

TITLE VERIFICATIONS REPORT

NAME OF APPLICANT

Jain Buildcon



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.

OFFICE

2, Advocate Chambers, Shahu Complex, Shahu Nagar,
Jalgaon Tal. & Dist. Jalgaon - 425001.

Mobile : 9 8 2 3 0 1 8 8 8 8



Rahul R. Zawar

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

Advocate & Notary,

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

TITLE VERIFICATION REPORT

1)	Name of the Applicant Jain Buildcon Through Partners 1. Mr. Siddarth Arvindkumar Jain 2. Mr. Akash Arvindkumar Jain 3. Mr. Manoj Indarchand Surana All R/o. Jalgaon, Tal. & Dist. Jalgaon																								
2)	Name of the Owner Jain Buildcon Through Partners 1. Mr. Siddarth Arvindkumar Jain 2. Mr. Akash Arvindkumar Jain 3. Mr. Manoj Indarchand Surana All 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 01/01/1990 up to 15/12/2020. (30 Years)																								
4)	Description of the Property All piece and parcel of CTS No. 7759 admeasuring area 610.50 sq.mtr. of Pimprala, Tal. & Dist. Jalgaon. The Property is bounded as : <table border="1"><tr><td>East</td><td>CTS No. 7758</td></tr><tr><td>West</td><td>CTS No. 7763</td></tr><tr><td>North</td><td>CTS No. 7760, 7761 & 6064</td></tr><tr><td>South</td><td>30 Ft. Road</td></tr></table>	East	CTS No. 7758	West	CTS No. 7763	North	CTS No. 7760, 7761 & 6064	South	30 Ft. Road																
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5)	Searches taken <table border="1"><tr><td>1)</td><td>Ruled card on dated 01/12/2020 of above property.</td></tr><tr><td>2)</td><td>Original Sale Deeds of above property.</td></tr><tr><td>3)</td><td>Development Agreement of above property.</td></tr><tr><td>4)</td><td>Power of Attorney of above Property</td></tr><tr><td>5)</td><td>Cancellation Deed of Development Agreement of above property.</td></tr><tr><td>6)</td><td>Commencement Certificate of above property</td></tr><tr><td>7)</td><td>Approved Plan of above property</td></tr><tr><td>8)</td><td>N.A. Permission of above property</td></tr><tr><td>9)</td><td>Layout</td></tr><tr><td>10)</td><td>Amalgamation Order</td></tr><tr><td>11)</td><td>Copy of Partnership Deed</td></tr><tr><td>12)</td><td>Available Online Records from the year 1990 up to 15/12/2020 of Sub-Registrar Office, Jalgaon.</td></tr></table>	1)	Ruled card on dated 01/12/2020 of above property.	2)	Original Sale Deeds of above property.	3)	Development Agreement of above property.	4)	Power of Attorney of above Property	5)	Cancellation Deed of Development Agreement of above property.	6)	Commencement Certificate of above property	7)	Approved Plan of above property	8)	N.A. Permission of above property	9)	Layout	10)	Amalgamation Order	11)	Copy of Partnership Deed	12)	Available Online Records from the year 1990 up to 15/12/2020 of Sub-Registrar Office, Jalgaon.
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6)	Inspection Challan No. MH008414273202021P on dtd 15/12/2020 of S.R.O. Jalgaon.																								



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7)	Past and Previous
A.	N.A. Permission given by Hon'ble Collector, Jalgaon by an Order No. RB/LNA/SR/55/74 on dated 24/06/1978 regarding Gat No. 47/2 to 9 Pimprala, Tal. & Dist. Jalgaon.
B.	Previously own by (CTS NO. 7762 & 7759) Mr. Ashok Bhagirath Chavhan
C.	As per Ruled Card on dated 20/11/2004 As per order of Superintendant of land revenue Jalgaon in appeal No. 109/2000 dated 30/09/2004 name of Mr. Ashok Bhagirath Chavhan Was deleted and name of Vithabai Bhimrao Chavhan Was added on record of rights.
D.	As per Ruled card on dated 07/2012 Vithabai Bhimrao Chavhan Died on dated 02/11/2011 therefore, their legal heirs became the owner of above property as follows : Arun Bhimrao Chavhan
E.	As per Ruled Card on dated 17/07/2017 Arun Bhimrao Chavhan Sold above property i.e. CTS No. 7759 admeasuring area 304.5 Sq.mtr. and CTS No. 7762 admeasuring area 306.00 Sq.Mtr. of Pimprala, Tal. & Dist. Jalgaon to Rahul Civil & Mechanical Construction Pvt. Ltd., Through Director 1. Vijay Sharad Badhan 2. Milind Pradhan Amrutkar By D. No. 919 & 920 on dated 30/03/2017
F.	As per Ruled Card on dated 29/07/2019 Rahul Civil & Mechanical Construction Pvt. Ltd., Through Director 1. Vijay Sharad Badhan 2. Milind Pradhan Amrutkar Made and registered Development Agreement regarding above property i.e. CTS No. 7759 admeasuring area 304.5 Sq. Mtr. and CTS No. 7762 admeasuring area 306.00 Sq.Mtr. of Pimprala, Tal. & Dist. Jalgaon in favour of Jain Buildcon Through Partners 1. Mr. Siddarth Arvindkumar Jain 2. Mr. Akash Arvindkumar Jain 3. Mr. Manoj Indarchand Surana By D. No. 2786 on dated 17/06/2019
G.	As per Power of Attorney Rahul Civil & Mechanical Construction Pvt. Ltd., Through Director 1. Vijay Sharad Badhan 2. Milind Pradhan Amrutkar



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	Made and registered Power of Attorney as per Development Agreement regarding above property i.e. CTS No. 7759 admeasuring area 304.5 Sq. Mtr. and CTS No. 7762 admeasuring area 306.00 Sq.Mtr. of Pimprala, Tal. & Dist. Jalgaon in favour of Jain Buildcon Through Partners 1. Mr. Siddarth Arvindkumar Jain 2. Mr. Akash Arvindkumar Jain 3. Mr. Manoj Indarchand Surana By D. No. 2787 on dated 17/06/2019
H.	As per Ruled Card on dated 10/01/2019 As per order of Hon'ble District Superintendent of Land revenue, Jalgaon by its order dated 02/01/2020 amalgamated CTS No. 7762 into CTS No. 7759 therefore area of CTS No. 7759 is 410.50 Sq.Mtr. and canceled ruled card of CTS No. 7762.
I.	Thereafter Manoj Indarchand Surana etc., obtain commencement Certificate and approved plan regarding said property from Jalgaon Municipal Corporation on dated 24/10/2019.
J.	As per Cancellation Deed Rahul Civil & Mechanical Construction Pvt. Ltd., Through Director 1. Vijay Sharad Badhan 2. Milind Pradhan Amrutkar Made and registered Cancellation Deed of Development Agreement executed regarding above property i.e. CTS No. 7759 admeasuring 304.5 Sq. Mtr. and CTS No. 7762 admeasuring area 306.10 Sq.Mtr. of Pimprala, Tal. & Dist. Jalgaon to Jain Buildcon Through Partners 1. Mr. Siddarth Arvindkumar Jain 2. Mr. Akash Arvindkumar Jain 3. Mr. Manoj Indarchand Surana By D. No. 3035 on dated 22/10/2020
K.	As per Ruled Card Rahul Civil & Mechanical Construction Pvt. Ltd., Through Director 1. Vijay Sharad Badhan 2. Milind Pradhan Amrutkar Sold above property i.e. CTS No. 7759 admeasuring 304.5 Sq. Mtr. and CTS No. 7762 admeasuring area 306.10 Sq.Mtr. of Pimprala, Tal. & Dist. Jalgaon for consideration of Rs. 1,51,00,000/- to Jain Buildcon Through Partners 1. Mr. Siddarth Arvindkumar Jain 2. Mr. Akash Arvindkumar Jain 3. Mr. Manoj Indarchand Surana By D. No. 3037 on dated 22/10/2020



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13) Opinion :-

I personally gone through the Available online records of sub registrar office Jalgaon from the year 1990 upto 15/12/2020. 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 **Jain Buildcon Through Partners 1. Mr. Siddarth Arvindkumar Jain, 2. Mr. Akash Arvindkumar Jain, 3. Mr. Manoj Indarchand Surana** 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.

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.

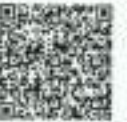
Date : 15/12/2020

Place : Jalgaon



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**Rahul R. Zavar
Advocate, Jalgaon.**



GRN	MH008414273202021P	BARCODE			Date	15/12/2020-19:56:26		Form ID											
Department				Inspector General Of Registration								Payer Details							
Search Fee				Type of Payment				Other Items				TAX ID / TAN (If Any)							
												PAN No.(If Applicable)							
Office Name				JLG2_JALGAON 2 JOINT SUB REGISTRAR				Full Name				ADV RAHUL ZAWAR							
Location				JALGAON															
Year				2020-2021 One Time				Flat/Block No.				2 ASVOCATE CHAMBER							
Account Head Details				Amount In Rs.				Premises/Building											
0030072201 SEARCH FEE				750.00				Road/Street				SHAHU COMPLEX							
								Area/Locality				JALGAON							
								Town/City/District											
								PIN				425001							
								Remarks (If Any)											
								VERIFICATION OF RECORD FOR 1991 TO 2020 30 YEARS OF CTS											
								7759 PIMPRALA											
								Amount In				Seven Hundred Fifty Rupees Only							
Total				750.00				Words											
Payment Details				SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK											
Cheque-DD Details								Bank CIN		Ref. No.		10000502020121502693		0852357720138					
Cheque/DD No.								Bank Date		RBI Date		15/12/2020-19:56:49		Not Verified with RBI					
Name of Bank								Bank-Branch		SBIEPAY PAYMENT GATEWAY									
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
 खदर चतन 'रडुप ऑफ पेमेंट' मखे ननुद कारणसखीच तानु आहे. इतर कारणसखी किंवा नोंदणी न करणयख्या दस्तासखी लागू नाही.



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