



CHALLAN
MTR Form Number-6



GRN	MH010515688202021E	BARCODE											Date	22/01/2021-14:26:03	Form ID			
Department	Inspector General Of Registration	Payer Details																
Type of Payment	Search Fee																	
Office Name	JLG3_JALGAON 3 JOINT SUB REGISTRAR	TAX ID / TAN (If Any)																
Location	JALGAON	PAN No.(If Applicable)																
Year	2020-2021 One Time	Full Name	ADV SARANG MADHAV KULKARNI															
Account Head Details	Amount In Rs.	Flat/Block No.	PLOT NO 27															
		Premises/Building																
		Road/Street	MOHAN NAGAR															
		Area/Locality	JALGAON															
		Town/City/District																
		PIN											4	2	5	0	0	1
		Remarks (If Any)	MAUJE SAVKHEDA BU PLOT NO 13/14/1 GAT NO 182/1 AREA ADM 52 SOSOM FOR THE PERIOD 2009 TO 2021															
		Amount In	Three Hundred Twenty Five Rupees Only															
Total	325.00	Words																
Payment Details	UNION BANK OF INDIA	FOR USE IN RECEIVING BANK																
Cheque/DD Details	Bank CIN	Ref. No.	02901792021012272632 501632023															
	Cheque/DD No.	Bank Date	RBI Date	22/01/2021-14:31:06										Not Verified with RBI				
	Name of Bank	Bank Branch	UNION BANK OF INDIA															
Name of Branch		Scroll No. , Date	Not Verified with Scroll															

Department ID: _____ Mobile No.: 9850240638
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
विवेक महाराज 'चलान' भरिताने नंतरचे कोणतेही कारणांसाठी किंवा कोणत्याही नोंदविरहित घडामोडींसाठी ताल्लुक नाही.



CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Asset Based Search Report

CERSAI Details

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N/A

User Details

Report Download Date	22-01-2021:15:11:10:625
Transaction ID / QRF NO	200207031992
Generated by	Public User

Transaction Details

Process	Asset Based Search
Created By	Public User
Transaction Date	22-01-2021
Search Reference Number	371611308292861

Search Criteria Entered

Asset Category	Immovable
Type Of Asset	Residential
Description Of Asset	
Survey Number / Municipal Number	182
Plot Number	13/14/1
House / Flat Number / Unit No	
Floor No	
Building / Tower Name / Number	
Name of the Project / Schema / Society / Zone	
Street Name / Number	
Pocket	SAVKHEDA BK
Locality / Sector	JALGAON
City / Town / Village	JALGAON
District	Maharashtra
State / UT	
Pin Code / Post Code	425001

Search Output Details



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Central Registry of Securitisation Asset
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Security Interest Details(1)

Asset Details

Asset Id	200010520515
Asset Category	Immovable
Type Of Asset	Residential
Description Of Asset	Immovable Asset
Survey Number / Municipal Number	GAT NO.182/2 D
Plot Number	2
House / Flat Number / Unit No	PLOT NO.2
Floor No	--
Building / Tower Name / Number	--
Name of the Project / Scheme / Society / Zone	--
Street Name / Number	--
Pocket	SAVKHEDA BK--
Locality / Sector	
City / Town / Village	Jalgaon
District	Maharashtra
State / UT	425001
Pin Code / Post Code	

Security Interest Details

Creation Date	22-07-2015
Type Of Finance	Sole
Registration Date	06-08-2015:05:30:00.000

Borrower(s) Details

Borrower(1)	
Borrower Type	Individual
Name Of the Borrower	PRAVEEN PATIL
Is Borrower Owner Of the Asset	Yes

Charge Holder Details

Charge Holder Name	CENTRAL BANK OF INDIA
Office / Ward / Branch Name	0283166

RMS Details

Transaction Fees	₹10.00
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Total Transaction Amount	₹10.00
GST Amount	₹1.80

--- End Of Report ---



Title Verification Report

1.	Name of the Applicant	Sai Krushna Associates, a partnership firm, through its Partners viz. 1) Shri Hemant Jagannath Nayati and 2) Sau Archana Jitendra Lathi (being as "Developer") and Shri Yogesh Balkrushna Biria (being as "Owner")
2.	Full Description of Property	All that piece and parcel of - A proposed residential cum Commercial Construction property which consists Basement, Ground Floor, First Floor, Second Floor and Third Floor, which is constructed on Plot No.13/14/1, admeasuring area 525.00 sq.meters out of Gat No.182/1 at Savkhede Bk., Tal. & Dist. Jalgaon. The said property is bounded by - On towards East :- 30 meter wide Road, On towards West :- Adjoining Plot No.13/14/2 & 13/14/3 On towards North :- Adjoining Plot No.15, On towards South :- Adjoining Plot No.12. Commercial + Residential property.
	2.1NATURE IMMOVEABLE PROPERTY	OF
	2.2. (i) Survey No. (ii) Hissa No. (iii) Gat No. (iv) Town Survey No. (v) Khasra No. (vi) Patta No. (vii) Khatha No. (viii) Plot No. (local name of the field as applicable including sub-divisions should be mentioned)	As above
	2.3. Number/identification details as per building map/plan	As above
	2.4. Extent of Property	<u>Proposed Built up area :</u> Ground (Comm.) (8 Shops + 1 Toilet Unit) built up area 120.00 sq.mtrs. First Floor (Resi) (5 Flats) built up area 198.02 sq.mt. Second Floor (Resi) (5 Flats) built up area 198.02 sq.mt. Third Floor (Resi) (5 Flats) built up area 198.02 sq.mt. Staircase and Lift Area – 11.830 sq.meters Balance F.S.I. – 9.110 sq.meters Total built up area 735.00 sq.meters. (Proposed built up area taken from Deed of Declaration)





OFFICE
Plot No. 27, Mohan Nagar
Near Vrundavan Garden
Mohadi Road, Jalgaon 425 001
E-mail: 161.sarang@gmail.com
Cell : 98502 40638

3.	2.5. Name/s of the Owner	Shri Yogesh Balkrushna Birla
	2.6. Nature of ownership	Freehold & Sole Ownership.
	Tracing of title	<u>Title of Plot No.13/14/1 out of Gat No.182/1</u> a) As per the available record and produced by the applicant said Gat No.182/1 of Savkhede Bk. was owned and possessed by Shri Balkrushna Motilal Birla and other 1. They gave application to the Hon'ble Collector, Jalgaon to convert said agricultural land into non-agricultural purpose i.e. residential purpose As per their application Hon'ble Collector passed N.A. Order bearing no. Land/1097/SR/135/97 dated 22.12.1997, accordingly M.E. No.2560 dated 15.01.1998 was effected in record of rights. b) Layout was passed and plots were demarcated as per order of Assistant Director of Town Planning, Jalgaon vide letter no.1792 dated 29.08.1998. Thereafter Balkrushna Motilal Birla and Kashinath Motilal Birla were give application to made partition of above said plots and accordingly Plot No.11 to 33 and Plot No.38,42 were goes in the name of Shri Balkrushna Motilal Birla and Plot No.1 to 10, 34 to 37 and 39 to 41 goes in the name of Kashinath Motilal Birla, Accordingly M.E. No.2561 dated 15.01.1998 was effected in record of rights. c) Thereafter Shri Balkrushna Motilal Birla gifted the Plot No.12 to 14 out of Gat No.182/1 in favour his son Shri Yogesh Balkrushna Birla. The said gift deed was registered in the office of Sub-Registrar,Jalgaon-3 on document Sr.No.744/2017 dated 29.03.2017. d) Thereafter Shri Yogesh Balkrushna Birla gave application for amalgamation the plot no.13 & 14 and as per his application an order was passed by Sub-Divisional Officer, Jalgaon Division, Jalgaon vide order No. Land/Kavi/Etpal/2019/4178 dated 22.11.2019 and Assistant Director of Town Planning, Jalgaon took necessary further steps vide letter no. Amalgamation/Division/At Savkhede Bk. Tal.Jalgaon/Gat No.182/1/Bhu.No.13 & 14/Ss-Jal/2656 dated 22.10.2019. As per amalgamation Plot No.13 & 14 divided into three parts as under – Plot No.13/14/1, area 525.00 sq.meters, Plot No.13/14/2, area 262.50 sq.meters and Plot No.13/14/3, area 262.50 sq.meters,



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ADV. SARANG M. KULKARNI

ROLL NO. MAH/2321/2005
B.Com, M.Com, LL.B, JAILB, CALIB,
All (Life & General Insurance)
FII (Life Insurance) Diploma in Cyber Law,
Diploma in Cyber Crime Investigation,
Specialised Diploma in Marine Insurance.

	e) Thereafter Shri Yogesh Balkrushna Birla obtained building permit and commencement certificate regarding above said proposed residential cum Commercial Construction property which consists Ground Floor, First Floor, Second Floor and Third Floor, which will be constructed on Plot no.13/14/1 out of Gat No.182/1 of Savkhede Bk., Tal. & Dist. Assistant Director of Town Planning, Jalgaon bearing letter No. 829 dated 13.03.2020. f) Thereafter the owner Shri Yogesh Balkrushna Birla being the Owner of the Property executed Development Agreement regarding the above said building Construction with Sai Krushna Associates, a partnership firm, through it's Partners viz. 1) Shri Hemant Jagannath Nayti and 2) Sau. Archana Jitendra Lathi being the Developer. The said Development agreement was registered in the office of Sub-Registrar, Jalgaon-3 on document Sr.No. 3898/2020, dated 15/12/2020. As per above said Development Agreement Developer of said partnership firm given Rs. 11,00,000/- to the above said owners. As per the Agreement 60% share in the name of Developer and 40% share in the name of Plot Owner. g) Thereafter Shri Yogesh Balkrushna Birla as Owner and Sai Krushna Associates, a partnership firm, through it's Partners viz. 1) Shri Hemant Jagannath Nayti and 2) Sau. Archana Jitendra Lathi, as Developer had executed Deed of Declaration under the Apartment Ownership Act,1970. The said deed was registered in the office of Sub-Registrar, Jalgaon-3 on document Sr.No.3899/2020 dated 15.12.2020. Details of the proposed construction were mentioned in column no.2,4 above			
4.	Title deeds/document details under which ownership is acquired	First Owner	Name/Nature of deed	Details like Regn. Etc.
		Yogesh Balkrushna Birla being the Donee and Shri Balkrushna Motilal Birla being the Doner.	Gift Deed	Sr.no.744/2017
		Shri Yogesh Balkrushna Birla as Owner	Development Agreement	Sr.no.3898/2020





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	and Sai Krushna Associates, a partnership firm, through it's Partners viz. 1) Shri Hemant Jagannath Nayti and 2) Sau. Archana Jitendra Lathi, as Developer	Deed of Declaration	Sr.no.3899/2020
5.	List of encumbrances	There is no encumbrances on the above said immovable properties.	
6.	View on encumbrance	As above.	
7.	Regulatory Issues :	Clearly provide the following details:- • Whether the property is affected by Land Ceiling Law – No. • Whether the property is affected by Land fragmentation Law. – No. • Whether the property is affected by Forest law. – No. • Whether the property is affected by Planning Law. – No. • Whether the property is affected by Urban Land Ceiling Law – No. • Whether the property is affected by rent restriction/control Law – No. • Whether the property is affected by Environment Law. – No. • Whether the property is affected by user restrictions under Municipal/revenue Law. – No. • Any other regulatory issue relating to property	





		such as requirement of permission from Development Authority under Law relating to industrial parks. – No. The property is not subject to any regulatory issues, since nothing above is applicable.
8.	View on regulatory hurdles	• Not Applicable, since no regulatory issues seen.
9.	List of documents/deeds provided to the Advocate and perused by him	a) Copy of 7/12 Extract dated 18.11.2020. b) Copy of Gift Deed on document Sr.No. Sr.no.744/2017 c) Copy of Development Agreement on document Sr.No.3898/2020 dated 15.12.2020. d) Copy of Deed of Declaration on document Sr.No.3899/2020 dated 15.12.2020. e) Copy of Sanction of Building Permit and Commencement Certificate bearing No. 829, dated 13.03.2020. f) Zerox copy of Proposed Building Plan. g) E-Challan for the period 2009-2021 dated 22.01.2021. h) Cersai Receipt dated 22.01.2021.
10.	List of documents found out while examining the deeds as above and during verification in the offices of registrar /revenue authorities affecting the property and examined	NA
11.	List of further documents called for, examined and perused	NA
12.	Whether the documents examined are duly stamped as per the Stamp Act	Yes
13.	Whether the Registration endorsements are in order	Yes
14.	Certificate of examination	"This is to certify that I have examined each and every page of the documents submitted to me & required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious"





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15.	Certificate of title	
	On the basis of documents and papers produced before me, I certify that, Shri Yogesh Balkrushna Biria (as "Owner") and Sai Krushna Associates, a partnership firm, through its Partners viz. 1) Shri Hemant Jagannath Nayti and 2) Sau. Archana Jitendra Lathi, as "Developer" of the above said proposed residential cum Commercial Construction property which consists Ground Floor, First Floor, Second Floor and Third Floor, which is constructed on Plot No.13/14/1, admeasuring area 525.00 sq.meters, out of Gat No.182/1 of Savkhede Bk., Tal. & Dist. Jalgaon which is more particularly described in para 2 above. The above said immovable property is free from encumbrances and it has clear and marketable title.	

Jalgaon

Date : 23.01.2021

*Please Note -



(Sarang M. Kulkarni)
Advocate, Jalgaon

I have not carried out any Personal (physical) inspection of the property nor have made enquires of the actual occupiers of the property & so no liability in that respect.