Sinchan V. Sarode
B.S.L. LL.B.
ADVOCATE
12, Pratap Nagar, Jalgaon.
Mo.9766699957

Date: - 17.09.2019

Title Investigation Report

1) Name Of The Property Owner:-

1) Sau. Pramila Bhaskar Chavan and
2) Mr. Deepak Prabhakar Chavan (Plot owners)
Both R/o..... Jalgaon.

a. Sau. Pramila Bhaskar Chavan and Mr. Deepak Prabhakar Chavan are jointly going to become owner of flat no. 101, 102, 103, 104, 402, 403 & 401+404 after construction of building ``OM PRABHA`` after registered documents, from M/s. Om Build Corp (Developer).

b. M/s. Om Build Corp (Developer) is going to become owner of flat no. 201, 202, 203, 204, 301, 302, 303 & 304 after construction of building ``OM PRABHA``

SINCHAN V.SARODE Advocate JALGAON

2) Description Of Property:-

Pimprala Shivar Plot no.27, Gat no. 107 Admeasured 494.00 Sq. M. Jalgaon Tal. Dist. Jalgaon. Referred as **Said Property**.

M/s. Om Build Corp (Developer) is going to construct over it building named ``OM PRABHA``, consist of 16 flats. Except flat no. 401+404 Each Flat Admeasured 55.4075 Sq.M. & flat no. 401+404 is a joint flat Admeasured 112.395 Sq. M.

Purpose Of Investigation:-

To find out clear and marketable title over it. (For last 13 years)

3) Boundaries :-

Towards East :- Gat No. 104 Towards West :- Plot no. 27.
Towards North :- 12 M. Wide Road Towards South :- Gat No. 106.

4) Search Taken:-

i) 7/12 extracts dated 29.06.2017 & 10.07.2017, Concerned mutation entries.

ii) Record of Index– II of sub registrar office,Jal. From Year 2006 to 17.09.2019.

iii) Copy of:--

a. Registered Gift Deed Doc. No. 5266/17, Dtd. 05.12.2017.

b. sanctioned plan

c. Commencement Certificate No. T.P./B.P./0988, Dtd. 15.01.2019.

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d. T.D.R. Sale-deed, Reg no. 151/2019, Dtd. 08.01.2019 & registered on 09.01.2019

e. Reg. Development Agreement Doc. no. 2921/19, Dtd. 25.06.2019. And Correction Deed Doc. no. 2922/19, Dtd. 25.06.2019

1) On the perusal of aforesaid documents and as inspection made by me through the available record of Joint Sub-registrar, Class II, Jalgaon- 3. I found that Said Property was owned by Sau. Pramila Bhaskar Chavan in year 2006. And there was construction of single storied on eastern side plot area of 289.65. After that in the year 2017 on 05.12.2017 Sau. Pramila Bhaskar Chavan Gifted western side remaining vacant plot to Mr. Deepak Prabhakar Chavan. After that Sau. Pramila Bhaskar Chavan and Mr. Deepak Prabhakar Chavan bought T.D.R. by agreement Dtd. 08.01.2019, registered on 09.01.2019 & got Commencement Certificate & sanctioned plan on 15.01.2019 with extra F.S.I. by paying Premium; with EXISTING CONSTRUCTION TO BE DEMOLISH IN P. NO. 27. After that Sau. Pramila Bhaskar Chavan and Mr. Deepak Prabhakar Chavan made Reg. Develop Agreement of said plot no. 27 with M/s. Om Build Corp (Doc. no. 2921/19, Dtd. 25.06.2019). Now as per Development Agreement, Flat no. 101, 102, 103, 104, 402, 403 & 401+404 are to be owned by Sau. Pramila Bhaskar Chavan and Mr. Deepak Prabhakar Chavan jointly towards consideration, after construction of building ``OM PRABHA``. And remaining flat no. 201, 202, 203, 204, 301, 302, 303 & 304 are to be owned by M/s. Om Build Corp. Now M/s. Om Build Corp going to construct building ``OM PRABHA`` on said plot no. 27. Existing construction in Said Property is demolished today. And hence today Sau. Pramila Bhaskar Chavan and Mr. Deepak Prabhakar Chavan are the owners of the Said Property, and M/s. Om Build Corp is going to develop said plot. And after construction owners of plot and developer going to become owners of respective flats as mentioned above.

2) And hence today the ownership of Said Property vests in Sau. Pramila Bhaskar Chavan and Mr. Deepak Prabhakar Chavan. And M/s. Om Build Corp. is Developer.

Legal opinion:-

On perusal of documents and as referred above, I am of the opinion that, Sau. Pramila Bhaskar Chavan and Mr. Deepak Prabhakar Chavan are the absolute and full owner of Said Property. Sau. Pramila Bhaskar Chavan and Mr. Deepak Prabhakar Chavan are going to become absolute and full owner of flat no. 101, 102, 103, 104, 402, 403 & 401+404 after construction of building ``OM PRBHA`` after registered documents, from M/s. Om Build Corp (Developer). M/s. Om Build Corp (Developer) is going to become absolute and full of owner flat no. 201, 202, 203, 204, 301, 302, 303 & 304 after construction of building ``OM PREMIA``. Today owners are having clear and marketable title over the same subject to Documents/ Agreements with M/s. Om Build Corp (Developer). The **Said Property** is free from any encumbrances.

JALGAON

Date. - 17.09.2019

Sinchan V. Sarode

Advocate, Jalgaon

ENCL.- CHALLAN, GRN no.MH000063880822019 20E, Dated - 17.09.2019

Adv. Sinchan V. Sarode
'MAMATA', 12, Pratap Nagar,
JALGAON-425001

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