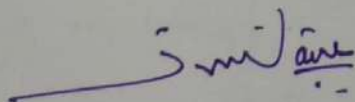


CHALLAN
MTR Form Number-6

GRN	MH002929759201718E	BARCODE			Date	29/06/2017-17:59:44		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee					
Office Name				JLG1_HQR SUB REGISTRAR JALGAON 1		Full Name		Adv Sunil S Tare	
Location				JALGAON		Flat/Block No.		12	
Year				2017-2018 One Time		Premises/Building		12	
Account Head Details				Amount In Rs.		Road/Street		Railway Colony	
0030072201 SEARCH FEE				750.00		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 PI No. 6 and 7 of S.No. 288/289/ A/B of Jalgaon	
						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.		02502982017062930895 8034545	
Cheque/DD No.				Date		29/06/2017-17:57:52			
Name of Bank				Bank-Branch		DENA BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Mobile No. : 9422275025

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

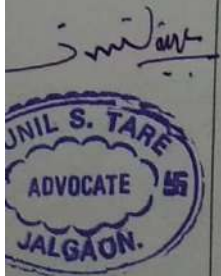




TITLE REPORT

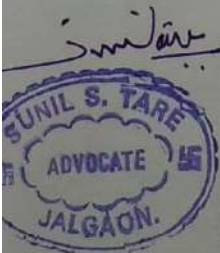
Date : 03.07.2017

1.	Name and address of the Branch to whom the title report is given	To Whomsoever it may Concern.
2.	Name of the Applicant	Mrs. Maya Rajesh Doshi.
3.	Full Description of Property	All that piece and parcel of Plot No. 6+7 total area admeasuring 960.00 Sq.mtr. out of S.No. 288+289/A+B of Jalgaon Tal & Dist. Jalgaon. Which is commonly bounded as:- East :- Plot NO.5. West :- Plot NO.8 North :- Old Dhule Road South :- Plot NO. 18,19
	3.1 NATURE OF IMMOVEBALE 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	960.00 Sq.mtr.
	3.5. Name/s of the Owner/s	Mrs. Maya Rajesh Doshi
	3.6. Nature of ownership	Individual
4.	Tracing of title	a) As per the available record & the information received by the applicant, S.No.288+289/A+B of Jalgaon shiwa was in the name of M/s. Kantilal Mulji Lodhya & Brothers in the year 1982.





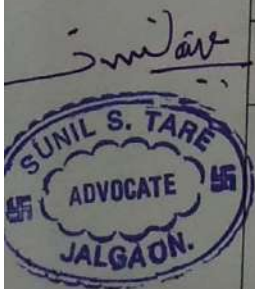
- b) On 05.01.1982, as N.A. permission for residential purpose granted by Hon'ble Collector Jalgaon vide its No. RB/LNA/SR/149/79 to the said Sr.No.288+289/A+B of Jalgaon shiwar, also lay out granted by Municipal Council accordingly plots were made out in the said land, M.E.No.12145 was accordingly effected at relevant record of rights.
- c) On 01.04.1984, as M/s. Kantilal Mulji Lodhya & Brothers sold out Plots out of S.No.288+289/A+B of Jalgaon to Jain Construction Company Jalgaon through its Partner Jagannath Nathu Wani for consideration of ₹ 7000/- each , M.E.No.14486 was accordingly effected at relevant record of rights.
- d) On 09.07.1986, as Jain Construction Company Jalgaon through its Partner Jagannath Nathu Wani sold out Plot No.6 to 25 out of S.No.288+289/A+B of Jalgaon to Jain Brothers Ind Partner Ashok Bhavarlal Jain for consideration of ₹ 7,98,800/- by Regd. Sale deed bearing no.1757, M.E.No. 15463 was accordingly effected at relevant record of rights.
- e) On 17.08.1997, as Jain Brothers Ind Partner Ashok Bhavarlal Jain sold out Plot NO. 6 & 7 out of S.No. 288+289/A+B of Jalgaon to Devram Vishrambhai Patel for consideration of ₹3,36,000/- by Regd Sale deed bearing No. 3737 dated 22.07.1997, M.E.No. 23816 was accordingly effected at relevant record of rights.
- f) On 08.03.2002, Devram Vishrambhai Patel executed Regd. Development agreement bearing No. 727 in favour of M/s. Arihant Construction Jalgaon Partner Manish Chabildas Shah in respect of Plot NO. 6 & 7 out of S.No. 288+289/A+B of Jalgaon.
- g) On 31.10.2006, as Devram Vishrambhai Patel, M/s. Arihant Construction Jalgaon Partner Manish Chabildas Shah with the consent from Ratansi Ved sold out Plot No. 6 & 7 out of S.No. 288+289/A+B of Jalgaon to Maya Rajesh Doshi for consideration of ₹10.00 Lakhs by Regd sale deed bearing No. 3128 dated 31.10.2006, M.E.No. 32528 was accordingly effected at relevant record of rights.
- h) On 21.08.2016, as correction in name of owner at 7/12 extract of Plot No. 6 & 7 out of S.No. 288+289/A+B of Jalgaon done by the order of Tahsildar Jalgaon, M.E.No.46255 was accordingly effected at relevant record of rights.
- i) On 24.03.2017, permission for amalgamation of Plot NO. 6 & 7 out of S.No. 288+289/A+B of Jalgaon has been granted by Jalgaon Municipal Corporation and lay out sanctioned accordingly, but Mutation Entry is yet to be effected at relevant record of rights..



5.	Title deeds/document details under which ownership is acquired	First Owner	Name/Nature of deed	Details like Regn. etc.
		Kantilal Lodhya & brothers	N.A Permission	-



		Second Owner Jain Const Company	Name/Nature of deed Sale deed	Details like Regn. etc. Dt.01.04.1984
		Third Owner Jain Brothers	Name/Nature of deed Sale deed	Details like Regn. etc. Sr.No.1757/1986
		Fourth Owner Devram Patel	Name/Nature of deed Sale deed	Details like Regn. etc. Sr.No.3737/1997
		Fourth Owner Maya Doshi	Name/Nature of deed Sale deed	Details like Regn. etc. Sr.No.3128/2006
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	Nil		
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	7/12 Extract dated 25.05.2017 (Original) Sale deed Sr.No.3128 dated 31.10.2006 (Original) N.A. Permission, Lay out (Photo Copy) Permission for amalgamation dt.18.04.2017(Photo Copy)		



"Akshay" 12, Railway Colony,
Near Ganesh Colony,
JALGAON-425 001.
Ph.No. (0257) 2252486
Mobile. 94222 75025
e-mail : www.tsunil@gmail.com



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

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 at Plot No. 6+7 total area admeasuring 960.00 Sq.mtr. out of S.No. 288+289/A+B of Jalgaon presently clear, marketable.
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	Paper publication of sale transaction if any.

Jalgaon :
Date : 04.07.2017



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.