



Bharti S. Bhalerao

**B.Com., LL.B,
Advocate,**

Res. - "RAJGIRI" 165/31, Jijau Nagar, Wagh Nagar, Savkheda Shivar, Jalgaon Tal. & Dist. Jalgaon. 9423187412

To,
HDFC Ltd.
Jalgaon.

TITLE VERIFICATION REPORT

1)	Name of the Applicant Minakshi Constructions Through partner and Vahivatdar 1) Mt. Hitendra Shankar Patil 2) Mrs. Yamini Ajit Borole R/o. Pimprala, Tal. & Dist. Jalgaon.								
2)	Name of the Owner Mr. Hitendra Shankar Patil Minakshi Constructions Through partner and Vahivatdar 1) Mr. Hitendra Shankar Patil 2) Mrs. Yamini Ajit Borole								
3)	Purpose of Investigation For the purpose of to obtain loan the title verification is asked for and done for the period 01/01/2005 up to 30/06/2017.								
4)	Description of the Property All piece and parcel of Residential built admeasuring area 891.85 sq. mtr. of Plot No.8 & 9 of Gat. No.192 of Pimprala, Tal. & Dist. Jalgaon. The Property is bounded as : <table border="1"><tr><td>East</td><td>Plot No. 7</td></tr><tr><td>West</td><td>-</td></tr><tr><td>North</td><td>18 mtr. road</td></tr><tr><td>South</td><td>12 mtr. road</td></tr></table>	East	Plot No. 7	West	-	North	18 mtr. road	South	12 mtr. road
East	Plot No. 7								
West	-								
North	18 mtr. road								
South	12 mtr. road								
5)	Searches taken <table border="1"><tr><td>1)</td><td>7/12 Extract of above property.</td></tr><tr><td>2)</td><td>Photocopy of Sale Deed of Owner of above property.</td></tr><tr><td>3)</td><td>Photocopy of N. A. Order regarding above property.</td></tr><tr><td>4)</td><td>Available Index II Records from the year 2005 up to 30/06/2017 of Sub-Registrar Office, Jalgaon.</td></tr></table>	1)	7/12 Extract of above property.	2)	Photocopy of Sale Deed of Owner of above property.	3)	Photocopy of N. A. Order regarding above property.	4)	Available Index II Records from the year 2005 up to 30/06/2017 of Sub-Registrar Office, Jalgaon.
1)	7/12 Extract of above property.								
2)	Photocopy of Sale Deed of Owner of above property.								
3)	Photocopy of N. A. Order regarding above property.								
4)	Available Index II Records from the year 2005 up to 30/06/2017 of Sub-Registrar Office, Jalgaon.								
6)	Inspection Challan No. MH002982540201718E on dtd 30/06/2017 of S.R.O. Jalgaon.								
7)	Past and Previous transactions :								
A)	N. A. Permission given by Hon'ble Collector, Jalgaon. by an order No. Jamin /1/Binsheti/S.R./08/2010 on dated 10/03/2010 regarding Gat. No.192 of Pimprala, Tal. & Dist. Jalgaon.								
B)	Property previously own by M/s. Hindustan Silk Mill Throgh partner and Vahivatdar Mr. Rameshchandra Badrinath Asave								
C)	As per M. E. No. 38108 on dated 19/05/2010 M/s. Hindustan Silk Mill Throgh partner and Vahivatdar Mr. Rameshchandra Badrinath Asave								

	Sold above property i.e. admeasuring area 442.35 sq. mtr. of Plot No.8 of Gat. No.192 of Pimprala, Tal. & Dist. Jalgaon. For consideration of Rs. 10,84,000/- to Mr. Hitendra Shankar Patil By D. No. 1990 on dated 04/05/2010
D)	As per M. E. No. 38109 on dated 19/05/2010 M/s. Hindustan Silk Mill Through partner and Vahivatdar Mr. Rameshchandra Badrinath Asave Sold above property i.e. admeasuring area 449.50 sq. mtr. of Plot No.9 of Gat. No.192 of Pimprala, Tal. & Dist. Jalgaon. For consideration of Rs. 11,02,000/- to Minakshi Constructions Through partner and Vahivatdar 1) Mr. Hitendra Shankar Patil 2) Mrs. Yamini Ajit Borole By D. No. 1993 on dated 04/05/2010
E)	As per Sale Deed on dated 30/11/2016 Mr. Hitendra Shankar Patil Minakshi Constructions Through partner and Vahivatdar 1) Mr. Hitendra Shankar Patil 2) Mrs. Yamini Ajit Borole Purchase T.D.R. admeasuring area 530.00 sq. mtr. of S. No. 289/1 of Meharun, Tal. & Dist. Jalgaon. For consideration of Rs. 6,27,600/- from A.G.R. Venchars Pivt. Ltd. Through Director Mr. Pritam Aivinash Raisoni By D. No. 3608 on dated 30/11/2016
F)	Amalgamation Permission given by Hon'ble Sub-Divisional officer, Jalgaon. by an order No. Jamin /E tapal/2017/196/2017 on dated 08/05/2017 regarding Plot No. 8+9 of Gat. No.192 of Pimprala, Tal. & Dist. Jalgaon.
8)	Opinion :- I personally gone through the Available Index II records of sub registrar office Jalgaon from the year 2005 up to 30/06/2017. I also inspect documents mentioned at column No.5 as provided by applicants and presume that all documents which are provided to me are true and genuine. I come to the conclusion that the above property is Own by Minakshi Constructions, Through partner and Vahivatdar Mr. Hitendra Shankar Patil, Mrs. Yamini Ajit Borole and said property is not under any acquisition or requisition by any public and private authority and said property is marketable, clear and free from all encumbrances. Subject to - 1) Original Sale Deed of above property 2) Deed of Declaration. Hence I issue this title verification Report.

Note/Disclaimer :-

- The report does not comment on : The technical regularity (adherence to Bye laws/approvals) or otherwise of the said property, whether the said property is a subject matter of any pending legislation, authenticity of the documents/examined. All the above said is outside the scope of the working reference to this report.
- It is advised to ensure that in case the subject property is owned/being purchased by a company, the applicable company documentation (ROC search, Board Resolution and Form 8 etc).

- It is advised to ensure that the said property is in possession of the borrower/s Proof of possession in the form of latest House Tax, electricity, water bills notices, assessments, Challan, receipts etc. should be made available and deposited with the company.
- I have not carried out any personal (physical) inspection of the above property nor have made inquiries of the actual occupiers of the above property and so no liability in that respect.
- Onward 2002 computer systems installed of Sub-Register Office Jalgaon but each and every entry of all registered document is not properly filed up in computer systems. Therefore above Title Verification done as per available computer record.

Date : 30/06/2017
Place : Jalgaon




Bharti S. Bhalerao
Advocate, Jalgaon.



CHALLAN
MTR Form Number-6

GRN	MH002982540201718E	BARCODE			Date	30/06/2017-14:13:04		Form ID			
Department					Inspector General Of Registration						
Search Fee					Payer Details						
Type of Payment					Other Items						
Office Name					JLG2_JALGAON 2 JOINT SUB REGISTRAR		Full Name			ADV BHARTIS S BHALERAO	
Location					JALGAON		Flat/Block No.				
Year					2017-2018 One Time		Premises/Building				
Account Head Details					Amount In Rs.		Road/Street				
0030072201 SEARCH FEE					325.00		Area/Locality			JALGAON	
							Town/City/District				
							PIN			4 2 5 0 0 1	
							Remarks (If Any)				
							VERIFICATION OF RECORD FOR 2005 TO 2017 13 YEARS OF PLOT				
							NO. 8-9 OF GAT NO. 192 OF PIMPRALA				
							Amount In				Three Hundred Twenty Five Rupees Only
Total					325.00		Words				
Payment Details					DENA BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details					Bank CIN		Ref. No.		02502982017063031642 8040990		
Cheque/DD No.					Date		30/06/2017-14:16:44				
Name of Bank					Bank-Branch		DENA BANK				
Name of Branch					Scroll No. , Date		Not Verified with Scroll				

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 खदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.

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