

7) Then it is perusal from the CTS extracts of above properties that original records of above properties was not traceable and missing so Pravinsagar Babulal Raval and Dushyant Pravinsagar Raval applied to CTS office regarding that so after due enquiry held Hon'ble District Superitendent of Land records Jalgaon passed order no.Nagarbhumapan/Gahal milkat patrika/ punarlekhen/kavi/310/2013 Jalgaon/Dated 12/08/2013 for new CTS extracts(Property Cards) to be prepared,thereafter new CTS extracts(Property Cards) has been prepared.

8) Then Pravinsagar Babulal Raval and Dushyant Pravinsagar Raval had applied to ADTP for consolidation and amalgamation of above properties CTS No.2669 to 2672,2679 to 2693 for Commercial purpose in this effect Hon'ble Town Planner,ADTP Jalgaon have recommended amalgamated area as per letter No.3331 Dated 20/10/2014,So due to consolidation and amalgamation of above properties CTS No.2669 to 2672,2679 to 2693,new area is demarcated as CTS No.2669 to 2672+2679 to 2687+2687/A+2688+2689+2693=total area 7015.80 Sq.Mtr.Then further Hon'ble Chief Officer Pachora and ADTP Jalgaon Sub divided above total area 7015.80 Sq.Mtr into two parts i.e. **CTS No.2669 to 2672+2679 to 2687+2687/A+ 2688+2689+ 2693/1** = area 2510.35 Sq.Mtr. and **CTS No.2669 to**

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2672+2679 to 2687+2687/A+2688+2689+2693/2 = area 4505.45 Sq.Mtr.

9) So, Present owners Pravinsagar Babulal Raval and Dushyant Pravinsagar Raval are in actual joint possession of the above mentioned properties **CTS No.2669 to 2672+2679 to 2687 +2687/A+ 2688+2689+ 2693/1** = area 2510.35 Sq.Mtr. and **CTS No.2669 to 2672+2679 to 2687+2687/A +2688+2689 +2693/2** = area 4505.45 Sq.Mtr.and there is no any charge or encumbrances over the properties, So Title of above properties are clear and free from all encumbrances .

2003 to 2015 (13 years)

Date: 24/07/2015,

Search Receipt No.- 6195

Pachora Sub Registrar Office.

LEGAL OPINION:

(1) On perusal of all the above referred documents and after taking search, I am of the opinion that the abovementioned all CTS Properties are absolutely jointly owned and jointly possessed by above mentioned Joint owners **PRAVINAGAR BABULAL RAVAL AND DUSHYANT PRAVINSAGAR RAVAL,**BOTH 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 properties. There is no any charge on the above properties. Hence I certify that, title is clear and free from all encumbrances and also readily marketable.

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