OFFICE
Plot No 27, Mohan Nagar
Near Vrundavan Garden
Mohadi Road, Jalgaon 425 001
E-mail: 181.sarang@gmail.com
Cell : 98502 40638

ADV. SARANG M. KULKARNI
ROLL NO. MAH/2321/2005
B.Com, M Com, LLB, JAIIB, CAIIB,
AIII (Life & General Insurance)
FIII (Life Insurance) Diploma in Cyber Law,
Diploma in Cyber Crime Investigation,
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Title Verification Report

1.	Name of the Owner	1) Shri Pramod Baliram Kurkure, 2) Shri Kailash Baliram Kurkure and 3) Shri Sharad Madhav Kurkure (being as "Owners")
2.	Full Description of Property 2.1NATURE OF IMMOVEBALE PROPERTY	All that piece and parcel of - A proposed residential cum Commercial Construction property which consists Basement, Ground Floor, First Floor, Second Floor and Third Floor, which is constructed on C.T.S. No 1697A/19/1+1697A/19/2, admeasuring area 318.60 sq.meters, of Jalgaon, Tal. & Dist. Jalgaon. The said property is bounded by - On towards East - 10 meter wide Road, On towards West :- Lane On towards North :- 4.50 Meter Road, On towards South :- C.T.S. No.1697A/20
	2.2 (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
	2.3. Number/identification details as per building map/plan	As above
	2.4. Extent of Property	**Proposed Built up area :** Basement (Comm.) built up area 47.96 sq.mtrs. Basement (Resi) built up area 25.60 sq.mtrs. Ground Floor (Comm) built up area 111 296 sq.mt Ground Floor (Resi) built up area 4 816 sq.mt. First Floor (Resi) built up area 173.383 sq.mt. Second Floor (Resi) built up area 169.81 sq mt. Third Floor (Resi) built up area 104 255 sq.mt. (Proposed built up area taken from Sanction Plan)

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	2.5 Name/s of the Developers	**N & L ASSOCIATES**
	2 6. Nature of ownership	Freehold & Joint Ownership.
3.	Tracing of title	**Title of C.T.S. No.1697A/19/1 + 1697A/19/2** **a) As per the available record and produced by the applicant said C.T.S. was owned and possessed by Sona Baksu Kurkure, he died on 30.07.1959, his legal heirs sons viz. 1) Krushna Sona Kurkure and 2) Madhav Sona Kurkure were entered in C.T.S. record which was effected in C.T.S. Extract dated 28.12.1960.** **b) Thereafter Co-owner above C.T.S. Shri Krushna Sona Kurkure died, his legal heirs 1) Baliram Krushna Kurkure, 2) Pushpabai Krushna Kurkure and 3) Sulbha Krushna Kurkure were entered in C.T.S. record which was effected in C.T.S. Extract dated 07.11.1968.** **C) Thereafter 1) Pushpabai Krushna Kurkure and 2) Sulbha Krushna Kurkure relinquished their right, title and interest of above C.T.S. in favour of Shri Baliram Krushna Kurkure and Madhav Soma Kurkure by way of application dated 10.06.1984 which was effected in C.T.S. Extract dated 14.06.1984.** **d) Thereafter as per the Separate noting for area and assessment Shri Madhav Soma Kurkure's name had been entered independently for C.T.S. No. 1697A/19/2, area 59.60 sq.meters which was effected in C.T.S. Extract dated 14.06.1984.** **e) Thereafter on 10.01.1999 Shri Baliram Krushna Kurkure died and his legal heirs wife Kamalbai Baliram Kurkure, sons Kailas Baliram Kurkure, Pramod Baliram Kurkure and Daughter Urmila Baliram Kurkure had been entered in C.T.S. No.1697A/19/1, admeasuring area 259.00 sq.meters, which was effected in C.T.S. Extract**

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		dated 18.06.1999. **f) Thereafter in 2015 as Urmila Baliram Kurkure and Kamalbai Baliram Kurkure had died and name of Kailas Baliram Kurkure and Pramod Baliram Kurkure had been entered in C.T.S. No.1697A/19/1 by way of affidavit which was effected in C.T.S. Extract dated 24.09.2015.** **g) Thereafter with reference to para D above as name of Shri Madhav Soma Kurkure had recorded as per Separate Owner of C.T.S. No.1697A/19/2, area 59.6 sq.meters. After demise of Madhav Soma Kurkure following were his legal heirs -1) Vasant Madhav Kurkure, 2) Sharad Madhav Kurkure, 3) Subhash Madhav Kurkure, 4) Sau. Sulochana Rameshchandra Patil, 5) Sau. Pramila Manikrao Chaudahri and 6) Sau. Shashikala Sudhakar Chaudhari are entered in C.T.S. Extract dated 08.10.1997.** **h) Thereafter 1) Sau. Sulochana Rameshchandra Patil, 2) Sau. Pramila Manikrao Chaudahri and 3) Sau. Shashikala Sudhakar Chaudhari were relinquished their rights, title and share of above C.T.S.property in favour 1) Vasant Madhav Kurkure, 2) Sharad Madhav Kurkure, 3) Subhash Madhav Kurkure by way of Deed which was effected in C.T.S. Extract dated 11.12.1997.** **i) Thereafter Vasant Madhav Kurkure and Shri Subhash Madhav Kurkure gifted their share admeasuring area 39.733 sq.meters of C.T.S. No.1697A/19/2 Jalgaon in favour of Sharad Madhav Kurkure by way of Gift Deed. The said gift deed was registered in the Office of Sub-Registrar,Jalgaon-1 on document Sr.No.1082/2004 dated 07.04.2004, according M.E.No.5220 was entered in C.T.S. Extract dated 05.06.2004.** **j) C.T.S. No. 1697A/19/1+1697A/19/2 are amalgamated, the as per amalgamation the plot area is (259.00 Sq.meters + 59.60 sq.meters) =**

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		318.60 sq.meters. **k) Thereafter Sharad Madhav Kurkure and others obtained building permit and commencement certificate regarding above said proposed residential cum Commercial Construction property which consists Basement, Ground Floor, First Floor, Second Floor and Third Floor, which is constructed on C.T.S. No. 1697A/19/1+1697A/19/2, admeasuring area 318.60 sq.meters, of Jalgaon, Tal. & Dist. Jalgaon from Jalgaon Municipal Corporation of the City of Jalgaon bearing letter No. T.P./B.P./0187 dated 10.09.2018.** **l) Thereafter the owners of C.T.S. No. 1697A/19/1+1697A/19/2 1) Shri Pramod Baliram Kurkure, 2) Shri Kailash Baliram Kurure and 3) Shri Sharad Madhav Kurkure being the Owner of the Property executed Development Agreement regarding the above said building Construction with N & L Associates, a partnership firm, through it's Partners viz. 1) Shri Rohit Deelip Nikam and 2) Shri Jitendra Prabhakar Lathi being the Developer. The said Development agreement was registered in the office of Sub-Registrar, Jalgaon-3 on document Sr.No. 4016/2018, dated 17/10/2018.** **As per above said Development Agreement Developer of said partnership firm given Rs. 15,50,000/- to the above said owners. As per the Agreement 46% share in the name of Developer and 54% share in the name of Plot Owner.**		
4.	Title deeds/document details under which ownership is acquired	First Owner N & L Associates, a partnership firm, through it's Partners viz 1) Shri Rohit Deelip Nikam and 2)	Name/Nature of deed Development Agreement	Details like Regn Etc Sr no 4016/2010

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		Shri Jitendra Prabhakar Lathi being the Developer and 1) Shri Pramod Baliram Kurkure, 2) Shri Kailash Baliram Kurure and 3) Shri Sharad Madhav Kurkure being the Owner of the Property		
5.	List of encumbrances	There is no encumbrances on the above said immovable property.		
6	View on encumbrance	As above.		
7.	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.		

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		The property is not subject to any regulatory issues, since nothing above is applicable.
8.	View on regulatory hurdles	• Not Applicable, since no regulatory issues seen.
9.	List of documents/deeds provided to the Advocate and perused by him	a) C.T.S. Extract of C T.S No.1697A/19/1 and C.T.S. No.1697A/19/2 dated 22.11.2018. b) Zerox copy of Gift Deed on document Sr.No.1082/2004. c) Zerox copy of Development Agreement on document Sr.No.4016/2018 dated 17.10 2018. d) Zerox copy of Sanction of Building Permit and Commencement Certificate bearing No. TP/BP/0187, dated 10.09 2018. e) Zerox copy of Proposed Building Plan. f) E-Challan for the period 2006-2018 dated 25.12.2018. g) Cersai Receipt dated 25 12.2018
10	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
11.	List of further documents called for, examined and perused	NA
12.	Whether the documents examined are duly stamped as per the Stamp Act	Yes
13.	Whether the Registration endorsements are in order	Yes

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14.	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"
15.	Certificate of title	On the basis of documents and papers produced before me, I certify that, N & L Associates, a partnership firm, through it's Partners viz. 1) Shri Rohit Deelip Nikam and 2) Shri Jitendra Prabhakar Lathi (being as "Developer") and 1) Shri Pramod Baliram Kurkure, 2) Shri Kailash Baliram Kurkure and 3) Shri Sharad Madhav Kurkure (being as "Owners") of the above said proposed residential cum Commercial Construction property which consists Basement, Ground Floor, First Floor, Second Floor and Third Floor, which is constructed on C.T S. No. 1697A/19/1+1697A/19/2, admeasuring area 318.60 sq meters, of Jalgaon, Tal. & Dist. Jalgaon which is more particularly described in para 3 above The above said immovable property is free from encumbrances and it has clear and marketable title.
16.	List of documents to be deposited for creating the mortgage by deposit of title deeds at notified Town/s	C.T.S. extract (Certified) Original Copy of Development Agreement.
17.	Any other suggestion or Advice to protect the security interest of the Bank	Encumbrance of Bank to be reported at relevant record of rights, after creation of security

SARANG MADHAV KULKARNI ADVOCATE

Jalgaon

Date : 25.12 2018

(Sarang M. Kulkarni)
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.