

|                                                |                    |         |                                                                                  |                                                           |      |                                 |   |                      |   |   |         |   |  |
|------------------------------------------------|--------------------|---------|----------------------------------------------------------------------------------|-----------------------------------------------------------|------|---------------------------------|---|----------------------|---|---|---------|---|--|
| GRN                                            | MH001323298201718E | BARCODE |  |                                                           | Date | 15/05/2017-10:05:18             |   | Form ID              |   |   |         |   |  |
| Department Inspector General Of Registration   |                    |         |                                                                                  | Payer Details                                             |      |                                 |   |                      |   |   |         |   |  |
| Search Fee                                     |                    |         |                                                                                  | TAX ID (If Any)                                           |      |                                 |   |                      |   |   |         |   |  |
| Type of Payment Other Items                    |                    |         |                                                                                  | PAN No.(If Applicable)                                    |      |                                 |   |                      |   |   |         |   |  |
| Office Name JLG2_JALGAON 2 JOINT SUB REGISTRAR |                    |         |                                                                                  | Full Name                                                 |      | ADV RATNA CHAUDHARI             |   |                      |   |   |         |   |  |
| Location JALGAON                               |                    |         |                                                                                  |                                                           |      |                                 |   |                      |   |   |         |   |  |
| Year 2017-2018 One Time                        |                    |         |                                                                                  | Flat/Block No.                                            |      |                                 |   |                      |   |   |         |   |  |
| Account Head Details                           |                    |         | Amount In Rs.                                                                    | Premises/Building                                         |      |                                 |   |                      |   |   |         |   |  |
| 0030072201 SEARCH FEE                          |                    |         | 750.00                                                                           | Road/Street                                               |      |                                 |   |                      |   |   |         |   |  |
|                                                |                    |         |                                                                                  | Area/Locality                                             |      | JALGAON                         |   |                      |   |   |         |   |  |
|                                                |                    |         |                                                                                  | Town/City/District                                        |      |                                 |   |                      |   |   |         |   |  |
|                                                |                    |         |                                                                                  | PIN                                                       |      |                                 | 4 | 2                    | 5 | 0 | 0       | 1 |  |
|                                                |                    |         |                                                                                  | Remarks (If Any)                                          |      |                                 |   |                      |   |   |         |   |  |
|                                                |                    |         |                                                                                  | PLOT NO 2 GAT NO 34 PIMPARALA TAL AND DIST JALGAON SEARCH |      |                                 |   |                      |   |   |         |   |  |
|                                                |                    |         |                                                                                  | YR 1987-2017 TOTAL 30 YRS                                 |      |                                 |   |                      |   |   |         |   |  |
|                                                |                    |         |                                                                                  |                                                           |      |                                 |   |                      |   |   |         |   |  |
|                                                |                    |         |                                                                                  |                                                           |      |                                 |   |                      |   |   |         |   |  |
|                                                |                    |         |                                                                                  |                                                           |      |                                 |   |                      |   |   |         |   |  |
|                                                |                    |         |                                                                                  | 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.                        |   | 02502982017051518538 |   |   | 7704926 |   |  |
| Cheque/DD No.                                  |                    |         |                                                                                  | Date                                                      |      | 15/05/2017-10:05:04             |   |                      |   |   |         |   |  |
| 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  
 सद्यः चालन 'ट्राइप ऑफ पेमेंट' भाये नमद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तावासाठी लागू नाही.



Date :- 13/05/2017

**TITLE REPORT**

|                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                            |                                              |              |                  |               |            |               |            |
|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------|--------------|------------------|---------------|------------|---------------|------------|
| <b>Name &amp; Address of the Branch to whom the title report is given:-</b> | HDFC Ltd., Jalgaon.                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                            |                                              |              |                  |               |            |               |            |
| <b>Name of the Account &amp; details of the Borrower:-</b>                  | Yogesh Santosh Patil, Sandip Santosh Patil, Sau. Nita<br>Yogesh Patil partner of Jay Shri Krishna Dream Home Builders And Devlopers, Jalgaon.                                                                                                                                                                                                                                                                                           |                                                                            |                                              |              |                  |               |            |               |            |
| <b>PART- I</b>                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                            |                                              |              |                  |               |            |               |            |
| <b>Discription of Property:-</b>                                            | All Piece and Parcels of Plot No. 2 from Gat No. 34, Admeasuring Area 434.625 sq. mtr., situated at Pimparala, Tal. & Dist. Jalgaon.<br><table border="1" style="margin-left: auto; margin-right: auto;"><tr><td><b>EAST :</b></td><td>Plot No. 4 &amp; 17</td></tr><tr><td><b>WEST:</b></td><td>9 mtr. wide Road</td></tr><tr><td><b>NORTH:</b></td><td>Open Space</td></tr><tr><td><b>SOUTH:</b></td><td>Plot No. 3</td></tr></table> | <b>EAST :</b>                                                              | Plot No. 4 & 17                              | <b>WEST:</b> | 9 mtr. wide Road | <b>NORTH:</b> | Open Space | <b>SOUTH:</b> | Plot No. 3 |
| <b>EAST :</b>                                                               | Plot No. 4 & 17                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                            |                                              |              |                  |               |            |               |            |
| <b>WEST:</b>                                                                | 9 mtr. wide Road                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                            |                                              |              |                  |               |            |               |            |
| <b>NORTH:</b>                                                               | Open Space                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                            |                                              |              |                  |               |            |               |            |
| <b>SOUTH:</b>                                                               | Plot No. 3                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                            |                                              |              |                  |               |            |               |            |
| <b>Nature of Immovable Property:-</b>                                       | Residential                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                            |                                              |              |                  |               |            |               |            |
| <b>PART- II</b>                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                            |                                              |              |                  |               |            |               |            |
| <b>Name of the Present Owner:-</b>                                          | Yogesh Santosh Patil, Sandip Santosh Patil, Sau. Nita<br>Yogesh Patil partner of Jay Shri Krishna Dream Home Builders And Devlopers, Jalgaon.                                                                                                                                                                                                                                                                                           |                                                                            |                                              |              |                  |               |            |               |            |
| <b>PART- III</b>                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                            |                                              |              |                  |               |            |               |            |
| <b>List of document submitted before me for scrutiny and legal opinion.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                            |                                              |              |                  |               |            |               |            |
| <b>Sr. No.</b>                                                              | <b>Date and No. of Document</b>                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Name of Documents</b>                                                   | <b>Whether Original/ Photocopy/Certified</b> |              |                  |               |            |               |            |
| 1.                                                                          | 17/07/2015                                                                                                                                                                                                                                                                                                                                                                                                                              | Sale Deed (Dast No. 2853/2015)                                             | Zerox                                        |              |                  |               |            |               |            |
| 2.                                                                          | 22/06/2012                                                                                                                                                                                                                                                                                                                                                                                                                              | Sale Deed (Dast No. 4061/2012)                                             | Zerox                                        |              |                  |               |            |               |            |
| 3.                                                                          | 04/09/2015                                                                                                                                                                                                                                                                                                                                                                                                                              | Sale Deed of FSI (Dast No. 2345/2015)                                      | Zerox                                        |              |                  |               |            |               |            |
| 4.                                                                          | 02/12/2016                                                                                                                                                                                                                                                                                                                                                                                                                              | Deed of Declaration (Dast No. 4767/2016)                                   | Zerox                                        |              |                  |               |            |               |            |
| 5.                                                                          | 28/12/2016                                                                                                                                                                                                                                                                                                                                                                                                                              | 7/12 Extract                                                               | Zerox                                        |              |                  |               |            |               |            |
| 6.                                                                          | 13/05/2017                                                                                                                                                                                                                                                                                                                                                                                                                              | Receipt of Sub-Registrar Office, Jalgaon for last 30 years. (1987 to 2017) | Original                                     |              |                  |               |            |               |            |



|     |            |                          |       |
|-----|------------|--------------------------|-------|
| 7.  | 04/02/1992 | NA Order                 | Zerox |
| 8.  | 26/12/2016 | Mutation Entry           | Zerox |
| 9.  | 03/03/2016 | Commencement Certificate | Zerox |
| 10. | -----      | Lay-out & Building Plan  | Zerox |

#### PART- IV

#### Flow Of Title Of The Property (History Of Title)

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | <p><b>As per the M.E. No. 15054, Dt.- 13/02/1992,</b></p> <p>Hon'ble Collector, Jalgaon had given permission to Nandkumar Gopalrao Bendale for non-agricultural use of Gat No. 34, situated at Pimparala, Tal. &amp; Dist. Jalgaon for residential purpose vide N. A. Order No. Land/1091/SR/315, dt. 06/02/1992. After that the said Land was divided the as per the sanctioned Lay-out. (M.E. No. 15392, Dt.- 29/07/1992).</p>                                    |
| 2. | <p><b>As per the M.E. No. 23393, Dt.- 20/06/2000,</b></p> <p>Nandkumar Gopalrao Bendale sold out Plot No. 2 from Gat No. 34, Admeasuring Area 434.625 sq. mtr., situated at Pimparala, Tal. &amp; Dist. Jalgaon to Sambhaji Fakira Mahajan for the consideration of Rs. 2,34,000/- on 31/05/2000. (Dast No. 4286/2000).</p>                                                                                                                                         |
| 3. | <p><b>As per the M.E. No. 28463, Dt.- 24/01/2004,</b></p> <p>Sambhaji Fakira Mahajan was died on 09/03/2001. After his death, his legal hiers Dipak Sambhaji Mahajan, Rajendra Sambhaji Mahajan, Vijay Sambaji Mahajan, Kalpana Prakash Mahajan, Surekha Sudhakar Mahajan, Rajani Sambhaji Mahajan came in record of rights.</p>                                                                                                                                    |
| 4. | <p><b>As per the M.E. No. 40956, Dt.- 24/05/2011,</b></p> <p>Dipak Sambhaji Mahajan, Rajendra Sambhaji Mahajan, Vijay Sambaji Mahajan, Kalpana Prakash Mahajan, Surekha Sudhakar Mahajan, Rajani Sambhaji Mahajan sold out Plot No. 2 from Gat No. 34, Admeasuring Area 434.625 sq. mtr., situated at Pimparala, Tal. &amp; Dist. Jalgaon to Sau. Sunitadevi Devakinandan Karvani for the consideration of Rs. 12,30,000/- on 19/05/2011. (Dast No. 3642/2011).</p> |
| 5. | <p><b>As per the M.E. No. 43850, Dt.- 23/06/2012,</b></p> <p>Sunitadevi Devakinandan Karvani sold out Plot No. 2 from Gat No. 34, Admeasuring Area 434.625 sq. mtr., situated at Pimparala, Tal. &amp; Dist. Jalgaon to Kishor Ramdas Medhe (HUF) for the consideration of Rs. 15,00,000/- on 21/06/2012. (Dast No. 4061/2012).</p>                                                                                                                                 |
| 6. | <p><b>As per the M.E. No. 49992, Dt.- 20/07/2015,</b></p> <p>Kishor Ramdas Medhe (HUF) sold out Plot No. 2 from Gat No. 34, Admeasuring Area 434.625 sq. mtr., situated at Pimparala, Tal. &amp; Dist. Jalgaon to Yogesh Santosh Patil, Sandip Santosh Patil, Sau. Nita Yogesh Patil partner of Jay Shri Krishna Dream Home Builders And Devlopers, Jalgaon for the consideration of Rs. 27,50,000/- on 17/07/2015. (Dast No. 2853/2015).</p>                       |

atna G. Chauhan

Swarupkumar Bhagchand Lunkad had executed the FSI Sale Deed in favor of Yogesh Santosh Patil, Sandip Santosh Patil, Sau. Nita Yogesh Patil partner of Jay Shri Krishna Dream Home Builders And Devlopers, Jalgaon for the consideration of Rs. 57,000/-.

8. **As per the Dast No. 4767/2016, Dt.- 02/12/2016,**  
Yogesh Santosh Patil, Sandip Santosh Patil, Sau. Nita Yogesh Patil partner of Jay Shri Krishna Dream Home Builders And Devlopers, Jalgaon had executed the 'Deed of Declaration' of a building called as 'SHRI KRISHNA HEIGHTES'.
9. Yogesh Santosh Patil, Sandip Santosh Patil, Sau. Nita Yogesh Patil partner of Jay Shri Krishna Dream Home Builders And Devlopers, Jalgaon had obtained commencement certificate from Municipal Corporation of The City of Jalgaon vide No. T.P./B.P./1137, Dt.- 03/03/2016 of Parking F.+Stilt+ First Floor+ Second Floor+ Third Floor+ Fourth Floor for residential purpose.

#### PART- V

|      |                                                                                  |     |
|------|----------------------------------------------------------------------------------|-----|
| 5.1  | Whether provisions of Urban Land Ceiling Act are applicable?                     | No  |
| 5.2  | Whether property to be given as security is subject to any minor's claim/share?  | No  |
| 5.3  | Whether the property is affected by any revenue & tenancy regulations?           | No  |
| 5.4  | Whether the user land has been converted under Land Revenue Law?                 | Yes |
| 5.5  | Whether all original chain documents of the property have been scrutinized?      | No  |
| 5.6  | Whether required documents are available for creating mortgage?                  | Yes |
| 5.7  | Whether previous owners had the right/competency to transfer the property?       | Yes |
| 5.8  | Whether proposed mortgage by deposit of title deeds is possible?                 | Yes |
| 5.9  | Whether the property is lease land?                                              | No  |
| 5.10 | Whether the land/property is joint family property?                              | No  |
| 5.11 | Is the land/property/flat is subject to any reservation/acquisition/requisition? | No  |

#### PART- VI : CERTIFICATE

I have perused the document forwarded to me and have got relevant and available record verified at the Sub-Registrar offices, Jalgaon and I have personally taken search for the year 1987 to 2017 on date- 15/05/2017 vide GRN No. MH001323298201718E. The said property is free from all sorts, charges, encumbrances, line, mortgages etc. **Yogesh Santosh Patil, Sandip Santosh Patil, Sau. Nita Yogesh Patil partner of Jay Shri Krishna Dream Home Builders And Devlopers, Jalgaon** has clear and good marketable title of property.



offered as security by way of equitable mortgage and the document of title referred to above are perfect evidence of the title and that if the said equitable mortgage is created in the manner required by law, it would satisfy the requirements of creation of equitable mortgage in favor of HDFC Ltd, Jalgaon.

**The following documents are required to be deposited for creation of equitable mortgage.**

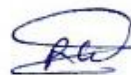
| Sr. No. | Date of Document | Name of the Documents                    | Whether Original/Photocopy |
|---------|------------------|------------------------------------------|----------------------------|
| 1.      | 17/07/2015       | Sale Deed (Dast No. 2853/2015)           | Zerox                      |
| 2.      | 22/06/2012       | Sale Deed (Dast No. 4061/2012)           | Zerox                      |
| 3.      | 04/09/2015       | Sale Deed of FSI (Dast No. 2345/2015)    | Zerox                      |
| 4.      | 02/12/2016       | Deed of Declaration (Dast No. 4767/2016) | Zerox                      |
| 5.      | -----            | 7/12 Extract                             | Zerox                      |
| 6.      | 04/02/1992       | NA Order                                 | Zerox                      |
| 7.      | 26/12/2016       | Mutation Entry                           | Zerox                      |
| 8.      | 03/03/2016       | Commencement Certificate                 | Zerox                      |
| 9.      | -----            | Lay-out & Building Plan                  | Zerox                      |
| 10.     | -----            | Partnership Deed of Builder              | Zerox                      |
| 11.     | -----            | Sale Deed of Applicant                   | Original                   |
| 12.     | -----            | NOC from Builder                         | Original                   |

Note- Documents are collected as per your requirements.

Hence, I issued this report on 15 May 2017.

Place:- Jalgaon



  
**Ratna G. Chaudhari,**  
Advocate – Jalgaon.