TITLE VERIFICATION REPORT

NAME OF APPLICANT

Narendra Aatmaram Patil

Bharti S. Bhalerao

ADVOCATE

B.Com., LL.B,

Resi. Add. "RAJGIRI" 165/31, Jijau Nagar,
Wagh Nagar, Savkheda Shivar,
Jalgaon Tal. & Dist. Jalgaon.

9423187412

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To,
HDFC Ltd.
Jalgaon.

TITLE VERIFICATION REPORT

1)	**Name of the Applicant**	
	Hemant Suresh Patil(Owner) **Narendra Aatmaram Patil** **(Developer and Power of Attorney Holder)** **R/o. Jalgaon. Tal. & Dist. Jalgaon.**	
2)	**Name of the Owner**	
	Hemant Suresh Patil **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 01/01/2007 up to 12/12/2019.	
4)	**Description of the Property**	
	All piece and parcel of Residential built admeasuring area 352.01 sq. mtr. of Plot No.2 of S.No.12 of Pimprala, Tal. & Dist. Jalgaon. **The Property is bounded as :**	
	East	Plot No. 3
	West	Pimprala – Mamurabad Road
	North	Plot No. 1
	South	3 ft. Road
5)	**Searches taken**	
	1)	7/12 Extract of above property.
	2)	Mutation Entries of above property.
	3)	Photocopy of Sale Deed of Owner of above property.
	4)	Photocopy of N. A. Order regarding above property.
	5)	Available Index-II Records from the year 1990 up to 12/12/2019 of Sub-Registrar Office, Jalgaon.
6)	**Inspection Challan No.**	
	MH009439683201920 9E on dtd 12/12/2019 of S.R.O. Jalgaon.	
7)	**Past and Previous transactions :**	
A)	N. A. Permission given by Hon'ble Collector, Jalgaon. by an order No. L.N.A./S.R./24/77 on dated 29/12/1977 regarding S.No.12 of Pimprala, Tal. & Dist. Jalgaon.	

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	As per WIIL of **Suresh Hari Patil** His son **2.Hemant Suresh Patil** Was become the owner of above property and other property and No. 1,3,4, these name was deleted from property rights
D)	As per M. E. No. 56527 on dated 21/06/2019 **Hemant Suresh Patil** Made and registered Development Deed and Power of Attorney Holder of above property i.e. admeasuring area 352.01 sq. mtr. of Plot No.2 of S.No.12 of Pimprala, Tal. & Dist. Jalgaon. to **Narendra Aatmaram Patil** As this Deed was concern East-South Corner Residential Block admeasuring area 63.00 sq. mtr., commercial Shop No. 2 admeasuring area 10.14 sq. mtr., + Store Room admeasuring area 6.80 sq. mtr., out of admeasuring area 352.01 sq. mtr. of Plot No. 2 of S.No.12 of Pimprala, Tal. & Dist. Jalgaon. develop for owner By 3112 on dated 16/11/2017
8)	**Opinion :-** I personally gone through the Available Index-II records of sub-registrar office Jalgaon from the year 1990 up to 12/12/2019. I also inspect documents mentioned at column No.5 as provided by applicants and genuine. I come to the conclusion that the above property is Own by **Hemant Suresh Patil** 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 encumbrances subject to - Original Sale Deed of owner of above property. 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.

Bharti S. Bhalerao
Advocate, Jalgaon.

Date : 12/12/2019
Place : Jalgaon

BHARTI S. BHALERAO Advocate JALGAON

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CHALLAN
MTR Form Number-6

GRN MH009439683201920E	BARCODE	Date 12/12/2019-18:12:38	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	JLG2_JALGAON 2 JOINT SUB REGISTRAR	Full Name	ADV BHARTI S BHALERAO
Location	JALGAON		
Year	2019-2020 One Time	Flat/Block No.	
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	
0030072201 SEARCH FEE	750.00	Area/Locality	JALGAON
		Town/City/District	
		PIN	4 2 5 0 0 1
		Remarks (If Any)	VERIFICATION OF RECORD FOR 1990 TO 2019 30 YEARS OF PLOT NO. 2 OF GAT NO. 12 OF PIMPRALA.
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	DENA BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	02502982019121206365	19427829
		Bank Date	RBI Date	12/12/2019-18:12:46	Not Verified with RBI
Cheque/DD No.		Bank-Branch		DENA BANK	
Name of Bank		Scroll No. , Date		Not Verified with Scroll	
Name of Branch					

Mobile No. : 9423187412

Department ID :

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 नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तासाठी लागु नाही .

BHARTI S. BHALERAO Advocate JALGAON

Print Date 12-12-2019 06:14:26

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