



Adv. Vikram P. Keskar

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Mbl. No. 9890158140, 7588686401

TITLE INVESTIGATION REPORT

To,

06/01/2020

KONARK HOUSING & CONSTRUCTION



1) Description Of Property :-

Plot No. 35 + 36 totally adm. 530 sqr. mtr. having Gat No. 458 / 1A + 2B situated at Meherun, Taluaka & Dist. Jalgaon.

Four Boundries of Property :-

East - Road & Usage

North- S. No. 459 / 1A

West - Plot No. 34

South - Usage & Road

2) Present Owner of Property - Konark Housing & Construction Prop. - Pramod Madhukar Ghuge

3) Documents Perused - :

- i) 7/12 Extract with D Extract (Photo Copy)
- ii) Sale Deed dtd. 12/06/2000 Doc. No. 4551 (Photo Copy)
- iii) N. A. Order (Photo Copy)
- iv) Layout Plan (Photo Copy)
- v) Sale Deed dtd. 03/07/18 Doc. No. 2485 (Photo Copy)
- vi) Sale Deed dtd. 03/07/18 Doc. No. 2468 (Photo Copy)
- vii) Plot Amalgamation Order (Photo Copy)

4) From the record it is seen that, Survey No. 458 / 1A + 2B situated at Meherun was permitted to be used for non agri. residential purpose as per N.A. Order No. LAND / 1097 / SR / 248 / 97 dtd. 29/06/98 passed by District Collector, Jalgaon.

That Plot No. 35 adm. 265 sqr. mtr. & Plot No. 36 adm. 265 sqr. mtr. of Survey No. 458 / 1A + 2B situated at Meherun was previously owned by Pundlik Chindhu Ladvanjari since prior to 1999.

...2...

Mutation Entry No. 41338 dtd. 28/06/2000

That Pundlik Chindhu Ladvanjari had sold Plot No. 35 adm. 265 sqr. mtr. of Survey No. 458 / 1A + 2B situated at Meherun to Lalu Rupa Chaudhari by regi. Sale Deed dtd. 12/06/2000 Doc. No. 4551.

Mutation Entry No. 41158 dtd. 29/05/2000

That Pundlik Chindhu Ladvanjari had sold Plot No. 36 adm. 265 sqr. mtr. of Survey No. 458 / 1A + 2B situated at Meherun to Lalu Rupa Chaudhari by regi. Sale Deed dtd. 22/05/2000 Doc. No. 3923.

Thenafter Balu Rupa Chaudhari had obtained Loan of Rs. 4,00,000/- from Shri Nagri Co Op Cr. Society Ltd. Jalgaon. That Lalu Rupa Chaudhari became Guarantor to the Loan. Therefore Society had created Regi. Mortgaged charge on the property.

That Naina Rajesh Chaudhari had obtained Loan of Rs. 4,00,000/- from Shri Nagri Co Op Cr. Society Ltd. Jalgaon. That Lalu Rupa Chaudhari became Guarantor to the Loan. Therefore Society had created Regi. Mortgaged charge on the property.

Thenafter Pushpa Balu Chaudhari had obtained Loan of Rs. 4,00,000/- from Shri Nagri Co Op Cr. Society Ltd. Jalgaon. That Lalu Rupa Chaudhari became Guarantor to the Loan. Therefore Society had created Regi. Mortgaged charge on the property. The said Loan was Repaid. Hence Society had removed their Charge by executing Regi. Reconvene Deed.

Thenafter Rajesh Chaudhari had obtained Loan of Rs. 20,00,000/- from The Jalgaon Peoples Co Op Bank Ltd. Hence Lalu Chaudhari as Guarantor given this property as security and Regi. Mortgage deed dtd. 30/06/10.

The said Loan was repaid. Therefore Bank had Released their Charge by executing Regi. Reconvene Deed.

Mutation Entry No. 83517 dtd. 06/07/18

That Lalu Rupa Chaudhari had sold Plot No. 35 adm. 265 sqr. mtr. of Survey No. 458 / 1A + 2B situated at Meherun to Konark Housing & Construction Prop. - Pramod Madhukar Ghuge by Regi. Sale Deed dtd. 03/07/18 Doc. No. 2468.

Mutation Entry No. 83518 dtd. 06/07/18

That Lalu Rupa Chaudhari had sold Plot No. 36 adm. 265 sqr. mtr. of Survey No. 458 / 1A + 2B situated at Meherun to Konark Housing & Construction Prop. - Pramod Madhukar Ghuge by Regi. Sale Deed dtd. 03/07/18 Doc. No. 2485.



...3...

That Plot No. 35 adm. 265 sqr. mtr. of Survey No. 458 / 1A + 2B and Plot No. 36 adm. 265 sqr. mtr. of Survey No. 458 / 1A + 2B were amalgamated as Plot No. 35 + 36 totally adm. 530 sqr. mtr. as per Order No. Land / kavi / Email / 2019 / 33 / 152 / 112 dtd. 20/02/2019 passed by Sub Divisional Officer Jalgaon.

5) I have gone through all the documents referred above and computer records for the period from year 2007 till today (dt. 06/01/2020) by depositing Rs. 325/- as fees on 06/01/2020 as per challan no. MH010390463201920E.

OPINION

From the above scrutiny and perusal of documents and record, I opine that title of Konark Housing & Construction Prop. - Pramod Madhukar Ghuge in respect of, Plot No. 35 + 36 totally adm. 530 sqr. mtr. having Gat No. 458 / 1A + 2B situated at Meherun, particularly described in para 1 of this report is clean and clear and having marketable title

JALGAON
Date - 06/01/2020




(Vikram P. Keskar)
Advocate, Jalgaon



CHALLAN
MTR Form Number-6



GRN	MHD10390463201920E	BARCODE			Date	06/01/2020-11:53:09	Form ID
Department			Inspector General Of Registration				
Type of Payment			Search Fee				
Type of Payment			Other Items				
Office Name			JLG2_JALGAON 2 JOINT SUB REGISTRAR				
Location			JALGAON				
Year			2019-2020 One Time				
Account Head Details			Amount in Rs.		Premises/Building		
0030072201 SEARCH FEE			325.00		Road/Street		
					Area/Locality		
					Town/City/District		
					PIN		
					4 2 9 0 0 1		
			Remarks (If Any)				
			P No 35-36 G No 458 / 1A - 2B Meherun Tal Dist Jalgaon Broh Yr - 2008 to				
			2020 - 13 yrs				
			Amount in		Three Hundred Twenty Five Rupees Only		
Total			325.00		Words		
Payment Details			BANK OF BARODA				
Cheque/DD Details			FOR USE IN RECEIVING BANK				
			Bank CIN	Ref. No.	02003942020010600435	126337284	
Cheque/DD No.			Bank Date	RBI Date	06/01/2020-11:54:45	Not Verified with RBI	
Name of Bank			Bank Branch		BANK OF BARODA		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.

જાહેર ચલણ 'ટાઇપ ઓફ વોરન્ટ' માટે નમુદ કારણસાથે લાગુ આવે-ફાઇલ કારણસાથે ક્રિયા લીધેલી ન કરાવવાના દરખાસથી લાગુ નથી.

