



CHALLAN
MTR Form Number-6

GRN MH002141623201718E		BARCODE 		Date 08/06/2017-16:54:10		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 CTS No.5228 of Mehrun				
Total			750.00		Amount In Seven Hundred Fifty Rupees Only		
					Words		
Payment Details DENA BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				02502982017060824278		7889040	
Cheque/DD No.				Date		08/06/2017-16:52:53	
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
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यांसाठी लागू नाही.

Mobile No. : 9422275025

Sunil S. Tare





TITLE REPORT

Date : 12.06.2017

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. Vasukamal Infra Builders Prop. Mr. Narendra Ziprual Kabra
3.	Full Description of Property	All that piece and parcel of CTS No. 5228 admeasuring 698.7 Sq.mtr. (old Plot No. 45 out of S.No. 428/1/2) of Mehrun Tal & Dist. Jalgaon. Which is bounded as:- East :- Plot No.46. West :- Road North :-CTS No.5227 South :- CTS No. 5231,5229 & 5221
	3.1 NATURE OF IMMOVEABLE 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	698.7 Sq.mtr.
	3.5. Name/s of the Owner/s	Nakshtra Builders partnership firm
	3.6. Nature of ownership	Partnership firm
4.	Tracing of title (30 yrs)	a) As per the available record & the information received by the applicant, S.No. 428/1/2 of Mehrun was in the name of Shakuntalabal Premraj Kabre in the year 1987.





		b) On 11.09.1987, as lay out sanctioned in S.No. 428/1/2 of Mehrun by concern authority, plots made out in the said land & M.E.No.20545 was accordingly effected at relevant record of rights. C) On 10.08.1994, as demarcated lay out sanctioned in S.No. 428/1/2 of Mehrun by concern authority, plots demarcated by the owner and M.E.No.30561 was accordingly effected at relevant record of rights. d) On 30.06.2015, as individual N.A Permission for residential purpose granted to CTS No. 5228 i.e. old plot o. 45 out of S.No. 428/1/2 of Mehrun by Hon'ble collector Jalgaon vide its No. LAND/1/SR/26/15 dated 18.05.2015, also name of Shakuntalabai Kabre mutated at CTS record and Mutation Entry was accordingly effected at relevant record of rights. c) On 04.03.2015, as Shakuntalabai Kabre sold out CTS No. 5228 admeasuring 698.7 Sq.mtr. (old Plot No. 45 out of S.No. 428/1/2) of Mehrun to Nakashtra Builders through its partner Harishkumar Kimatram Adwani for consideration of ₹95.00 Lakhs by Regd sale deed bearing No. 2379 dated 09.09.2015, Mutation Entry was accordingly effected at relevant record of rights. d) On 05.10.2016, as Nakashtra Builders through its Partner Harishkumar Adwani executed Development Agreement bearing o.3484 dated 22.07.2016 and power of Attorney in favour of Vasukamal Infra Builders Prop. Narendra Ziprulai Kabra in respect of development of CTS No. 5228 admeasuring 698.7 Sq.mtr. (old Plot No. 45 out of S.No. 428/1/2) of Mehrun, Mutation Entry was accordingly effected at relevant record of rights. e) On 07.06.2016, permission for construction at CTS No. 5228 admeasuring 698.7 Sq.mtr. (old Plot No. 45 out of S.No. 428/1/2) of Mehrun has been granted by Jalgaon Municipal Corporation vide its No. TP/BP/0283, construction has been commenced and Deed of Declaration bearing No. 1109 dated 06.05.2017 executed in respect of "Vasukamal Solitare" Apartment, as per the provisions of Apartment ownership Act. f) On 06.05.2017, Agreement to sale bearing No. 1112 executed in respect of Flat no.302 of Vasukamal Solitare at CTS No. 5228 admeasuring 698.7 Sq.mtr. (old Plot No. 45 out of S.No. 428/1/2) of Mehrun between Vasukamal Infra Builders Prop. Narendra Ziprulai Kabra & others and purchaser Sanjay Ingale & other.		
5.	Title deeds/document details under which ownership is acquired	First Owner	Name/Nature of deed	Details like Regn. etc.
		Nakashtra Builders	Sale deed	Sr.No.2379/15
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 :	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	CTS Extract dated 01.06.2017 (Photo Copy) Sale deed Sr.No.2379 dated 09.09.2015 (Photo Copy) Development Agree. Sr.No.3484 dated 22.07.2016 (Photo Copy) N.A. Permission, Lay out (Photo Copy) Permission for const. & Plan (Photo Copy) Deed of Declaration Sr.No.1109 dated 06.05.2017 (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
14.	Whether the Registration	Yes



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

	endorsements are in order	
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 : 12.06.2017



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.