

18/2016

Title [Search] Report

Ref No: Self

Dated : 02/11/2016

Owner: *Sau- Shilpa Aapasaheb Deshmukh, Pradip Devram
Deshmukh, Nilesh Pradip Deshmukh, Rutuja Pradip
Deshmukh & Aapasaheb Devram Deshmukh R/o
Chalisingaon*

Development Agreement-

*Shri- Pramod Vinod Gulecha, Mahesh Dnyanadev
Damale Partner of Global Builders and Developers
Tal- Chalisingaon
Dist- Jalgaon*

Property: *Plot No 1 to 8*

out of Survey No 421/1/19+20+21+22

169.88 Sq. Ft. 64.35 Sq. mtrs.

225271/ 9822962707



Sanjay Vinayak Nankar

Advocate

Shivaji Chowk, Chalisgaon

Mob-9822962707, Phone-02589/225271

Date- 02/11/2016

TO WHOM SO EVER IT MAY CONCERN

Sub:- Title [Search] Report in respect of the property bearing Plot No 1 to 8 out of Survey No. 421/1/ 19+ 20+ 21+ 22 having an area of 169.88 Sq. mtrs. (out of Chalisgaon Municipal Council) Situated at Chalisgaon Dist- Jalgaon Held by- Sau- Shilpa Aapasaheb Deshmukh, Pradip Devram Deshmukh, Nilesh Pradip Deshmukh, Rutuja Pradip Deshmukh & Aapasaheb Devram Deshmukh R/o Chalisgaon

Respected Sir,

As per request of Shri- Pramod Vinod Gulecha, Mahesh Dnyanadev Damale Partner of Global Builders and Developers necessary search of title for a period of 13 years was carried out in respect of the captioned property, more particularly described as hereunder-

DESCRIPTION OF PROPERTY

- A) Situation of property:- At- Chalisgaon
- B) Registration Sub Dist :- Chalisgaon
- C) Registration Dist:- Jalgaon
- D) Description of Property:- Plot No. 1 to 8
- E) Area of Property:-

Plot No 1	Area 169.88 Sqr. Mtrs
Plot No 2	Area 64.35 Sqr. Mtrs
Plot No 3	Area 64.35 Sqr. Mtrs
Plot No 4	Area 64.35 Sqr. Mtrs
Plot No 5	Area 64.35 Sqr. Mtrs
Plot No 6	Area 64.35 Sqr. Mtrs
Plot No 7	Area 64.35 Sqr. Mtrs
Plot No 8	Area 169.88 Sqr. Mtrs

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F) Boundaries of Property :-

Plot No	East	West	South	North
1	openspace	Road	19to22/2	Road
2	openspace	Road	19to22/3	19to22/1
3	openspace	Road	19to22/4	19to22/2
4	openspace	Road	19to22/5	19to22/3
5	openspace	Road	19to22/6	19to22/4
6	openspace	Road	19to22/7	19to22/5
7	openspace	Road	19to22/8	19to22/6
8	openspace	Road	Road	19to22/7

Inspection of the following relevant and necessary documents produced by the party was made by me

- 1) M.E. No 8341 Dated 05/06/1982 It is seen that, Devram Ganpatrao Deshmukh was Partition his Survey No. 421/1,421/2,421/3,421/4,421/5 in the name of son's 1) **Mr. Aapasaheb Devraram Deshmukh** of Survey No.421/1 admeasuring 4 H 24 R assessment of Rs 9.6 2) **Sau Shilpa Aapasaheb Deshmukh** of Survey No.421/2 admeasuring 4 H 24 R assessment of Rs 9.6 3) **Mr. Pradip Devraram Deshmukh** of Survey No.421/3 admeasuring 4 H 24 R assessment of Rs 9.6 4) **Mr. Devraram Narayanrav Deshmukh** of Survey No.421/4 admeasuring 4 H 24 R assessment of Rs 9.6 5) **Sau- Nirmalabai Devraram Deshmukh** of Survey No.421/5 admeasuring 4 H 24 R assessment of Rs 9.7 This entry partition was oral partition among the family member as per Hindu Law and custom entry pass by dated 1982
- 2) 7/12 extract of S. No.421/1 from the year 2005-2006 to 2015 to2016 It is seen that **Aapasaheb Devram Deshmukh Sau- Shilpa Aapasaheb Deshmukh, Pradip Devram Deshmukh, Sushama Pradip Deshmukh & Aapasaheb Devram Deshmukh** were the owners of abovesaid land
- 3) N.A.Order Lan/2/26/SR 20/2002 dated 12/09/2002 issued by Hon Collectar Jalgaon **Sau- Shilpa Aapasaheb Deshmukh, Pradip Devram Deshmukh, Nilesh Pradip Deshmukh, Rutuja Pradip Deshmukh & Aapasaheb Devram Deshmukh R/o Chalisgaon** gat N.A. permission in respect of S. No. 421/1
- 4) M.E. No 27160 dated 30/08/2003 is in respect of N.A.permission of abovesaid Land Survey No. 421/1 admeasuring 18600 Sqr Mitrs. **Aapasaheb Devram Deshmukh** gat permission pass the order Land /1/7418/697 by Tahasildar dated 14/07/2003.
- 5) Demarcated Residential Lay out of Survey No. 421/1sanctioned and approved by Revenue Authority and various 1 to 63 Plots are laid out in the abovesaid Land.
- 6) M.E. No-32459 dated 07/12/2006 it is seen that , **Sushama-Pradip Deshmukh** was died on dated 24/06/2205 He left 3 Legal heirs behind him viz- 1) **Mr Pradip Devram Deshmukh** 2) **Nilesh Pradip Deshmukh** 3)

[Signature]

- Rutuja Pradip Deshmukh These legal heirs of deceased were become owner of Survey No 421/1. This Entry was certified on 30/12/2206.
- 7) M.E. No. 45720 dated 29/06/2013 The said entry shows an area and assessment of each plots i.e. Plot No 1 to 63 gat permission pass the order Bhumapan/Bisha/ /782 dated 2013 order by Sub Divisional Land Records office Chalisgaon.
- 8) Amalgamation permission by Plot No 19+20+21+22 Survey No 241/1 order Land/Amal./SR 07/2016 by Sub Divisinal Officer Chalisgaon, Tal- Chalisgaon Dist-Jalgaon dated 15/10/2016 Plot No 19+20+21+22 out of Survey No 421/1 and after the Amalgamation Permission Dividation of Suurvey No 421/1/19+20+21+22 admeasuring 725.86 Sqr Mits Dividation the part of Plots No 1 to 8 1) Plot No 421/1/19+20+21+22/1 admeasuring 169.88 Sqr. Mitrs. 2) Plot No 421/1/19+20+21+22/2 admeasuring 64.35 Sqr. Mit 3) Plot No 421/1/19+20+21+22/3 admeasuring 64.35 Sqr Mitrs. 4) Plot No 421/1/19+20+21+22/4 admeasuring 64.35 Sqr. Mitrs 5) Plot No 421/1/19+20+21+22/5 admeasuring 64.35 Sqr. Mitrs. 6) Plot No 421/1/19+20+21+22/6 admeasuring 64.35 Sqr. Mitr 7) Plot No 421/1/19+20+21+22/7 admeasuring 64.35 Sqr. Mitrs 8) Plot No 421/1+19+20+21+22/8 admeasuring 169.88 Sqr. Mitrs
- 9) M. E. No 51331 dated 29/10/2016 Amalgamation permission by Plot No 19+20+21+22 Survey No 241/1 order Land/Amal./SR 07/2016 by Sub Divisinal Officer Chalisgaon, Tal- Chalisgaon Dist-Jalgaon dated 15/10/2016 Plot No 19+20+21+22 out of Survey No 421/1 and after the Amalgamation Permission Dividation of Suurvey No 421/1/19+20+21+22 admeasuring 725.86 Sqr Mits Dividation the part of Plots No 1 to 8 1) Plot No 421/1/19+20+21+22/1 admeasuring 169.88 Sqr. Mitrs. 2) Plot No 421/1/19+20+21+22/2 admeasuring 64.35 Sqr. Mitr3) Plot No 421/1/19+20+21+22/3 admeasuring 64.35 Sqr Mitr 4) Plot No 421/1/19+20+21+22/4 admeasuring 64.35 Sqr. Mitr 5) Plot No 421/1/19+20+21+22/5 admeasuring 64.35 Sqr. Mitrs. 6) Plot No 421/1/19+20+21+22/6 admeasuring 64.35 Sqr. Mitrs.7)Plot No 421/1/19+20+21+22/7 admeasuring 64.35 Sqr. Mitrs 8) Plot No 421/1/19+20+21+22/8 admeasuring
- 10) 7/12 extract of Plot No. 1 to 8 out of Survey No 421/1/19+20+21+22 The name of the party is shown as owner and occupant of abovesaid Plots.
- 11) Revised Plan of, Various Survey No 421/1 19 to 22 Plot No 1 to 8 were in the abovesaid Plot/Property.
- 12) Development Agreement dated 08/09/2016. Shri- Pramod Vinod Gulecha, Mahesh Dnyadev Damale Partner of Global Builders and Developers From Sau- Shilpa Aapasaheb Deshmukh, Pradip Devram Deshmukh, Nilesh Pradip Deshmukh, Rutuja Pradip Deshmukh & Aapasaheb Devram Deshmukh R/o Chalisgaon for Rs 12,20,000/-

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- 13) General Power of Attorney between Pradip Devram Deshmukh given by Nilesch Pradip Deshmukh & Rutuja Pradip Deshmukh the said Power of Attorney is respect of abovesaid property.

From the perusal of the above referred to documents and serch of Index No.II register, I am of the opinion that **Sau- Shilpa Aapasaheb Deshmukh, Pradip Devram Deshmukh, Nilesch Pradip Deshmukh, Rutuja Pradip Deshmukh & Aapasaheb Devram Deshmukh R/o Chalisgaon** Pawan is the owner and - possessor of Plot No 1 to 8 out of S. No. 421/1/19+20+21+22 The title is clear. The Property is readily Marketable and free from all encumbrances . I further certify that **Sau-Shilpa Aapasaheb Deshmukh, Pradip Devram Deshmukh, Nilesch Pradip Deshmukh, Rutuja Pradip Deshmukh & Aapasaheb Devram Deshmukh R/o Chalisgaon** is legally capable of creating charge over the said property

Documents are enclosed herewith.

Yours Faithfully

(Adv. Sanjay Vinayak Nankar)

नौदणी ३९ म.
Regn. 39 m.

सादरकर्ता