

ADVOCATE

- Off. : 4, First Floor, Malara Market, Opp. Old Bus Stand, Jalgaon - 425001. (Maharashtra)
- Resl. : Flat No. 11, Shree Sai Samarth Tower, Behind Rustumji School, Opp. Shree Shree Lawn, Adarsh Nagar, Jalgaon - 425001.
☎ (0257) 2263700. E-mail : advpremkrpalani1@gmail.com

Date :- / /201

Date :- 10/04/2018**LEGAL TITLE VERIFICATION REPORT FOR 31 YEARS FROM 1988- 2018****To,****WHOMSOEVER IT MAY CONCERN,**

SUB :- Investigation of title pertaining to All that piece and parcel of the landed property i.e. Residential Cum Commercial Construction to be constructed on Non Agricultural land bearing **Plot No.06** having **vacant plot** of an area admeasuring **585.00.00 sq.mt.**, plus a **T.D.R. of 10.00 SQ.MT. +183.95 SQ.MT.**, along with structure having **area of construction 913.41 sq.mt.** which is going to be erected thereon and which may be erected thereon, comprised in **Shet Gat No.150**, situated at **Mauje- Pimprala**, within the local limits of Jalgaon City Municipal Corporation, Tal & Dist : Jalgaon, Sub Registrar Office, Jalgaon, (hereinafter referred to as, "**The Property**")

Sir / Madam,

I have been called upon to investigate the title of the property as above mentioned and to submit my title verification report relating to its marketability.

Presently the above mentioned property appears to be entered in Revenue Records in the name of **Mr. Sunil Ramnarayan Mantri, vide 7 x12extract..**

NAME OF PRESENT OWNER / S / CO OWNERS:- Mr. Sunil Ramnarayan Mantri.**PURPOSE OF VERIFICATION :-**To find out clear, valid and marketable title of the property**DOCUMENTS SCRUTINISED/ PERUSED :-**

Sr. No.	Date of Document	Name / Description of Document	Whether Xerox or Original Copy
01	27/02/2018 & 05/04/2018	7X12 Property Card Extract, and Extracts of Mutation Entry Register issued by the Talathi Pimprala.	Certified Copies.
02	23/12/2005	Sale Deed bearing registration no. 3636/2005 jointly executed by i) Bharat Ramdas Gavare, ii) Sau. Pramila Tukaram Patil, iii) Sushilkumar Shivratn	Photocopy



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		Jhunjhunwala, in favor of Sunil Ramnarayan Mantri.	
03	30/08/2017	Receipt no. 10704 issued by the Jalgaon City Municipal Corporation for payment of Open Plot Tax (Khula Bhukhand Kar)	Photo copy.
04	05/04/2018	Receipt no. 1825726 issued by the Talathi - Pimprala for payment of Non Agricultural Tax.	Xerox Copy Perused.
05	06/12/2017	Sanction of Building Permit and Commencement Certificate no. T.P./ B.P./ 0969 issued by the Commissioner - Jalgaon City Municipal Corporation.	Original Copy
06	06/12/2017	Approved Construction Plan	Original Copy
07	04/12/2017	Index II of Sale Deed No.5240/2017, Jalgaon -02, executed by Sarita Vinod Agrawal, in favor of Sunil Ramnarayan Mantri for T.D.R. of 10.00 sq.mt.	Certified Copy.
08	21/11/2017	Index II of Sale Deed No.3808/2017, Jalgaon -01, executed by Sarita Vinod Agrawal, in favor of Sunil Ramnarayan Mantri for T.D.R. of 183.95.00 sq.mt.	Certified Copy.

DESCRIPTION OF IMMOVABLE PROPERTY :- All that piece and parcel of the landed property i.e. Residential Cum Commercial Construction to be constructed on Non Agricultural land bearing **Plot No.06** having **vacant plot** of an area admeasuring **585.00.00 sq.mt.**, plus a **T.D.R. of 10.00 SQ.MT. +183.95 SQ.MT.**, along with structure having **area of construction 913.41 sq.mt.** which is going to be erected thereon and which may be erected thereon, comprised in **Shet Gat No.150**, situated at **Mauje- Pimprala**, within the local limits of Jalgaon City Municipal Corporation, Tal & Dist : Jalgaon, Sub Registrar Office, Jalgaon, bounded by :-

On or towards East :- Internal Colony Road;

On or towards West :- Gat No.151/2;

On or towards North :-Internal Colony Road;

On or towards South :- Gat No.152 (hereinafter referred to as, "**The Property**")

PAST AND PREVIOUS HISTORY / DEVOLVEMENT OF TITLE :-



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Tracing the party's title for 31 years, previous Regd. Title Deeds and intervening documents, if any:-

Brief History of the property :-

1) MUTATION ENTRY NO.8223 :- This entry was mutated on 17/12/1985 and certified on 06/02/1986. This entry shows that, the Collector- Jalgaon District had granted N.A. Permission to Gat No.150. That, the A.D.T.P. Jalgaon had approved the lay out of Gat No.150 and in all 72 plots were carved out vide his letter dt. 24/05/1985, DV/ Pimprala / 1155. The land was belonging to Mr. Anil Hari Bakare.

2) NON AGRICULTURAL PERMISSION :- As per copy of N. A. Order annexed with Sale Deed, The Collector – Jalgaon District had granted permission for Non Agriculture to Shet Gat No.150 vide Order dt.08/06/1983, bearing no. R.B./ LNA/ S.R./ 197/82.

3) MUTATION ENTRY NO.11481 :- This entry was mutated on 22/04/1988 and certified on 15/05/1988. This entry shows that the plot no.06 comprised in Shet Gat No.150, Mauje- Pimprala, was sold out by Anil Hari Bakare, in favor of **Rajendra Bansilal Bogawat**, vide Sale Deed bearing registration no. 3035/1988, dt.11/04/1988, registered with the office of SRO- Class II, Jalgaon.

4) MUTATION ENTRY NO.11709 :- This entry was mutated on 09/06/1988 and certified on 30/06/1988. This entry shows that the plot no.06 comprised in Shet Gat No.150, Mauje- Pimprala, was sold out by **Rajendra Bansilal Bogawat**, jointly in favor of i) Murlidhar Shankar Khachane, ii) Sopan Shankar Khachane, iii) Bhaskar Dayaram Ingale, vide registered Sale Deed, registered with the office of SRO- Class II, Jalgaon.

5) MUTATION ENTRY NO.15159 :- This entry was mutated on 30/03/1992 and certified on 18/05/1992. This entry shows that undivided commons share to the extent of 292.50 sq.mt. comprised in the plot no.06 comprised in Shet Gat No.150, Mauje- Pimprala, was sold out by jointly i) Murlidhar Shankar Khachane, ii) Bhaskar Dayaram Ingale, in favor of Ramesh Daulat Mahajan, vide Sale Deed bearing registration no. 922/1992, dt.17/03/1992, registered with the office of SRO- Class II, Jalgaon.

6) MUTATION ENTRY NO.30949 :- This entry was mutated on 08/11/2005 and certified. This entry shows that the plot no.06 comprised in Shet Gat No.150, Mauje- Pimprala, was sold out by jointly i) Murlidhar Shankar Khachane, ii) Sopan Shankar Khachane, iii) Bhaskar Dayaram Ingale, iv) Ramesh Daulat Mahajan, jointly in favor of i) Bharat Ramdas Gavare, ii) Sau. Pramila Tukaram Patil, iii) Sushilkumar Shivratn Jhunjhunwala, vide Sale Deed bearing registration no. 4496/1997, dt.05/09/1997, registered with the office of SRO- Class II, Jalgaon.



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7) MUTATION ENTRY NO.31168 :- This entry was mutated on 04/01/2006 and certified on 30/01/2006. This entry shows that the plot no.06 comprised in Shet Gat No.150, Mauje-Pimprala, was sold out by jointly i) Bharat Ramdas Gavare, ii) Sau. Pramila Tukaram Patil, iii) Sushilkumar Shivratan Jhunjhunwala, in favor of Sunil Ramnarayan Mantri, vide Sale Deed bearing registration no. **3636/2005, dt.23/12/2005** registered with the office of SRO- Class II, Jalgaon-03.

8) T.D.R.:-The owner Mr. Sunil Ramnarayan Mantri, has purchased a total T.D.R. of 193.85 sq.mt. vide two diverse registered sale deeds viz. a) Sale Deed dt.21/11/2017, No.3808/2017, registered with the office of S.R.O- Class II, Jalgaon -01, executed by Sarita Vinod Agrawal, in favor of Sunil Ramnarayan Mantri for T.D.R. of 183.95.00 sq.mt.; b) Sale Deed dt.04/12/2017, No.5240/2017, registered with the office of S.R.O- Class II, Jalgaon -02, executed by Sarita Vinod Agrawal, in favor of Sunil Ramnarayan Mantri for T.D.R. of 10.00 sq.mt.

9) Construction Permission:- The Commissioner – Jalgaon City Municipal Corporation has issued the **Sanction of Building Permit and Commencement Certificate dt. 06/12/2017, bearing no. 0969.**

10) For the purpose of search and verification I have also inspected Index II registers from 1988 onwards in respect of the above mentioned property. The records of Sub Registrars' Offices at some places were misplaced and not available and some were in bad, torn and mutilated condition. From 2002 onwards entries of computer system have been checked by me, but at some places the entries are not properly feed up in the system. e- search was also taken for 1988-2018.

11) That, e search on official website i.e. igrmaharashtra has also been taken from 1988-2018. And the relevant extracts have been annexed herewith.

12) That, I have also taken e search on the official website of the State of Maharashtra (Case Status) regarding any dispute/ case filed (Pending and Disposed Off) by/ against the owner of the property i.e. **Sunil Ramnarayan Mantri**, for the year 2018. That, Record Shows, "**No record found**". And the extract has been annexed herewith

13) That, **CERSAI** Search has also been taken and, "**no charge appears to have been registered on the said property with the Central Registry**" as contemplated under SARFAESI Act. Relevant Extracts taken at the time of e search have been annexed herewith.

As per 7x12 Property Card Extract, **Mutation Entry No.31168, dt. 04/01/2006** and **sale deed bearing no. 3636/2005**, the property appears to be entered in Revenue Records in the



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name **Mr. Sunil Ramnarayan Mantri** and he is the owner of the property. And the Report has been annexed herewith..

OTHER PROVISIONS :-

01	Whether provisions of Urban Land Ceiling Act are applicable ?	NO
02	Whether property to be given as security is subject to any minor's Claim/ share ?	NO
03	Whether the property is affected by any revenue and tenancy regulations?	NO
04	Whether the user land has been converted into Non Agricultural for Residential use by the order of the Competent Authority?	YES
05	Whether up to date tax/ land revenue has been paid on the property?	NO
06	Whether all original documents of the property have been scrutinized?	As abovementioned
07	Whether required documents are available for execution of proposed mortgage deed.	Subject to Original sale deed no. 3636/2005
08	Whether previous owners has the right / competency to transfer the property?	YES
09	Whether proposed mortgage by deposit of title deeds is possible ?	Yes, Subject to deposit of original sale deed no.3636/2005
10	What is the Tenure of the Land? If the land is leased?	Not Applicable
11	Whether the Land is Adivasi (Tribal) Land?	Not Applicable
12	Whether the Land/ Property is Joint Family Property ?	Not Applicable
13	Is the land/ property/ flat is subject to any reservation/ acquisition/ requisition?	Not Applicable
14	In case of companies / societies / association / trust Whether -	NOT APPLICABLE
	a) Memorandum / byelaws of the company/ society/ association authorize to offer its property (ies) as security.	NOT APPLICABLE
	b) Requisite resolutions have been duly passed by the Company/ Society/ Association permitting mortgage of the properties in favour of the Bank.	NOT APPLICABLE
	c) Such resolution sets out the names of the persons who are authorized to create charge over the properties.	NOT APPLICABLE
	d) Resolution U/s. 180, 181 &182 of Companies Act, 2013	NOT APPLICABLE



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	passed.	
	e) Details of the properties together with the documents are mentioned under such resolutions.	NOT APPLICABLE
	f) In case of Public Limited Companies, Certificate of Commencement of business has been obtained and affixation of common seal is necessary in terms of articles of association.	NOT APPLICABLE
15	In case of Public Charitable Trust, whether permission of Charity Commissioner for borrowing & mortgaging trust property is obtained and conditions stipulated, if any?	NOT APPLICABLE
16	In case of devolution of property by a WILL/ Succession,	NOT APPLICABLE
	A) Whether Probate of WILL/ Succession Certificate/ Letters of Administration obtained? Details thereof	NOT APPLICABLE
	B) If Probate / Succession Certificate/ Letters of Administration not obtained, then how the mortgagor proposes to prove the title?	NOT APPLICABLE
	C) The safeguards suggested to ensure title to the property offered as security.	NOT APPLICABLE
17	Whether title deeds perused are in conformity with the search taken?	YES
18	Whether the chain of title is complete without any missing links?	YES
19	Whether any other documents to be obtained/compliances to be made so as to complete transaction of mortgage?.	a)Original Title Deed i.e. Sale Deed no. 3636/2005; b) Commencement Certificate; c) Approved Plan

Note :- The existing owner i.e. Mr. Sunil Ramnarayan Mantri, be called upon to submit and produce the Original Sale Deed no.3636/2005 and latest receipt for payment of Non Agricultural Tax and Municipal Taxes, Original Plan and Commencement Certificate. That, the under signed has not inspected the property, therefore, proper inspection of the property shall have to be done. The undersigned shall not remain liable, responsible for



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any entry/ record, which has not been reflected either in the revenue record or in e search, or record which has not been provided by the office of SRO.

LEGAL OPINION / CERTIFICATE:-

I hereby certify that, I have examined the abovementioned documents and photo copies of title deed/s which has / have been provided to me, relating to the abovementioned property / ies situated at **Mauje- Pimprala**, and offered as sale/ mortgage. I have also taken search with the Sub-Registrar of Assurances and Record of Rights for last **31** years (Original fee e challan/ receipt enclosed), igrmaharashtra website, CERSAI Website, maha dis court.nic Website, and the reports have been annexed herewith.

I am of the opinion that, **Mr. Sunil Ramnarayan Mantri**, has / have an valid, reasonably clear, legal and marketable title over the property/ ies shown above and free from encumbrance. As per property ruled card extract, the said property is not subject matter of any litigation.



Prem R. Kripalani

Prem R. Kripalani
Advocate

- Encl: 1) Search Receipt / e challan dt. 06/04/2018 of Rs. 775/-
2) Reports / Relevant extracts of e search taken from the official web sites i.e. igrmaharashtra, maha dis court nic, cersai.