

TITLE VERIFICATIONS REPORT

NAME OF APPLICANT

**VASUKAMAL INFRA BUILDERS
THROUGH PROPRIETOR
MR. NARENDRA ZIPRULAL KABRA**



FROM

RAHUL R. ZAWAR

Advocate

B.Com., D.L.L. & L.W.L.L.B.
G.D.C. & A. P.G.D.H.R. & V.E.

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2, Advocate Chambers, Shahu Complex, Shahu Nagar,
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Advocate,

Office - 2, Advocate Chambers, Shahu Complex, Shahu Nagar, Jalgaon Tal. & Dist. Jalgaon. ☎ 98230 18888

TITLE VERIFICATION REPORT

1)	Name of the Applicant	Vasukamal Infra builders Through Proprietor Mr. Narendra Ziprual Kabra R/o. Jalgaon, Tal. & Dist. Jalgaon														
2)	Name of the Owner	JSN PROPERTIES LLP Though Partners & Possessor Mr. Sandeep Sudhakar Naval R/o. Jalgaon, Tal. & Dist. Jalgaon														
3)	Purpose of Investigation	For the purpose of to obtain loan the title verification is asked for and done for the period 01/01/1989 up to 13/10/2018. (30 Years)														
4)	Description of the Property	All piece and parcel of Plot No. 9 total admeasuring area 1951.05 sq.mtr. out of Gat No. 20/2 of Pimprala, Tal. & Dist. Jalgaon. The Property is bounded as : <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="width: 20%;">East</td> <td>Old National Highway</td> </tr> <tr> <td>West</td> <td>Service Road & National Highway No.6</td> </tr> <tr> <td>North</td> <td>Gat No. 21</td> </tr> <tr> <td>South</td> <td>Open Space</td> </tr> </table>	East	Old National Highway	West	Service Road & National Highway No.6	North	Gat No. 21	South	Open Space						
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West	Service Road & National Highway No.6															
North	Gat No. 21															
South	Open Space															
5)	Searches taken	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 5%;">1)</td><td>7/12 Extract on dated 03/10/2018 of above property.</td></tr> <tr><td>2)</td><td>Mutation Entries of above property.</td></tr> <tr><td>3)</td><td>Original Sale Deed of owner of above property.</td></tr> <tr><td>4)</td><td>Original Development Agreement of applicant of above property.</td></tr> <tr><td>5)</td><td>Original Power of Attorney of applicant of above property.</td></tr> <tr><td>6)</td><td>Photocopy of N. A. Order regarding above property.</td></tr> <tr><td>7)</td><td>Available Index II Records from the year 1989 up to 13/10/2018 of Sub-Registrar Office, Jalgaon.</td></tr> </table>	1)	7/12 Extract on dated 03/10/2018 of above property.	2)	Mutation Entries of above property.	3)	Original Sale Deed of owner of above property.	4)	Original Development Agreement of applicant of above property.	5)	Original Power of Attorney of applicant of above property.	6)	Photocopy of N. A. Order regarding above property.	7)	Available Index II Records from the year 1989 up to 13/10/2018 of Sub-Registrar Office, Jalgaon.
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7)	Available Index II Records from the year 1989 up to 13/10/2018 of Sub-Registrar Office, Jalgaon.															
6)	Inspection Challan No.	MH007175447201819E on dtd 13/10/2018 of S.R.O. Jalgaon.														
7)	Past and Previous transactions :															
A.	Property is Previously own by	1. Mr. Trambak Bhagwan Khadke 2. Mr. Ramkrushna Ravji Khadke 3. Mr. Ashok Pandharinath Akul														
B.	Thereafter Mr. Trambak Bhagwan Khadke etc., obtain N.A. Permission from Hon'ble Collector, Jalgaon by an Order No. JAMIN/1086/6331/1725 on dated 15/04/1989 regarding Gat No. 115/1 115/2 of Pimprala, Tal. & Dist. Jalgaon.															



R.R. Zawar

C.	As per M.E. No. 10070 on dated 30/03/1987 1. Mr. Trambak Bhagwan Khadke 2. Mr. Ramkrushna Ravji Khadke 3. Mr. Ashok Pandharinath Akul Sold above property i.e. All piece and parcel of Plot No. 9 admeasuring area 1951.05 Sq. Mtr. out of Gat No. 20/2 of Pimprala, Tal. & Dist. Jalgaon for consideration of Rs. 1,50,000/- to Mr. Suresh Bansilal Jain By D. No. 2954 on dated 21/04/1987
D.	As per Sale Deed Mr. Suresh Bansilal Jain Sold above property i.e. All piece and parcel of Plot No. 9 admeasuring area 1951.05 Sq. Mtr. out of Gat No. 20/2 of Pimprala, Tal. & Dist. Jalgaon for consideration of Rs. 99,00,000/- to JSN PROPERTIES PVT. LTD., Through Director Mr. Sandeep Sudhakar Naval By D. No. 5 on dated 02/01/2012
E.	As per M.E. No. 54148 on dated 28/06/1918 JSN PROPERTIES PVT. LTD., Through Director Mr. Sandeep Sudhakar Naval Transferred said Pvt. Ltd. Company with Certificate of Registration of conversion from Ministry of Corporate affairs, Government of India as JSN PROPERTIES LLP therefore above property transferred in the name of JSN PROPERTIES LLP Through Partner & Possessor Mr. Sandeep Sudhakar Naval
F.	As per Development Agreement JSN PROPERTIES LLP Through Partner & Possessor Mr. Sandeep Sudhakar Naval Made and Registered Development Agreement regarding above property i.e. All piece and parcel of Plot No. 9 admeasuring area 1951.05 Sq. Mtr. out of Gat No. 20/2 of Pimprala, Tal. & Dist. Jalgaon in favour of Vasukamal Infra builders Through Proprietor Mr. Narendra Ziprulal Kabra By D. No. 4125 on dated 25/07/2018
G.	As per Power of Attorney JSN PROPERTIES LLP Through Partner & Possessor Mr. Sandeep Sudhakar Naval Made and Registered Power of Attorney regarding above property i.e. All piece and parcel of Plot No. 9 admeasuring area 1951.05 Sq. Mtr. out of Gat No. 20/2 of Pimprala, Tal. & Dist. Jalgaon in favour of Vasukamal Infra builders Through Proprietor Mr. Narendra Ziprulal Kabra By D. No. 4126 on dated 25/07/2018



R. R. Zawal

8) Opinion :-

I personally gone through the Available Index II records of sub registrar office Jalgaon from the year 1989 upto 13/10/2018. I also inspect document mentioned at column No. 5 as provided by applicant and presume that all documents which are provided to me are true and genuine. I come to the conclusion that the above property is own by **JSN PROPERTIES LLP Though Partners & Possessor Mr. Sandeep Sudhakar Naval** and said property is not under any acquisition or requisition by any public and private authority and said property is marketable, clear and free from all encumbrance **Subject to Vasukamal Infra builders Through Proprietor - Mr. Narendra Ziprual Kabra.**

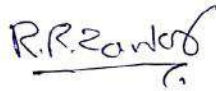
Hence I issue this title verification Report.

Note/Disclaimer :-

- The report does not comment on : The technical regularity (adherence to bye laws/approvals) or otherwise of the said property, whether the said property is a subject matter of any pending legislation, authenticity of the documents/examined. All the above said is outside the scope of the working reference to this report.
- It is advised to ensure that in case the subject property is owned/being purchased by a company, the applicable company documentation (ROC search, Board Resolution and Form 8 etc).
- It is advised to ensure that the said property is in possession of the borrower/s Proof of possession in the form of latest House Tax, electricity, water bills notices, assessments, Challan, receipts etc. should be made available and deposited with the company.
- I have not carried out any personal (physical) inspection of the above property nor have made inquiries of the actual occupiers of the above property and so no liability in that respect.
- Onward 2002 computer systems installed of Sub-Register Office Jalgaon but each and every entry of all registered document is not properly filed up in computer systems. Therefore above Title Verification done as per available computer record.

Date : 13/10/2018
Place : Jalgaon




Rahul R. Zaware
Advocate, Jalgaon.



CHALLAN
MTR Form Number-6



GRN MH007175447201819E		BARCODE		Date 13/10/2018-13:32:11		Form ID	
Department Inspector General Of Registration							
Type of Payment Search Fee		Payer Details					
Other Items		TAX ID (If Any)					
		PAN No.(If Applicable)					
Office Name JLG1_HQR SUB REGISTRAR JALGAON 1		Full Name		ADV RAHUL ZAWAR			
Location JALGAON		Flat/Block No.		2 ADVOCATE CHAMBER			
Year 2018-2019 One Time		Premises/Building					
Account Head Details		Amount In Rs.		Road/Street			
0030072201 SEARCH FEE		750.00		SHAHU COMPLEX			
				Area/Locality			
				JALGAON			
				Town/City/District			
				PIN			
				4 2 5 0 0 1			
		Remarks (If Any)					
		VERIFICATION OF RECORD FOR 1989 TO 2018 30 YEARS OF PLOT					
		NO.9 GAT NO.20/2 PIMPRALA					
		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.	02502982018101321039	13970520
Cheque/DD No.		Bank Date	RBI Date	13/10/2018-13:30:07	Not Verified with RBI		
Name of Bank		Bank-Branch		DENA BANK			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 9823018888
 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 करावयाच्या दस्त्यासाठी लागू नाही.



R. R. Zawar