

**Pushkar P. Kulkarni**

ADVOCATE

Laxmi Nagar,

Chalisgaon, Dist-Jalgaon

Mob.No.- 9370125511

9922669060

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**TITLE VERIFICATION CERTIFICATE**

**&**

**SEARCH REPORT**

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- Applicant -

**Mrs. Sangita W/o. Prashant Deshmukh**

R/o. Hirapur Road,  
Chalisgaon, Dist.Jalgaon

**1. Name of Applicant**

Mrs.Sangita Prashant Deshmukh

R/o. Hirapur Road, Chalisgaon, Dist.Jalgaon

**2. Purpose of Verification:**

To Find out clear marketable and encumbered title for the last 13 years from 2005 to 2017. *Rm 130 em'*

**3. Description of the immovable property:**

A. The Property is situated within Grampanchayat Limits of Khadaki Bk, at Khadaki Bk, Tal.Chalisgaon, Dist.Jalgaon.

**B. The plot properties are as under :**

Gat No.10/2,

| Sr.No. | Plot Number | Admeasuring    | Assessment   |
|--------|-------------|----------------|--------------|
| 1      | 1           | 360.62 sq.mtr. | Rs.36-05 ps. |
| 2      | 2           | 366.77 sq.mtr. | Rs.36-65 ps. |
| 3      | 3           | 397.88 sq.mtr. | Rs.39-80 ps. |
| 4      | 4           | 130.20 sq.mtr. | Rs.13-00 ps. |
| 5      | 5           | 52.50 sq.mtr.  | Rs.5-25 ps.  |
| 6      | 6           | 52.50 sq.mtr.  | Rs.5-25 ps.  |
| 7      | 7           | 52.50 sq.mtr.  | Rs.5-25 ps.  |
| 8      | 8           | 52.50 sq.mtr.  | Rs.5-25 ps.  |
| 9      | 9           | 129.89 sq.mtr. | Rs.13-00 ps. |
| 10     | 10          | 128.85 sq.mtr. | Rs.12-90 ps. |
| 11     | 11          | 52.50 sq.mtr.  | Rs.5-25 ps.  |
| 12     | 12          | 52.50 sq.mtr.  | Rs.5-25 ps.  |
| 13     | 13          | 52.50 sq.mtr.  | Rs.5-25 ps.  |
| 14     | 14          | 52.50 sq.mtr.  | Rs.5-25 ps.  |
| 15     | 15          | 82.50 sq.mtr.  | Rs.8-25 ps.  |
| 16     | 19          | 135.00 sq.mtr. | Rs.13-50 ps. |

The above all Plots are situated at Gat No.10/2, hence all plots jointly bounded as under –

On East = Gat No.10/1  
On West = Road  
On South = Gat No.11  
On North = Gat No.9



The above plots properties are now standing in the name of Mrs.Sangita Prashant Deshmukh.

**4. Search Taken:-**

**A. Registered Sale Deed :-**

The Registered Sale Deed of the above Gat No.10/2, admeasuring – 0 H 40 R is executed between sellers Mrs.Savitribai Mahadu Shete & another and purchaser Mrs.Sangita Prashant Deshmukh, as per Register Dast entry No.3957/2012, Dt.22.05.2012.

**B. Index II :-**

The Index II record Dt.22.05.2012 for the above sale deed transaction.

**C. Xerox Copy of N.A. Order :-**

Hon'ble Collector Jalgaon issued N.A. permission as per order Jamin/2/Beshe/SR/91/2012. Dt.06.04.2013 to the above Gat No.10/2.

**D. Xerox Copy of Proposed Residential Layout :-**

Hon'ble Assistant Director, Town planning Jalgaon Approved layout as per their office letter No.3239, Dt.06.10.2012 to the above Gat No.10/2.

**E. Latest 7/12 extract, Mutation Entries :-**

Latest 7/12 extract, Mutation Entries relating to above property.

**5. Past and Previous Transactions:-**

- A. The above Gat No.10/2, admeasuring – 0 H 40 R was originally standing in the name of Mr.Bhausahab Uttam Pawar.
- B. Thereafter Mr.Bhausahab Uttam Pawar was sold out above Gat No.10/2, admeasuring – 0 H 40 R to the purchaser Mr.Mahadu Umaji Shete for the consideration of Rs.2,43,000/-. As per mutation entry No.2257, Dt.01.06.2004.
- C. Thereafter Mr.Mahadu Umaji Shete was died on Dt.24.05.2008, his legal heirs i.e. one son, five daughter and one wife, namely – Anil Mahadu Shete and others became a owner of Gat No.10/2 as per mutation entry No.3014, Dt.03.06.2008.
- D. Thereafter legal heirs of late Mr.Mahadu Umaji Shete i.e. five daughters namely – Yamunabai Ramdas Kadam & others 4 executed released

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and they are became owner of above Gat No.10/2, mutation entry No.3793, Dt.25.02.2011, was effected for the same.

- E. Thereafter Savitribai Mahadu Shete and Anil Mahadu Shete sold out Gat No.10/2, admeasuring – 0 H 40 R, Assessment Rs.2-20 ps. to purchaser Mrs.Sangita Prashant Deshmukh for the consideration of Rs.5,00,000/- as per registered dast entry No.3957/2012, Dt.22.05.2012 mutation entry No.4312, Dt.25.05.2012 was effected for the same.
- F. Thereafter Mrs.Sangita Prashant Deshmukh was applied for the Non-Agricultural Purpose regarding Gat No.10/2 to the Hon'ble Collector Jalgaon. The Hon'ble Collector Jalgaon is granting N.A. permission as per their order Jamin/2/Beshe/SR/91/2012, Dt.06.04.2013 to the above Gat number. Mutation entry No.4794 was effected for the same.
- G. Thereafter Mrs.Sangita Prashant Deshmukh demarcated 20 plots as per layout approved by town planning Jalgaon.
- H. Thereafter Mrs.Sangita Prashant Deshmukh was sold out plot No.16 out of Gat No.10/2, Plot Admeasuring - 82=52 Sq.mtr. to the purchaser Mr.Asif Samil Mansuri, his name mutated in revenue record and 7/12 extract.
- I. Thereafter Mrs.Sangita Prashant Deshmukh was sold out plot No.17 out of Gat No.10/2, Plot Admeasuring - 82=52 Sq.mtr. to the purchaser Mr.Shaikh Javed Shaikh Harun Pinjari, his name mutated in revenue record and 7/12 extract.
- J. Thereafter Mrs.Sangita Prashant Deshmukh was sold out plot No.18 out of Gat No.10/2, Plot Admeasuring - 82=50 Sq.mtr. to the purchaser Mr.Shaikh Ansar Shaikh Ebab Pinjari, his name mutated in revenue record and 7/12 extract.
- K. Thereafter Mrs.Sangita Prashant Deshmukh was sold out plot No.20 out of Gat No.10/2, Plot Admeasuring - 319=7 Sq.mtr. (out of which Eastern side portion admeasuring – 59.535 sq.mtr.) to the purchaser Mrs.Kusum Bhushan Mandole, her name mutated in revenue record and 7/12 extract.
- L. Thereafter Mrs.Sangita Prashant Deshmukh was sold out plot No.20 out of Gat No.10/2, Plot Admeasuring - 319=7 Sq.mtr. (out of which

*R. Kulkarni*



Western side portion admeasuring – 159.535 sq.mtr.) to the purchaser Mrs.Yogita Sandip Shelar, her name mutated in revenue record and 7/12 extract.

- M. In this way now the plot properties that is the plot No.1 to 15 and 19 out of Gat No.10/2 standing in the name of owner Mrs.Sangita Prashant Deshmukh.

**6. Legal Opinion:**

- A. I have personally verified the record of last 13 years and 7/12 extracts, Sale deed, Grampanchayat Records and other related documents for the above plots properties.
- B. I came to the conclusion that the property the plot No. 1 to 15 and 19 out of Gat No.10/2 are clear marketable and free from all encumbrances.
- C. This property is not under any Government Acquisition, Urban Land Ceiling Act 1976 and Maharashtra Act – XIV is not applicable to the above plot property.

Hence I issued the report.

**Date: 22/09/2017**

**Adv. Pushkar P. Kulkarni**  
**Chalisgaon**

