

Office -Om Chambers, Infront of Court,
Jalgaon
Mob.No.9890711409

Nilesh B. Runwal
Advocate,



Date - 30/05/2018

OPINION ON TITLE OF THE PROPERTY (SEARCH REPORT)

1) Full Description of the property to be Title Report :-

Name of the Owner-

M/s. Shiv Construction Partners Hemant Jagannath Nayti and
Prashant Vitthaldas Mantri and Manoj Ghyanshyamdas Laddha (HUF)
Mehrur Tal.& Dist. Jalgaon, S.No.466/2+3 out of Plot No.29+30
Combined area 773.37 sq.mtr.

2) Address of the Property verified -

Mehrur Tal.& Dist. Jalgaon, S.No.466/2+3 out of Plot No.29+30
Combined area 773.37 sq.mtr. Open N.A. plot property at Mahabal Road,
Jalgaon.

Any Land Mark (Boundaries):-

On or towards East : - 18 mtr. Usable road.
On or towards West :- Plot No.31
On or towards North : - Plot No.33 and 34
On or towards South :- 6 mtr. road

**3) Name of the person in whose name Municipal Taxes/ Electricity bills
are raised -**

M/s. Shiv Construction Partners Hemant Jagannath Nayti and
Prashant Vitthaldas Mantri and Manoj Ghyanshyamdas Laddha (HUF)

**4) Date of visit to registrar of Assurances office and name of offices/
authorities in whose office documents verified - Sub. Registrar Office,
Jalgaon-1,2,3.**

- 5) **Receipt No. and amount** :-Receipt No.1201, Rs.500/- dt.12/3/2018
- 6) **Period for which record verified** - 20 years search taken from 22/11/1999 to uptodate.
- 7) **Whether upto date municipal taxes/ society charges and other statutory charges are paid -Yes**
- 8) a) **Title of the seller/ owner is clear, marketable and free of encumbrances :- Yes**

b) **Whether original Titles of property are scrutinised and found to be in order :- Yes**
- 9) **Comments -Whether equitable mortgage can be created ? Yes**
- 10) **List with details of title deeds scrutinised :-**
Original Sale deed, lay out and 7/12 extract of the property and
Index II and D Extract, Notice of intimation regarding mortgage by way of
deposit of title deed on dt.23/5/2018.
- 11) **Source and History of Title :-**
 - a) On dt.5/4/1982 The Collector of Jalgaon give permission of N.A. i.e. No. RB./LNA/SR/147/81 to Shridhar Sadashiv Rane record in M.E.No.13104.
 - b) On dt. 16/10/1999 Rajendra Champalal Kankriya sold the plot No.29 to Sau. Taradevi Ratanlal Bafna on Rs.1,10,000/- of saled deed No.6537 record in M.E.No. 39751.
 - c) On dt. 16/10/1999 Satish Champalal Kankriya sold the plot No.30 to Sau. Taradevi Ratanlal Bafna on Rs.70,000/- of saled deed No.6536 record in M.E.No.

39816.

d) On dt. 29/7/2016 Sau. Taradevi Ratanlal Bafna sold this plots 29 and 30 to M/s. Shiv Construction Partner Hemant Jagannath Nayti and Prashant Vitthaladas Mantri and Manoj Ghyanshyamdas Laddha (HUF) on Rs.90,00,000/- of sale deed No.3148/2016 in record in M.E.No. 78076.

e) Sau. Taradevi Ratanlal Bafna take the permission for both plots amalgamation from respective authority and take permission from Jalgaon Municipal Corporation i.e. TP/AMAL-1139 dt.17/10/2016.

f) Jalgaon Janta Sahkari Bank Ltd. Br. Station Road, Jalgaon give loan Rs.2,50,00,000/- to M/s. Shiv Construction Partners Hemant Jagannath Nayti and Prashant Vitthaladas Mantri and Manoj Ghyanshyamdas Laddha (HUF) regarding Notice of intimation regarding mortgage by way of deposit of title deed on dt.23/5/2018 of dasta No.1131/2018.

g) M/s. Shiv Construction Partners Hemant Jagannath Nayti and Prashant Vitthaladas Mantri and Manoj Ghyanshyamdas Laddha (HUF) obtainng following permissions

a) On dt.31/7/2017 take permission from Jalgaon Municipal Corporation for commencement No.0198 for Praposed commercial cum residential construction.

b) On dt.17/2/2018 take permission of Jalgaon Municipal Corporation for revised commercial cum residential construction of commencement No.1263.

c) On dt.1/3/2018 take permission of Jalgaon Municipal Corporation for partly completion i.e. 906.

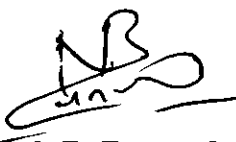
12) Whether any permission of any Authority or person is required to be obtained before creation of Mortgage if so give complete details if any:- No.

13) Any other information :- No.

Date-30/05/2018

Place - Jalgaon




Niles B. Runwal
Advocate

CERTIFICATE

The above said property is of no any acquisition or requisition by any of public or private authority, no notice, claim, or any kind of order from any court of law etc. has been received till date except Jalgaon Janta Sahkari Bank Ltd. Br. Station Road, Jalgaon give loan Rs.2,50,00,000/- to M/s. Shiv Construction Partners Hemant Jagannath Nayti and Prashant Vitthaladas Mantri and Manoj Ghyanshyamdas Laddha (HUF) regarding Notice of intimation regarding mortgage by way of deposit of title deed on dt.23/5/2018 of dasta No.1131/2018 and another is free from encumbrances as per the information by the applicant but separate undertaking in that respect must be furnished by the applicants while creating security.

So from the verification of the mutation entries and on the basis of documents submitted by the applicant as mentioned above I am of the opinion that the title of owner/ possessor M/s. Shiv Construction Partners Hemant Jagannath Nayti and Prashant Vitthaladas Mantri and Manoj Ghyanshyamdas Laddha (HUF) is absolute owners of in respect of Mehrun Tal.& Dist. Jalgaon, S.No.466/2+3 out of Plot No.29+30 Combined area 773.37 sq.mtr. except Jalgaon Janta Sahkari Bank Ltd. Br. Station Road, Jalgaon give loan Rs.2,50,00,000/- to M/s. Shiv Construction Partners Hemant Jagannath Nayti and Prashant Vitthaladas Mantri and Manoj Ghyanshyamdas Laddha (HUF) regarding Notice of intimation regarding mortgage by way of deposit of title deed on dt.23/5/2018 of dasta No.1131/2018 is clear and marketable.

And hence the said title certificate is issued.

Date 30/05/2018

Place - Jalgaon




Nilesh B. Runwal
Advocate

Please Note:-

I have not carried out any personal (Physical) inspection of the property or have made inquiries of the actual occupiers of the property and so no liability in the respect.