

Sanjay Vinayak Nankar

Advocate

Shivaji Chowk, Chalisgaon

Mob-9822962707, Phone-02589/225271

3/2018

Title [Search] Report

Ref No: Self

Dated 24/03/2018

Owner: Sau- Shilpa Aapasaheb Deshmukh
Shri- Nilesh Pradip Deshmukh
Shri- Pradip Devram Deshmukh
-Rutuja Pradip Deshmukh &
Mr.Aapasaheb Devram Deshmukh
R/o Chalisgaon

Development Agreement-

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

Property: (1) Plot No 8+9+10+11+12+13+14+15+17

out of Survey No- 421/1

Area of Property- 2413.40 Sqr. Mtrs.

: (2) Plot No -7+18

out of Survey No- 421/1

Area of Property- 477.43 Sqr. Mtrs.

R/o Chalisgaon

Tal- Chalisgaon

Dist- Jalgaon

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Date- 24/03/2018

TO WHOM SO EVER IT MAY CONCERN

Sub:- Title [Search] Report in respect of the Property bearing (1)Plot No- 8+9+10+11+12+13+14+15+17 out of Survey No 421/1 havian area of 2413.40 Sq.Mtr. (2)Plot No- 7+18 of Survey No 421/1 havian area of 477.43 Sq.Mtr. (within Chalisgaon Municipal Cauncil) Situated at Chalisgaon Dist- Jalgaon held by Sau- Shilpa Aapasaheb Deshmukh, Shri- Nilesh Pradip Deshmukh, Shri- Pradip Devram Deshmukh, Rutuja Pradip Deshmukh & Aapasaheb Devram Deshmukh R/o Chalisgaon Tal- Chalisgaon

Respected Sir,

As per request of Sau- Shilpa Aapasaheb Deshmukh, Shri- Nilesh Pradip Deshmukh, Shri- Pradip Devram Deshmukh, Rutuja Pradip Deshmukh & Aapasaheb Devram Deshmukh, necessary search of title for a period of 30 years was carried out in respect of the captioned property, mare particularly described as hereunder-

DESCRIPTION OF PROPERTY

- A) Situation of property:- At Chalisgaon. (within its Muncipal Limits)
- B) Registration Sub Dist :- Chalisgaon
- C) Registration Dist:- Jalgaon
- D) Description of Property:- 1)Plot No-8+9+10+11+12+13+14+15+17
out of Survey No 421/1
2)Plot No-7+18
out of Survey No 421/1
- E) Area pf Property:- 1) 2413.40 Sq. Mtrs.
2) 477.43 Sq. Mtrs.
- F) Boundaries of Property:- 1)Plot No-8+9+10+11+12+13+14+15+17
out of Survey No 421/1

Shilpa 11/211

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On East-	6 M.Wide Road
On West-	S No. 422/2A/2
On South-	9 M.Wide Road
On North-	9 Miters wide Road

1) Plot No- 7+18 out of Survey No 421/1

On East-	S No. 421/2
On West-	6 Miters wide Road
On South-	9 M.Wide Road
On North-	9 Miters wide Road

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 Devram 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 admesuring 4 H 24 R assessment of Rs 9.6. 3) Mr. Prdip Devram Deshmukh of Survey No 421/3 admesuring 4 H 24 R assessment of Rs 9.6. 4) Mr. Devram Narayanrav Deshmukh of Survey No 421/4 admesuring 4 H 24 R assessment of Rs 9.6. 5) Sau- Nirmalabai Devram Deshmukh of Survey No 421/5 admesuring 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 Survey No 421/1 from the year 2005-206 to 2015 -2016 it is seen that Aapasaheb Devram Deshmukh, Sau- Shilpa Aapasaheb Deshmukh, Pradip Devram Deshmuk, Sushama Pradip Deshmukh were the owners of abovesaid Land.

3) N.A. order Land/2/26/SR 20/2002 dated 12/09/2002. The Said order is issued by Hon. Collector Jagaon in favour Sau- Shilpa Aapasaheb Deshmukh, Pradip Devram Deshmuk, 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 S No 421/1 ad,easuring 18600 Sqr.Mtrs Aapasaheb Devram Deshmukh, gat permission pass the order Land 1/7418/697 by Tahasildar Chalisgaon dated 14/07/2003. This said entry is made in recorded on 2003.

5) Demarcated Residential Lay out of Survey No 421/1 Sanctioned and approved by Revenue Authority and various Plot No 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 24/06/2005. He Left 3 Legal heirs behind him viz- 1) Mr. Pradip Devram Deshmukh 2) Nilesh Pradip Deshmukh 3) Rutuja Pradip Deshmukh. There legal heirs of deceased were become owner of Survey No 421/1. This Entry was Certifid on 30/12/2006.

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7) M.E. No 4527 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 (1) Plot No 8 to 17 Out of Survey No 421/1 (2) Plot No 7 + 18 Out of Survey No 421/1 order Land /Amal/SR14/2017 by Sub Divisional Officer Chalisgaon Tal- Chalisgaon Dist-Jalgaon dated 11/08/2017. Plot No 8 to 17 ,& Plot No 7+18 ,out of survey No 421/1 and after the Amalgamation Permission of Survey No -Plot No- 421/1/8+9+10+11+12+13+14+15+16+17 admeasuring 2413.40 Sq.M. & Plot No 7+18 admeasuring 477.43 Sqd. M.

9) M.E.No-52882 dated /2017 Amalgamation Permission by Plot No 8 to 17 & Plot No 7+18 out of Survey No 421/1 order Land /Amal/SR//14/2017 by Sub Divisional Officer Chalisgaon Tal- Chalisgaon Dist-Jalgaon dated 11/08/2017. Plot No 8 to 17 & Ploat No 7+18 out of survey No 421/1 and after the Amalgamation Permission of Survey No 421/1/ 8+9+10+11+12+13+14+15+16+17 admeasuring 241340 SQ. M. & Plot No 7+18 admeasuring 477.43 1) Mr.Aapasaheb Deshmukh 2)Mr. Pradip Devram Deshmukh 3) Nilesch Pradip Deshmukh 4) Rutuja Pradip Deshmukh

10) 7/12 extract of Plot 8+9+10+11+12+13+14+15+16+17,& Plot 7+18 The name of the party is Shown as owner and occupant of abvesaid Plots.

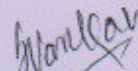
11) Revised Plan of Various Survey No 421/1 /8 to 17 & Plot No 7+18 were in the abvesaid Plots.

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 Deshmukh , Nilesch Deshmukh, Rutuja Deshmukh & Aapasaheb Deshmukh R/O Chalisgaon. For Rs 12,20,000/-

13) General Power of Attorney between Pradip Devram Deshmukh given of Nliesh Deshmukh & Rutuja Deshmukh the said Pwer 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 Sau- Shilpa Aapasaheb Deshmukh, Pradip Devram Deshmuk, Niliesch Pradip Deshmukh, Rutuja Pradip Deshmukh & Aapasaheb Devram Deshmukh. the owner and possessor of Plot No 8 to 17 & Plot No 7+18 (out of S. No . 421/1) The title is clear. The Property is readily Marketable and free from all encumbrances. I further certify that Sau- Shilpa Aapasaheb Deshmukh, Pradip Devram Deshmuk, Niliesch Pradip Deshmukh, Rutuja Pradip Deshmukh & Aapasaheb Devram Deshmukh.is legally capable of creating chare over the said property in favour of Bank.

Documents are enclosed herewith.


Yours Faithfully



नौदणी ३९ म.
Regn. 39 m.