

Adv. Shallesh Ravikant Nagla
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e – Second Floor, Above Aal Hospital, Lunkad Tower, Pande Chowk, Jalgaon-425001

o,
IDFC Ltd., Jalgaon

TITLE VERIFICATION REPORT

1)	Name Of The Developer/Bullder 1)Sau. Punam Ramesh Deore R/O- Shivsamarth nagar, near RTO office, Nasik, Tal & Dist – Nasik, MH								
2)	Name Of The Owner 1)Shri. Rajesh Ratan Sonawane R/O- Dudh sagar road, front of Mahavir hospital, Tal- Chalisgaon, Dist- Jalgaon, MH								
3)	Purpose Of Investigation For the purpose to obtain loan the titlle verification is asked for and done for the period of 07/03/1973 upTo 07/05/2020								
4)	Description Of The Property Final Plot No. 25/1, Total Admeasuring area 573.80 Sq. Mtr., out of that from eastern side Admeasuring area 443.60 Sq. Mtr., Swami pushp Apartment total build up area 496.87 Sq., Mtr., Situated At City Chalisgaon, Tal – Chalisgaon, Dist-Jalgaon, M.H. <table><tr><td>East -</td><td>Bhukhand No. 2 and colony road</td></tr><tr><td>West -</td><td>Road</td></tr><tr><td>North-</td><td>Road</td></tr><tr><td>South-</td><td>open space</td></tr></table>	East -	Bhukhand No. 2 and colony road	West -	Road	North-	Road	South-	open space
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South-	open space								
5)	Searches Taken 1) 7/12 Extracts Of Above Property 2) Mutation Entrles Of Above Property 3) Photocopy Of Sale Deed Of Owner Of Above Property 4) N.A order								

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	5) Available Index-2 Records From The Year 2008 Upto To 07/05/2020 Of Sub Registrar Chalisgaon, Jalgaon, M.H
6)	Inspection Challan No. MH000737162202021P
7)	Past And Previous Transactions
A)	<p>As per 7/12 Extract entry Dated 28/07/1981</p> <p>It appears from the said document that 1) Shri. Dhodiram Gopala Mane sold property in question i.e Shet Survey No. 343/1, Final Plot No. 25/1, Total Admeasuring area 573.80 Sq. Mtr., Situated At City Chalisgaon, Tal – Chalisgaon, Dist-Jalgaon, M.H. to 1) Shri. Ratan Tuakram Sonawane on 07/03/1973 for consideration Rs. 6000/- bearing document No. 312/1973</p>
B)	<p>As Per N.A order No. JAMIN/ANADHRIKRUT/103/SR/ Dated: 10/01/1996</p> <p>It appears from the said order that N.A Permission obtain by Shri. Ratan Tuakram Sonawane from hon'ble Sub-divisional office, Pachora by order No. JAMIN/ANADHRIKRUT/103/SR/ on 10/01/1996, regarding property in question</p>
C)	<p>As Per M.E No. 9501 Dated: 08/09/1995</p> <p>It appears from the said entry that 1) Shri. Ratan Tuakram Sonawane excecuted will deed bearing document No. 2349 on 22/03/2011 in favour of Shri. Rajesh Ratan Sonawane of property in question i.e Final Plot No. 25/1, Total Admeasuring area 573.80 Sq. Mtr., out of that from eastern side Admeasuring area 443.60 Sq. Mtr., Situated At City Chalisgaon, Tal – Chalisgaon, Dist-Jalgaon, M.H.</p>
D)	<p>As Per Bearing Document No. 1585/2019 Dated: 06/05/2019</p> <p>It appears from the said Document that 1) Shri. Rajesh Ratan Sonawane excecuted Development agreement of property in question i.e Final Plot No. 25/1, Total Admeasuring area 573.80 Sq. Mtr., out of that from eastern side Admeasuring area 443.60 Sq. Mtr., Swami pushp Apartment total build up area 496.87 Sq., Mtr., Situated At City Chalisgaon, Tal - Chalisgaon, Dist-Jalgaon, M.H. in favor of 1) Sau. Punam Ramesh Deore on 06/05/2019 for consideration Rs. 40,99,000/- (for mention consideration developer have to handover title and possession of G-1 build up area 25.45 Sq. Mtr., F-1 build up area 75.04 Sq. Mtr., S-1 build up area 78.52 Sq. Mtr., T-1 build up area 38.90 Sq. Mtr., i.e total build up area 217.91 Sq. Mtr. to owner i.e Rajesh Ratan Sonawane and remaining build up area remain with Developer i.e Punam Ramesh</p>

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	Deore), bearing document No. 1585/2019
E)	<p>As Per Bearing Document No. 1586/2019 Dated: 06/05/2019</p> <p>It appear from the said document that 1) Shri. Rajesh Ratan Sonawane excecuted General Power Of Attorney of property in question i.e Final Plot No. 25/1, Total Admeasuring area 573.80 Sq. Mtr., out of that from eastern side Admeasuring area 443.60 Sq. Mtr., Swami pushp Apartment total build up area 496.87 Sq., Mtr., Situated At City Chalisgaon, Tal - Chalisgaon, Dist-Jalgaon, M.H. in favor of 1) Sau. Punam Ramesh Deore for purpose to Sale, agreement to sale etc. of all flat except G-1,F-1,S-2,T-1, on 06/05/2019 bearing document No. 1586/2019</p>
8)	<p>Opinion - If Any</p> <p>On The Basis Of Search Made By Me And Subject To My Above Remarks Only After Perusing document mentioned in colomn 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 1) Shri. Rajesh Ratan Sonawane Became Owner Of Property in question i.e Final Plot No. 25/1, Total Admeasuring area 573.80 Sq. Mtr., out of that from eastern side Admeasuring area 443.60 Sq. Mtr., Swami pushp Apartment total build up area 496.87 Sq., Mtr., Situated At City Chalisgaon, Tal – Chalisgaon, Dist-Jalgaon, M.H. and due to development agreement 1) Sau. Punam Ramesh Deore become owner of all builded flat except G-1,F-1,S-2,T-1</p> <p>And Said property is Not under any Acquisition or requisition and having marketable, clear and free from of all encumbrances.</p>



Shailesh Ravikant Nagla
Advocate, Jalgaon

Date : 07/05/2020

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