



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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Mobile No. : 9422275025

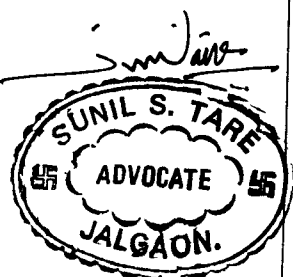




## TITLE REPORT

Date : 27.07.2017

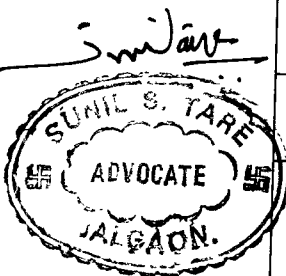
|    |                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Name and address of the Branch to whom the title report is given                                                                                                                                                                                 | To Whomsoever it may Concern.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 2. | Name of the Applicant                                                                                                                                                                                                                            | M/s. Zalte Builders & Land Developers Prop.<br>Mr. Rajesh Dhanji Zalte                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 3. | Full Description of Property                                                                                                                                                                                                                     | All that piece and parcel of F.P.No.241 of TPS-III (old Plot NO. 32 out of S.NO. 494/1+2) of Mehrun admeasuring plot area 716.97 Sq.mtr. Tal & Dist. Jalgaon. Which is bounded as:-<br><br>East :- F.P. No.243,244.<br><br>West :- 9 mtr wide Road<br><br>North :- F.P.No.240 & 239<br><br>South :- F.P.No. 242                                                                                                                                                                                                                                                                                                                    |
|    | 3.1 NATURE OF IMMOVEABLE PROPERTY                                                                                                                                                                                                                | Residential as per N.A. permission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|    | 3.2. (i) Survey No.<br>(ii) Hissa No.<br>(iii) Gat No.<br>(iv) Town Survey No.<br>(v) Khasra No.<br>(vi) Patta No.<br>(vii) Khatha No.<br>(viii) Plot No.<br>(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                                                                                                                                                                                                                          | 716.97 Sq.mtr.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|    | 3.5. Name/s of the Owner/s                                                                                                                                                                                                                       | Mr. Sitaram Eknath Chaudhari                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|    | 3.6. Nature of ownership                                                                                                                                                                                                                         | Individual                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 4. | Tracing of title (30 yrs)                                                                                                                                                                                                                        | a) As per the available record & the information received by the applicant, old S.No. 494/1+2 of Mehrun was in the name of Ramdas CO Op Housing Corporation in the year 1958.<br><br>b) On 16.04.1958, N.A. Permission for residential purpose granted to S.No. 494/1+2 of Mehrun by Hon'ble Collector of East Khandesh vide permission NO. LNA/SR-45, plots made out in the said land & Mutation Entry was accordingly effected at relevant record of rights. Later on the said society allotted plots to its members permanently and accordingly relevant Plot No. 32 allotted to Mr. Sitaram Eknath Chaudhari in the year 1966. |



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|-----|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------|
|     |                                                                     | <p>And as per the Town planning Scheme Final Plot No. 241 given to the said plot No. 32, also area of plot reported as 716.97 Sq.mtr.</p> <p>c) On 02.09.2016, TDR admeasuring 289.60 Sq.mtr. purchased by Sitaram Eknath Chaudhari from Vilas Bhalchandra Khadke for consideration of ₹5,46,000/- by Regd sale deed bearing No. 2814 and permitted to utilize at F.P.No. 241 of TPS-III of Mehrun.</p> <p>d) On 27.10.2016, Sitaram Eknath Chaudhari executed Development Agreement bearing No.33378 &amp; Power of Attorney Sr.No.3379 dated 27.10.2016 in favour of Zalte Builders &amp; Land Developers Prop. Mr. Rajesh Dhanji Zalte in respect of development of F.P.No.241 of TPS-III (old Plot NO. 32 out of S.No. 494/1+2) of Mehrun admeasuring plot area 716.97 Sq.mtr.</p> <p>e) On 14.09.2016, permission for construction at F.P.No. 241 of TPS-III (old Plot NO. 32 out of S.NO. 494/1+2) of Mehrun admeasuring plot area 716.97 Sq.mtr. has been granted by Jalgaon Municipal Corporation vide its No. TP/BP/0652, construction has been commenced.</p> |                                      |                                  |
| 5.  | Title deeds/document details under which ownership is acquired      | First Owner<br><br>Sitaram Chaudhari                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Name/Nature of deed<br><br>Allotment | Details like Regn. etc.<br><br>- |
| 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                                                 | No encumbrances seen at Sub Registrar Office                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                      |                                  |
| 8.  | Regulatory Issues :                                                 | <p>Clearly provide the following details:-</p> <ul style="list-style-type: none"> <li>• Whether the property is affected by Land Ceiling Law – No.</li> <li>• Whether the property is affected by Land fragmentation Law. – No.</li> <li>• Whether the property is affected by Forest law. – No.</li> <li>• Whether the property is affected by Planning Law. – No.</li> <li>• Whether the property is affected by Urban Land Ceiling Law – No.</li> <li>• Whether the property is affected by rent restriction/control Law – No.</li> <li>• Whether the property is affected by Environment Law. – No.</li> <li>• Whether the property is affected by user restrictions under Municipal/revenue Law. – No.</li> <li>• Any other regulatory issue relating to property such as requirement of permission from Development Authority under Law relating to industrial parks. – No.</li> </ul>                                                                                                                                                                            |                                      |                                  |
| 9.  | View on regulatory hurdles                                          | • NA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                      |                                  |
| 10. | List of documents/deeds provided to the Advocate and perused by him | <p>CTS Extract dated 19.07.2016 (Photo Copy)</p> <p>Sale deed Sr.No.2814 dated 02.09.2016 (Photo Copy)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                  |





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|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                                                                                                                                                             | Development Agree. Sr.No.3378 dated 27.10.2016 (Photo Copy)<br><br>Power of Attorney Sr.No. 3379 dated 27.10.2016<br><br>N.A. Permission, Lay out (Photo Copy)<br><br>Permission for const. & Plan (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                                                                                                                                                                                                                            |
| 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 excluding flat/s already sold or agreed to be sold.                                                                                          |
| 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 : 27.07.2017

  
(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.

