

Adv. Sachin P. Deshpande
B.Com.LL.B.
12, Sant Gadgebaba Nagar,
Pachora, Tal. Pachora, Dist. Jalgaon
Mo.No.9890942600

Date-09/03/2018.

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 Bhadgaon for a period of 14 years in respect of following properties Plot No.07,08,09,10,17,18,19,46,47,48,49, 50,60,61,62,63, 65,66,67,68,69,70,73,74,84,85,86,87,88,89,90,91,92,93,94,95,106, 107,108,109,110,111,112,113,114,115,116,117 out of NA Gat No.604 all these Plots are situated at Bhadagaon shivar and Within Bhadgaon Municipal Council area, Tal-Bhadagaon, Dist-Jalgaon at present above properties belongs to **KISHOR PITAMBER PATIL**, R/o.Pachora, Tal. Pachora, Dist-Jalgaon.

I) PARTICULARS OF PLOT PROPERTIES :

Taluka & District	Situated at	PLOT No.	Area
 BHADGAON	WITHIN BHADGAON	1) Plot No.07 out of N.A.Gat No.604	221.25 Sq.Mtr
		2) Plot No.08 out of N.A.Gat No.604	288.07 Sq.Mtr
		3) Plot No.09 out of N.A.Gat No.604	292.05 Sq.Mtr
		4) Plot No.10 out of N.A.Gat No.604	300.48 Sq.Mtr
		5) Plot No.17 out of N.A.Gat No.604	624.88 Sq.Mtr
		6) Plot No.18 out of N.A.Gat No.604	621.15 Sq.Mtr

JALGAON	SHIVAR AREA	7) Plot No.19 out of N.A.Gat No.604	621.15 Sq.Mtr
		8) Plot No.46 out of N.A.Gat No.604	161.56 Sq.Mtr
		9) Plot No.47 out of N.A.Gat No.604	49.00 Sq.Mtr
		10) Plot No.48 out of N.A.Gat No.604	49.00 Sq.Mtr
BHADGAON JALGAON	WITHIN BHADGAON SHIVAR AREA	11) Plot No.49 out of N.A.Gat No.604	49.00 Sq.Mtr
		12) Plot No.50 out of N.A.Gat No.604	49.00 Sq.Mtr
		13) Plot No.60 out of N.A.Gat No.604	49.00 Sq.Mtr
		14) Plot No.61 out of N.A.Gat No.604	49.00 Sq.Mtr
		15) Plot No.62 out of N.A.Gat No.604	49.00 Sq.Mtr
		16) Plot No.63 out of N.A.Gat No.604	49.00 Sq.Mtr
		17) Plot No.65 out of N.A.Gat No.604	126.49 Sq.Mtr
		18) Plot No.66 out of N.A.Gat No.604	92.82 Sq.Mtr
		19) Plot No.67 out of N.A.Gat No.604	49.00 Sq.Mtr
		20) Plot No.68 out of N.A.Gat No.604	49.00 Sq.Mtr
BHADGAON	WITHIN BHADGAON	21) Plot No.69 out of N.A.Gat No.604	49.00 Sq.Mtr
		22) Plot No.70 out of N.A.Gat No.604	49.00 Sq.Mtr
		23) Plot No.73 out of N.A.Gat No.604	126.00 Sq.Mtr
		24) Plot No.74 out of N.A.Gat No.604	126.00 Sq.Mtr
		25) Plot No.84 out of N.A.Gat No.604	47.25 Sq.Mtr
		26) Plot No.85 out of N.A.Gat No.604	47.25 Sq.Mtr
		27) Plot No.86 out of N.A.Gat No.604	47.25 Sq.Mtr
		28) Plot No.87 out of	47.25 Sq.Mtr



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JALGAON	SHIVAR	N.A.Gat No.604	
	AREA	29) Plot No.88 out of N.A.Gat No.604	47.25 Sq.Mtr
		30) Plot No.89 out of N.A.Gat No.604	47.25 Sq.Mtr
BHADGAON	WITHIN BHADGAON	31) Plot No.90 out of N.A.Gat No.604	47.25 Sq.Mtr
		32) Plot No.91 out of N.A.Gat No.604	128.25 Sq.Mtr
		33) Plot No.92 out of N.A.Gat No.604	128.25 Sq.Mtr
		34) Plot No.93 out of N.A.Gat No.604	135.74 Sq.Mtr
		35) Plot No.94 out of N.A.Gat No.604	147.06 Sq.Mtr
		36) Plot No.95 out of N.A.Gat No.604	135.37 Sq.Mtr
		37) Plot No.106 out of N.A.Gat No.604	49.00 Sq.Mtr
		38) Plot No.107 out of N.A.Gat No.604	49.00 Sq.Mtr
		39) Plot No.108 out of N.A.Gat No.604	49.00 Sq.Mtr
		40) Plot No.109 out of N.A.Gat No.604	49.00 Sq.Mtr
		41) Plot No.110 out of N.A.Gat No.604	49.00 Sq.Mtr
		42) Plot No.111 out of N.A.Gat No.604	49.00 Sq.Mtr
		43) Plot No.112 out of N.A.Gat No.604	49.00 Sq.Mtr
		44) Plot No.113 out of N.A.Gat No.604	49.00 Sq.Mtr
		45) Plot No.114 out of N.A.Gat No.604	126.00 Sq.Mtr
		46) Plot No.115 out of N.A.Gat No.604	126.00 Sq.Mtr
		47) Plot No.116 out of N.A.Gat No.604	49.00 Sq.Mtr
		48) Plot No.117 out of N.A.Gat No.604	49.00 Sq.Mtr
JALGAON	SHIVAR AREA		



II) The Boundaries of the Plots are as follows:-

Plot No.	On East	On West	On North	On South
Plot No.07	Plot No.06	Plot No.08	Adj.Gat No.594	12.00 Mtr.Road
Plot No.08	Plot No.7	Plot No.9	Plot No.16	12.00 Mtr.Road
Plot No.09	Plot No.8	Plot No.10	Plot No.15,16	12.00 Mtr.Road
Plot No.10	Plot No.9	Plot No.11	Plot No.14,15	12.00 Mtr.Road
Plot No.17	Adj. Gat No.594	Plot No.18	Adj.Gat No.324	24.00 Mtr.Road
Plot No.18	Plot No.17	Plot No.18	Adj.Gat No.324	24.00 Mtr.Road
Plot No.19	Plot No.18	Amenity Space	Adj.Gat No.324	24.00 Mtr.Road
Plot No.46	9 Mtr Wide Road	Plot No.45	12 Mtr Wide Road	Plot No.47
Plot No.47	9 Mtr Wide Road	Plot No.45	Plot No.46	Plot No.48
Plot No.48	9 Mtr Wide Road	Plot No.45	Plot No.47	Plot No.49
Plot No.49	9 Mtr Wide Road	Plot No.45	Plot No.48	Plot No.50
Plot No.50	9 Mtr Wide Road	Plot No.45	Plot No.49	Plot No.51
Plot No.60	9 Mtr Wide Road	Open Space	Plot No.59	Plot No.61
Plot No.61	9 Mtr Wide Road	Open Space	Plot No.60	Plot No.62
Plot No.62	9 Mtr Wide Road	Open Space	Plot No.61	Plot No.63
Plot No.63	9 Mtr Wide Road	Open Space	Plot No.62	Plot No.64
Plot No.65	9 Mtr Wide Road	Adj. Gat No.605	Adj.Gat No.605	Plot No.66
Plot No.66	9 Mtr Wide Road	Adj. Gat No.605	Plot No.65	Plot No.67
Plot No.67	9 Mtr Wide Road	Adj. Gat No.605	Plot No.66	Plot No.68
Plot No.68	9 Mtr Wide Road	Adj. Gat No.605	Plot No.67	Plot No.69
Plot No.69	9 Mtr Wide Road	Adj. Gat No.605	Plot No.68	Plot No.70
Plot No.70	9 Mtr Wide Road	Adj. Gat No.605	Plot No.69	Plot No.71
Plot No.73	9 Mtr Wide Road	Adj. Gat No.605	Plot No.72	Plot No.74
Plot No.74	9 Mtr Wide Road	Adj. Gat No.605	Plot No.73	Plot No.75
Plot No.84	Plot No.83	Plot No.85	Plot No.103	9.00 Mtr.Road
Plot No.85	Plot No.84	Plot No.86	Plot No.102	9.00 Mtr.Road

Plot No.86	Plot No.85	Plot No.87	Plot No.101	9.00 Mtr.Road
Plot No.87	Plot No.86	Plot No.88	Plot No.100	9.00 Mtr.Road
Plot No.88	Plot No.87	Plot No.89	Plot No.99	9.00 Mtr.Road
Plot No.89	Plot No.88	Plot No.90	Plot No.98	9.00 Mtr.Road
Plot No.90	Plot No.89	Plot No.91	Plot No.97	9.00 Mtr.Road
Plot No.91	Plot No.90	Plot No.92	Plot No.96	9.00 Mtr.Road
Plot No.92	Plot No.91	Plot No.93	Plot No.95	9.00 Mtr.Road
Plot No.93	Plot No.92	9 Mtr Wide Road	Plot No.94	9.00 Mtr.Road
Plot No.94	Plot No.95	9 Mtr Wide Road	9 Mtr Wide Road	Plot No.93
Plot No.95	Plot No.96	Plot No.94	9 Mtr Wide Road	Plot No.92
Plot No.106	Adj.Gat No.314	9 Mtr Wide Road	Plot No.107	Plot No.105
Plot No.107	Adj.Gat No.314	9 Mtr Wide Road	Plot No.108	Plot No.106
Plot No.108	Adj.Gat No.314	9 Mtr Wide Road	Plot No.109	Plot No.107
Plot No.109	Adj.Gat No.314	9 Mtr Wide Road	Plot No.110	Plot No.108
Plot No.110	Adj.Gat No.314	9 Mtr Wide Road	Plot No.111	Plot No.109
Plot No.111	Adj.Gat No.314	9 Mtr Wide Road	Plot No.112	Plot No.110
Plot No.112	Adj.Gat No.314	9 Mtr Wide Road	Plot No.113	Plot No.111
Plot No.113	Adj.Gat No.314	9 Mtr Wide Road	Plot No.114	Plot No.112
Plot No.114	Adj.Gat No.314	9 Mtr Wide Road	Plot No.115	Plot No.113
Plot No.115	Adj.Gat No.314	9 Mtr Wide Road	Plot No.116	Plot No.114
Plot No.116	Adj.Gat No.314	9 Mtr Wide Road	Plot No.117	Plot No.115
Plot No.117	Adj.Gat No.314	9 Mtr Wide Road	Plot No.118	Plot No.116

III) PAST AND PREVIOUS TITLE HISTORY:



1) That previously Gat No. 604, 605 & other properties situated at Bhadgaon were owned by Rajaram Deoram Mahajan & others, then Rajaram Deoram Mahajan & others have mutually distributed and divided their ancestral properties, so in this effect Gat No.604 & 605 was

allotted in the name and share of Rajaram Deoram Mahajan **VIDE**
M.E.NO.1345 DATED 28/03/1986

2) Then after demise of Rajaram Deoram Mahajan his legal heirs Subhash Rajaram Mahajan & others have mutated to Gat No.604 in revenue record, then later on Kishor Pitambar Patil & Manohar Ramkrushna Sonar have purchased land Gat No.604 for consideration amount of Rs.16,25,000/- Dt. 28/04/2017 from Subhash Rajaram Mahajan & others by way of Regd.Sale Deed (**vide Regd.Docu.No.1130/2014**)

3) Then Kishor Pitambar Patil & Manohar Ramkrushna Sonar have applied before Hon'ble The Collector, Jalgaon for N.A.Residential use permission of Gat No. 604,. Accordingly Hon'ble Collector, Jalgaon passed order No.Binsheti /SR/23/2015 Dt.10/06/2015 and ADTP sanctioned lay-out of above property Gat No.604, total 147 plots are demarcated. **VIDE**
M.E.NO.7486 DATED 18/08/2016

4) Then Kishor Pitambar Patil & Manohar Ramkrushna Sonar have applied before Hon'ble Tahildar, Bhadgaon for mutually partition and distribution of NA Plots of NA Gat No 604 between themselves, so after order of Tahsildar Bhadgaon total 147 Plots have been distributed between Kishor Pitambar Patil & Manohar Ramkrushna Sonar, so abovementioned Plot No.07,08,09,10,17,18,19,46,47,48,49,50,60,61,62, 63,65,66,67,68,69,70,73,74,84,85,86,87,88,89,90,91,92,93,94,95,106, 107,108,109,110,111,112,113,114,115,116,117 (Total 48 Plots) have been allotted in the name and share of Kishor Pitambar Patil as an Owner.

2005 to 2018 (14 years)

Date: 28/02/2018,

Search Receipt No.857



MY 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 No.07,**

08,09,10,17,18,19,46,47,48,49,50,60,61,62,63, 65,66, 67,68,69,70,
73,74,84,85,86,87,88,89,90,91,92,93,94,95,106,107,108,109,110,
111,112,113,114,115,116,117 out of NA Gat No.604 all these Plots are
situated at Bhadgaon shivar and Within Bhadgaon Municipal Council
area,Tal-Bhadgaon,Dist-Jalgaon at present above properties belongs to
KISHOR PITAMBER PATIL, 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 .

PACHORA

DATE:09/03/2018



SACHIN P.DESHPANDE
ADVOCATE, PACHORA



इतर पावती

Wednesday, 28 February 2018 7:41 PM

Original/Duplicate

नोंदणी क्र. : 39म

Regn.: 39M

पावती क्र.: 857 दिनांक: 28/02/2018

गावाचे नाव: भडगाव

दस्तऐवजाचा अनुक्रमांक: बडग-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड सचीन पी.देशपांडे रा पाचोरा

वर्णन मौजे भडगाव येथील गट नंबर-604 या मिळकतीवरील 2005 ते 2018 असा 14 वर्षांचा शोध.

SEARCHFEE

रु. 350.00

एकूण:

रु. 350.00

Sub Registrar Bhadgaon

1); देयकाचा प्रकार: By Cash रक्कम: रु 350/-

पुण्यात मिळकत नोंदी-९