



CHALLAN
MTR Form Number-6

GRN MH001165833201718E		BARCODE 		Date 08/05/2017-17:28:02	Form ID
Department Inspector General Of Registration			Payer Details		
Search Fee			TAX ID (If Any)		
Type of Payment Search Fee			PAN No.(If Applicable)		
Office Name JLG1_HQR SUB REGISTRAR JALGAON 1			Full Name		Adv Sunil S Tare
Location JALGAON					
Year 2017-2018 One Time			Flat/Block No.		12
Account Head Details		Amount In Rs.	Premises/Building		
0030072201 SEARCH FEE		750.00	Road/Street		Railway Colony
			Area/Locality		Jalgaon
			Town/City/District		
			PIN		4 2 5 0 0 1
			Remarks (If Any)		
			Verification for 1988 to 2017 30 yrs in respect of Plot No. 1 to 4 of S.No.		
			311/1A of Jalgaon		
			Amount In		
			Seven Hundred Fifty Rupees Only		
Total		750.00	Words		
Payment Details DENA BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	02502982017050817602 7664538
Cheque/DD No.			Date	08/05/2017-17:27:26	
Name of Bank			Bank-Branch	DENA BANK	
Name of Branch			Scroll No. , Date	Not Verified with Scroll	

NOTE:-Valid for document to be registered in Sub Registrar office and not for unregistered document.

Mobile No. : 9422275025

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Sunil S. Tare





TITLE REPORT

Date : 11.05.2017

1.	Name and address of the Branch to whom the title report is given	To Whomsoever it may Concern.
2.	Name of the Applicant	Mr. Anandkumar Vardhaman Kothari. Mr. Yogesh Mangilal Khabiya. Mr. Love Narendra Kabra.
3.	Full Description of Property	All that piece and parcel of Plot No. 1+2+3+ 4 total area admeasuring 2188.56 Sq.mtr. out of S.No. 311/1A of Jalgaon Tal & Dist. Jalgaon. Which is commonly bounded as:- East :- Road. West :- Nala & Nimkhedi Shiv North :-Plots out of S.No.311/1B+1C South :- Road 3.1NATURE OF IMMOVEBALE PROPERTY Residential as per N.A. permission
	3.2. (i) Survey No. (ii) Hissa No. (iii) Gat No. (iv) Town Survey No. (v) Khasra No. (vi) Patta No. (vii) Khatha No. (viii) Plot No. (local name of the field as applicable including sub-divisions should be mentioned)	AS above
	3.3. Number/identification details as per building map/plan	As above
	3.4. Extent of Property	2188.56 Sq.mtr.
	3.5. Name/s of the Owner/s	Mr. Anandkumar Vardhaman Kothari.(12.50%) Mr. Yogesh Mangilal Khabiya.(12.50%) Mr. Love Narendra Kabra.(75%)





	3.6. Nature of ownership	Joint
4.	Tracing of title	a) As per the available record & the information received by the applicant, S.No. 311/1A of Jalgaon shiwar was in the name of Khandesh Builders Ltd Jalgaon in the year 2001. b) On 13.08.2001, as N.A Permission for residential purpose granted to S.No. 311/1A of Jalgaon by Hon'ble Collector Jalgaon, vide its No. LAND/102001/SR/71/2001 dated 08.08.2001, plots made out in the said land, M.E.No.28177 was accordingly effected at relevant record of rights. c) On 22.05.2003, Khandesh Builders Jalgaon mortgaged plots out of S.No. 311/1A of Jalgaon in favour of Mahavir Co Op Bank Ltd for loan amount of ₹12.00 Lakhs availed by Ishwar Nathu Chaudhari by Regd deed bearing No. 1655 & 1656, Mutation Entry was accordingly effected at relevant record of rights. d) On 15.03.2010, as Mahavir Co Op Bank Ltd released its mortgaged rights vested in Plots out of S.No. 311/1A of Jalgaon, as loan repaid by the borrower by regd deed bearing No. 800 & 801, M.E.No. 36157 was accordingly effected at relevant record of rights. e) On 25.11.2010, as Khandesh Builders Jalgaon mortgaged plots out of S.No. 311/1A of Jalgaon in favour of Mahavir Co Op Bank Ltd for loan amount of ₹75.00 Lakhs by Regd deed bearing No. 2786 dated 07.04.2010, M.E.No. 37231 was accordingly effected at relevant record of rights. f) On 10.07.2012, as Mahavir Co Op Bank Ltd released its mortgaged rights vested in Plots out of S.No. 311/1A of Jalgaon, as loan repaid by the borrower by regd deed, M.E.No. 40307 was accordingly effected at relevant record of rights. g) On 10.07.2012, as change in the name of Director of Khandesh Builders Ltd reported at 7/12 extrcat of Plots out of S.No. 311/1A of Jalgaon, M.E.No. 40308 was accordingly effected at relevant record of rights. h) On 22.04.2013, as Khandesh Builders Ltd through its Director sold out some of the plots out of S.No. 311/1B+1C along with relevant plot No. 1 to 5 out of S. No. 311/1A of Jalgaon to Rameshkumar Birdichand Munot for consideration of ₹2872000/- by Regd sale deed bearing No. 2148 dated 20.04.2013, M.E.No.41564 was accordingly effected at relevant record of rights. i) On 04.05.2013, as Rameshkumar Munot sold out some of the plots out of S.No. 311/1B+1C along with relevant plot No. 1 to 5 out of S. No. 311/1A of Jalgaon to Shital Chandrashekhar Mantri for consideration of ₹4000000/- by Regd sale deed bearing No. 2296 dated 02.05.2013, M.E.No.41588 was accordingly effected at relevant record of rights. k) On 08.06.2016, Shital Chandrashekhar Mantri sold out Plot No.4 out of S.No. 311/1A of Jalgaon to Kanhaiyalal





		Meghraj Kruplani for consideration of ₹9,04,000/- by Regd sale deed bearing No.1932, Mutation Entry was accordingly effected at relevant record of rights. l) On 13.10.2016, Shital Chandrashekhar Mantri sold out Plot No.1 to 3 out of S.No. 311/1A of Jalgaon to Swarupkumar Bhagchand Lunkad for consideration of ₹35,00,000/- by Regd sale deed bearing No.4191, Mutation Entry was accordingly effected at relevant record of rights. m) On 06.03.2017, as Swarupkumar Lunkad sold out Plot No.1 to 3 out of S.No. 311/1A of Jalgaon to Love Narendra KAbra(75%), Anandkumar Vardhaman Kothari(12.5%) & Yogesh Mangilal Khabiya for consideration of ₹40,00,000/- by Regd sale deed bearing No.781, Mutation Entry was accordingly effected at relevant record of rights. n) On 07.03.2017, as Kanhaiyalal Meghraj Kruplani sold out Plot No.4 out of S.No. 311/1A of Jalgaon to Love Narendra KAbra(75%), Anandkumar Vardhaman Kothari(12.5%) & Yogesh Mangilal Khabiya for consideration of ₹11,00,000/- by Regd sale deed bearing No.829, Mutation Entry was accordingly effected at relevant record of rights. O) On 18.04.2017, permission for amalgamation of Plot No. 1 to 4 out of S.No. 311/1A of Jalgaon granted by Jalgaon Municipal Corporation and lay out sanctioned accordingly, but Mutation Entry is yet to be effected at relevant record of rights.		
5.	Title deeds/document details under which ownership is acquired	First Owner	Name/Nature of deed	Details like Regn. etc.
		Khandesh Builders	N.A Permission	-
		Second Owner	Name/Nature of deed	Details like Regn. etc.
		Rameshkumar Munot	Sale deed	Sr.No.2148/2013
		Third Owner	Name/Nature of deed	Details like Regn. etc.
		Shital Mantri	Sale deed	Sr.No.2296/2013
		Fourth Owner	Name/Nature of deed	Details like Regn. etc.
		Kanaiyalal Kruplani	Sale deed	Sr.No.1932/2016
		Fourth Owner	Name/Nature of deed	Details like Regn. etc.
		Swarupkumar Lunkad	Sale deed	Sr.No.4191/2016
		Fifth Owner	Name/Nature of deed	Details like Regn. etc.
		Love Kabra & others	Sale deed	Sr.No.829 & 781/17





6.	List of encumbrances	Physical Record is not properly maintained by SRO, as per the available record present no registered encumbrance seen during the verification of online index II record with Sub-Registrar's office.
7.	View on encumbrance	Nil
8.	Regulatory Issues :	Clearly provide the following details:- - Whether the property is affected by Land Ceiling Law – No. - Whether the property is affected by Land fragmentation Law. – No. - Whether the property is affected by Forest law. – No. - Whether the property is affected by Planning Law. – No. - Whether the property is affected by Urban Land Ceiling Law – No. - Whether the property is affected by rent restriction/control Law – No. - Whether the property is affected by Environment Law. – No. - Whether the property is affected by user restrictions under Municipal/revenue Law. – No. - Any other regulatory issue relating to property such as requirement of permission from Development Authority under Law relating to industrial parks. – No.
9.	View on regulatory hurdles	• NA.
10.	List of documents/deeds provided to the Advocate and perused by him	7/12 Extract dated 06.04.2017 (Photo Copy) Sale deed Sr.No.781 dated 06.03.2017 (Photo Copy) Sale deed Sr.No.829 dated 07.03.2017 (Photo Copy) N.A. Permission, Lay out (Photo Copy) Permission for amalgamation dt.18.04.2017(Photo Copy)
11.	List of documents found out while examining the deeds as above and during verification in the offices of registrar /revenue authorities affecting the property and examined	NA
12.	List of further documents called for, examined and perused	NA
13.	Whether the documents examined are duly stamped as per the Stamp Act	Yes



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e-mail : www.tsunil@gmail.com



Sunil Shrihari Tare
Advocate,
Sanad Regd. No. Mah/2026/99
Date 27th March, 1999.

14.	Whether the Registration endorsements are in order	Yes
15.	Certificate of examination	"This is to certify that I have examined each and every page of the documents submitted to me & required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious"
16.	Certificate of title	"This is to certify that the title to the property is presently clear, marketable.
17.	List of documents to be deposited for creating the mortgage by deposit of title deeds at notified Town/s	Not Applicable
18.	Any other suggestion or Advice to protect the security interest of the Bank/ purchaser	Nil

Jalgaon :
Date : 11.05.2017



Sunil S. Tare
(Sunil S. Tare)
Advocate, Jalgaon

***Please Note -**

I have not carried out any Personal(physical) inspection of the property nor have made enquiries of the actual occupiers of the property & so no liability in that respect.