

TITLE VERIFICATION REPORT

NAME OF APPLICANT
Narendra Aatmaram Patil

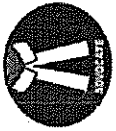


Bharti S. Bhalerao
ADVOCATE

B.Com., LL.B.,

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

 **9 4 2 3 1 8 7 4 1 2**



TITLE VERIFICATION REPORT

1)	Name of the Applicant Narendra Aatmaram Patil Jitendra Aatmaram Patil Rajkumar Padmakar Neve R/o. Jalgaon, Tal. & Dist. Jalgaon.												
2)	Name of the Owner Narendra Aatmaram Patil Jitendra Aatmaram Patil Rajkumar Padmakar Neve 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 01/01/1991 up to 04/12/2020.												
4)	Description of the Property All piece and parcel of Residential and Commercial built "SHOBHARAM HIGHTS" situated on of Plot No.14+15 admeasuring area 559.26 sq. mtr. of Gat No.10/2 of Pimprala, Tal. & Dist. Jalgaon. The Property is bounded as : <table><tr><td>East</td><td>Plot No. 16</td></tr><tr><td>West</td><td>Plot No. 13</td></tr><tr><td>North</td><td>Plot No. 41,42</td></tr><tr><td>South</td><td>Road</td></tr></table>	East	Plot No. 16	West	Plot No. 13	North	Plot No. 41,42	South	Road				
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North	Plot No. 41,42												
South	Road												
5)	Searches taken <table><tr><td>1)</td><td>7/12 Extract of above property.</td></tr><tr><td>2)</td><td>Mutation Entries of above property.</td></tr><tr><td>3)</td><td>Photocopy of Sale Deed of Owner of above property.</td></tr><tr><td>4)</td><td>Photocopy of N. A. Order regarding above property.</td></tr><tr><td>5)</td><td>Sanction Plan of above property.</td></tr><tr><td>6)</td><td>Available Index II Records from the year 1991 up to 04/12/2020 of Sub-Registrar Office, Jalgaon.</td></tr></table>	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)	Sanction Plan of above property.	6)	Available Index II Records from the year 1991 up to 04/12/2020 of Sub-Registrar Office, Jalgaon.
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5)	Sanction Plan of above property.												
6)	Available Index II Records from the year 1991 up to 04/12/2020 of Sub-Registrar Office, Jalgaon.												
6)	Inspection Receipt No. MH007878905202021E on dtd 04/12/2020 of S.R.O. Jalgaon.												
7)	Past and Previous transactions :												
A)	N. A. Permission given by Hon'ble Collector, Jalgaon. by an order No. R.B./L.N.A./S.R./01/75 on dated 10/03/1977 regarding Gat No.10/2 of Pimprala, Tal. & Dist. Jalgaon.												
C)	Property previously own by Sarsvatibai Shantaram Patil Yashvant Khadake and Co. Jalgaon Through partners Yashvant Supadu Khadake Yashvant Raghunath Khadake												
D)	As per M. E. No. 3882 on dated 20/10/1977 Yashvant Khadake and Co. Jalgaon Through partners												

	Yashvant Supadu Khadake Yashvant Raghunath Khadake Sold above property i.e. Plot No. 13,14,73,74 of of Gat No.10/2 of Pimprala, Tal. & Dist. Jalgaon. For consideration of Rs. 12,000/- to Bhagirath Kesharlal Somani
E)	As per M. E. No.12168 on dated 20/09/1988 Sarsvatibai Shantaram Patil Sold above property i.e. admeasuring area 279.63 sq.mtr. of Plot No. 15 of of Gat No.10/2 of Pimprala, Tal. & Dist. Jalgaon. For consideration of Rs. 15,000/- to Suman Rupchand Patil By D.No.4530 on dated 13/10/1986
F)	As per M. E. No.12169 on dated 20/09/1988 Suman Rupchand Patil Sold above property i.e. admeasuring area 279.63 sq.mtr. of Plot No. 15 of of Gat No.10/2 of Pimprala, Tal. & Dist. Jalgaon. For consideration of Rs. 15,000/- to Aasifkhan Vahedkhan By D.No.1713 on dated 10/03/1987
G)	As per M. E. No.12382 on dated 24/11/1988 Aasifkhan Vahedkhan Sold above property i.e. admeasuring area 279.63 sq.mtr. of Plot No. 15 of of Gat No.10/2 of Pimprala, Tal. & Dist. Jalgaon. For consideration of Rs. 15,000/- to Ramkrushna Valji Patil By D.No.7645 on dated 27/10/1988
H)	As per M. E. No. 32793 on dated 09/02/2007 Bhagirath Kesharlal Somani Mortgage above property i.e. admeasuring area 279.63 sq. mtr. Plot No. 14 of of Gat No.10/2 of Pimprala, Tal. & Dist. Jalgaon. For consideration of Rs. 4,50,000/- to Buldhana Urban Co-op. Credit Society Ltd. Buldhana branch Bodvad By D. No. 541 on dated 09/02/2007
I)	As per M. E. No. 47519 on dated 19/03/2014 Bhagirath Kesharlal Somani Mortgage above property i.e. admeasuring area 279.63 sq. mtr. Plot No. 14 of of Gat No.10/2 of Pimprala, Tal. & Dist. Jalgaon. For consideration of Rs. 20,50,000/- to Buldhana Urban Co-op. Credit Society Ltd. Buldhana branch Bodvad By D. No. 92 on dated 16/01/2014
J)	As per M. E. No. 49923 on dated 07/07/2015 Ramkrushna Valji Patil Died on dated 08/02/2010 after his death legal heirs become the owner of above property i.e. admeasuring area 279.63 sq.mtr. of Plot No. 15 of of Gat No.10/2 of Pimprala, Tal. & Dist. Jalgaon. legal heirs as follows- Vikas Ramkrushna Patil Arvind Ramkrushna Patil
K)	As per M. E. No. 53077 on dated 31/08/2017 Vikas Ramkrushna Patil Arvind Ramkrushna Patil Sold above property i.e. admeasuring area 279.63 sq.mtr. of Plot No. 15 of Gat No.10/2 of Pimprala, Tal. & Dist. Jalgaon. for consideration Rs. 40,00,000/- to

	Jitendra Aatmaram Patil Rajkumar Padmakar Neve By D. No. 2359 on dated 24/08/2017
L)	As per M. E. No. 57099 on dated 30/07/2019 Buldhana Urban Co-op. Credit Society Ltd. Buldhana branch Bodvad Released above property i.e. admeasuring area 279.63 sq. mtr. Plot No. 14 of Gat No.10/2 of Pimprala, Tal. & Dist. Jalgaon. For Rs. 20,50,000 + 4,50,000 total Rs. 25,00,000 /- to Bhagirath Kesharlal Somani By D. No. 2809 on dated 24/09/2019, Bank letter No. O/w letter No. 260/2018-2019 on dated 14/012/2018
M)	As per M. E. No. 57091 on dated 23/07/2019 Bhagirath Kesharlal Somani Sold above property i.e. admeasuring area 279.63 sq. mtr. Plot No. 14 of Gat No.10/2 of Pimprala, Tal. & Dist. Jalgaon. For consideration Rs. 45,00,000/- to Narendra Aatmaram Patil By D. No. 2296 on dated 23/07/2019
N)	As per M. E. No. 60999 on dated 21/11/2020 Narendra Aatmaram Patil Jitendra Aatmaram Patil Rajkumar Padmakar Neve Amalgamation permission given by Hon'ble Sub-Divisional officer, Jalgaon. by an order No. Jamin/Kavi/ETapl/20/S.R./22 on dated 12/11/2020 above property i.e. admeasuring area 279.63 sq. mtr. Plot No. 14 and admeasuring area 279.63 sq.mtr. of Plot No. 15 of Gat No.10/2 of Pimprala, Tal. & Dist. Jalgaon. after that new 7/12 Extract open of admeasuring area 559.26 sq.mtr. of Plot No. 14+15 Gat No.10/2 of Pimprala, Tal. & Dist. Jalgaon.
O)	As per Sale Deed on dated 18/12/2019 Narendra Aatmaram Patil Jitendra Aatmaram Patil Rajkumar Padmakar Neve Purchase T.D.R. on above property i.e. for admeasuring area 279.63 sq. mtr. Plot No. 14 and admeasuring area 279.63 sq.mtr. of Plot No. 15 of Gat No.10/2 of Pimprala, Tal. & Dist. Jalgaon. Jalgaon from admeasuring area 1951.40 sq. mtr. out of 3296 sq.mtr of S. No. 181/3/5 of Mehrun Tal. & Dist. Jalgaon. for consideration of Rs. 9,00,000/- from Vijay Vithhal Khadake By D. No. 5509 on dated 18/12/2019
P)	Plan Approved Propose of Plot No. 14+15 of Gat No.10/2 of Pimprala, Tal. & Dist. Jalgaon.
Q)	Commencement certificate given by Municipal Corporation Jalgaon. by No. T.P./B.P./0297 on dated 27/12/2019 of Plot No. 14+15 of Gat No.10/2 of Pimprala, Tal. & Dist. Jalgaon.
S)	Opinion :- I personally gone through the Available Index-II records of sub registrar office Jalgaon from the year 1991 up to 04/12/2020 . I also inspect documents mentioned at column No.5 as provided by applicants 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 Narendra Aatmaram Patil Jitendra Aatmaram Patil Rajkumar Padmakar Neve

	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 above property, Deed of Declaration. Hence I issue this title verification Report.
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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 : 04/12/2020
Place : Jalgaon

Bharti S. Bhalerao
Advocate, Jalgaon.



CHALLAN
MTR Form Number-6



GRN	MH007878905202021P	BARCODE			Date	04/12/2020-19:18:19	Form ID
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)			
Office Name	JLG2_JALGAON 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)			
Location	JALGAON			Full Name			
Year	2020-2021 One Time			ADV BHARTI S BHALERAO			
Account Head Details	Amount In Rs.			Flat/Block No.			
0030072201 SEARCH FEE	750.00			Premises/Building			
				Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				4 2 5 0 0 1			
				Remarks (If Any)			
				VERIFICATION OF RECORD FOR 2008 TO 2020 13 YEARS OF GAT			
				NO. 10/2 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.	10000502020120402783	6022677790514		
Cheque/DD No.		Bank Date	RBI Date	04/12/2020-19:18:35	Not Verified with RBI		
Name of Bank		Bank-Branch	SBIEPAY PAYMENT GATEWAY				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करायच्या दस्तावेजासाठी लागू नाही.

Mobile No. : 9423187412

