No.386/1A, Plot Admeasuring- 388=50 sq.mtr. (out of which Southern side portion admeasuring – 194=25 sq.mtr.) to the purchaser Mr.Madhav Daga Mali for the consideration of Rs.1,21,000/-. as per registered Dast Entry No.1872/1999, Dt.13.04.1999. Mutation Entry No.20605, Dt.06.05.1999 was effected for the same.

F. Thereafter Mr.Madhav Daga Mali & Mr.Sanjay Madhav Mahajan were sold out the plot No.27 out of Survey No.386/1A, Plot Admeasuring- 388=50 sq.mtr. jointly to the purchaser M/s.Shree Swami Samarth Traders, Builders and Developers (Partnership Firm) through its partner Mr.Pravin Balkrushna Bhokare & others 3 for the consideration of Rs.16,80,000/-. as per registered Dast Entry No.30/2017, Dt.09.01.2017. Mutation Entry No.51735, Dt.13.03.2017 was effected for the same.

G. In this way now the property that is the plot No.27 out of Survey No.386/1A, Plot Admeasuring- 388=50 sq.mtr. standing in the name of owner M/s.Shree Swami Samarth Traders, Builders and Developers (Partnership Firm).

## 6. Legal Opinion :

A. I have verified the Index – II record for the last 30 years and 7/12 extracts, Sale deed, Municipal Records and other related documents for the above plot property.

B. I came to the conclusion that the property the plot No.27 out of Survey No.386/1A, Plot Admeasuring- 388=50 sq.mtr. is clear marketable and free from all encumbrances.

**Hence I issued the report.**

**Date : 23/01/2018**

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

**Pushkar P. Kulkarni**
ADVOCATE
Laxmi Nagar,
Chalisgaon, Dist.Jalgaon
Mob.No.- 9370125511
9922669060

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# TITLE CLEARANCE CERTIFICATE
# &
# TITLE VERIFICATION REPORT

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- Applicant -
M/s. Shree Swami Samarth Traders,
Builders and Developers
(Partnership Firm)
Registered Office:- Bhagyasampada,
Opp. Punrpatre Lawns
Bhadgaon Road, Chalisgaon,
Tal.Chalisgaon,
Dist.- Jalgaon

1. **Name of Applicant :**

**M/s.Shree Swami Samarth Traders, Builders and Developers (Partnership Firm)**

Registered Office:- Bhagyasampada, Opp. Punrpatre Lawns Bhadgaon Road, Chalisgaon, Tal.Chalisgaon, Dist.Jalgaon

2. **Purpose of Verification :**

To Find out clear marketable and encumbered title for the last 30 years from 1989 to 2018.

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

A. The Property is situated within Municipal Limits of Chalisgaon Municipal Council at Chalisgaon, Dist.-Jalgaon.

B. **The property is :**

Survey No.386/1A, Plot No.27

Total Plot Admeasuring - 388=50 sq.mtr.

The above Plot is Bounded as under –

| | | |
|---|---|---|
| On East | = | Plot No.35 & 36 |
| On West | = | 18 Meter Wide Road |
| On South | = | Plot No.26 |
| On North | = | Plot No.28 |

The above plot property is now standing in the name of **M/s.Shree Swami Samarth Traders, Builders and Developers (Partnership Firm)**.

4. **Search Taken :-**

A. **Original Registered sale deed :-**

The original registered sale deed of the above plot property is executed between sellers Mr.Sanjay Madhav Mahajan & Mr.Madhav Daga Mali & purchaser **M/s.Shree Swami Samarth Traders, Builders and Developers (Partnership Firm)**, through its partners (1) Mr.Pravin Balkurshna Bhokare and others as per Reg. Dast No.30/2017, Dt.09.01.2017.

B. **Index II :-**

The Index II record Dt.09.01.2017 for the above sale deed transaction.

C. **Original Registered sale deed :-**

The original registered sale deed of plot No.27, out of Survey No.386/1A,

Total admeasuring – 388.50 sq.mtr. (out of which Northern side portion admeasuring – 194.25 sq.mtr.) is executed between seller Om Kamal Enterprises through its partners (1)Mr.Dharmraj Shivram Rakhunde and others & purchaser Mr.Sanjay Madhav Mahajan, as per Reg. Dast No.1873/1999, Dt.13.04.1999.

**D. Index II :-**

The Index II record Dt.13.04.1999 for the above sale deed transaction.

**E. Original Registered sale deed :-**

The original registered sale deed of plot No.27, out of Survey No.386/1A, Total admeasuring – 388.50 sq.mtr. (out of which Southern side portion admeasuring – 194.25 sq.mtr.) is executed between seller Om Kamal Enterprises through its partners (1)Mr.Dharmraj Shivram Rakhunde and others & purchaser Mr.Madhav Daga Mali, as per Reg. Dast No.1872/1999, Dt.13.04.1999.

**F. Index II :-**

The Index II record Dt.13.04.1999 for the above sale deed transaction.

**G. Copy of Proposed Residential Building Plan :-**

The proposed residential building plan for the above property approved by Chief officer, Municipal Council Chalisgaon as per their letter No.41/2017 Dt.15.04.2017.

**H. Copy of Commencement Certificate:-**

The commencement certificate for the above property issued by Chief officer, Municipal Council Chalisgaon as per their letter No.41/2017 Dt.15.04.2017.

**I. Xerox Copy of N.A. order:-**

Xerox Copy of the Non Agricultural permission for the Survey No.386/1A, admeasuring – 2 H 35 R is granted by Hon'ble Collector Jalgaon, as per order No.Zamin/1085/4550/Dt.19.09.1986.

**J. Xerox Copy of Residential Layout:-**

Xerox Copy of residential layout for the Survey No.386/1A, admeasuring – 2 H 35 R is granted by Assistant Director of town planning Jalgaon and approved by Chief Officer Municipal Council Chalisgaon.

**K. Copy of Partnership Deed:-**

Mr.Pravin Balkrushna Bhokare, Mr.Popatrao Bhikanrao Patil, Mr.Pravin Vasantrao Patil & Mr.Ajay Anandrao Somwanshi made and executed partnership deed of M/s.Shree Swami Samarth Traders, Builders and Developers (Partnership Firm) on 10.11.2016.

**L. Latest 7/12 extract & Mutation Entries:-**

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

## 5. Past and Previous Transactions:-

A. The above Survey No.386/1A admeasuring - 2 H 35 R was originally standing in the name of Mr.Uttamrao Gulabrao Deshmukh. He was owned above agricultural land as per partition, mutation entry No.8584, Dt.01.06.1983 was mutated in revenue record.

B. Thereafter Mr.Uttamrao Gulabrao Deshmukh was applied for the Non-Agricultural Purpose to the Collector, Jalgaon, for above survey number. The Hon'ble Collector Jalgaon is granting N.A. permission vide their order No.Zamin/1085/4550/Dt.19.09.1986 to the above survey number. Mutation entry No.10112, Dt.13.12.1986 was effected for the same.

C. Mr.Uttamrao Gulabrao Deshmukh was already sold out above agricultural land Survey No.386/1A to purchaser Om Kamal Enterprises through its partners (1) Mr.Dharmraj Shivram Rakhunde and others before taking Non-Agricultural permission from Hon'ble Collector as per mutation Entry No.9640, Dt.01.02.1986. After taking the Non-Agricultural for above land Om Kamal Enterprises through its partners (1) Mr.Dharmraj Shivram Rakhunde and others demarcated 47 plots and all plots mutated in their name as per mutation entry No.13010. Dt.24.12.1990.

D. Thereafter Om Kamal Enterprises through its partners (1) Mr.Dharmraj Shivram Rakhunde and others was sold out the plot No.27 out of Survey No.386/1A, Plot Admeasuring- 388=50 sq.mtr. (out of which Northern side portion admeasuring – 194=25 sq.mtr.) to the purchaser Mr.Sanjay Madhav Mahajan for the consideration of Rs.1,21,000/-. as per registered Dast Entry No.1873/1999, Dt.13.04.1999. Mutation Entry No.20604, Dt.06.05.1999 was effected for the same.

E. Thereafter Om Kamal Enterprises through its partners (1) Mr.Dharmraj Shivram Rakhunde and others was sold out the plot No.27 out of Survey