

TITLE VERIFICATIONS REPORT

NAME OF APPLICANT

**Rajesh Construction & Builders
Through Partner
Mr. Rajesh Anantray Doshi**



FROM

RAHUL R. ZAWAR

Advocate

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

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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

**To,
MahaRERA**

LEGAL TITLE REPORT

Subject :- Title clearance certificate with respect of Plot No.12/1+12/6 admeasuring area 2300.16 Sq.Mtr. out of Survey No. 410/1 Part + 406/1 Part + 406/2/1 Part + 406/2/2 Part of Mehrun, Tal. & Dist. Jalgaon. (hereinafter referred as the said "Plot")

1) I have verified the title of the said plot on the request of Padmavati Developers & following documents i.e. -

1. 7/12 Extract on dated 23/08/2021 of above property.
2. Mutation Entries of above property.
3. Original Sale Deeds of owners of above property.
4. Photocopy of N. A. Order regarding above property.
5. Amalgamation order
6. Partnership Deed
7. Supplementary Partnership Deed
8. Commencement Certificate & Approved Plan
9. Available online Index II Records from the year 1992 up to 24/08/2021 of Sub-Registrar Office, Jalgaon.

2) On perusal of above mentioned documents and all other relevant documents related to title of the said property, I am of the opinion the title of following owners is clear, marketable and without any encumbrances.

Owner of land

**Rajesh Construction & Builders Through Partner
Mr. Rajesh Anantray Doshi**

3) The report reflecting the flow of the title of said of the owner on the said land is enclose herewith as annexure.

Encls. Annexure

Date : 24/08/2021

Place : Jalgaon



RRZawar

**Rahul R. Zawar
Advocate & Notary.**

FLOW OF TITEL OF THE SAID LAND

A.	Survey No. 410/1 of previously own by Vishandas Chatromal Aadawani Dayaldas Chelaram Choithani
B.	As per M.E. 61085 on dated 26/05/2010 Vishandas Chatromal Aadawani Dayaldas Chelaram Choithani Sold above property i.e. All piece and parcel of Agriculture Land admeasuring area H. 0=38 R. out of Survey No. 410/1 of Mehrun, Tal. & Dist. Jalgaon for consideration of Rs. 14,60,000/- to Dilip Ananda Kolhe By D. No. 3395 on dated 08/10/2009
C.	Survey No. 406/1 of previously own by Sandip Arunkumar Surana Meena Vasant Surana Lokesh Hukmichand Lunkad Bhupendra Velji Palan Dr. Suresh Ratanlal Jain Meena Swarup Lunkad Chandrakala Shantilal Burad Urmila Ashok Jain
D.	As per M.E. 61086 on dated 26/05/2010 Sandip Arunkumar Surana Meena Vasant Surana Lokesh Hukmichand Lunkad Bhupendra Velji Palan Dr. Suresh Ratanlal Jain Meena Swarup Lunkad Chandrakala Shantilal Burad Urmila Ashok Jain Sold above property i.e. All piece and parcel of Agriculture Land admeasuring area H. 0=28 R. out of Survey No. 406/1 of Mehrun, Tal. & Dist. Jalgaon for consideration of Rs. 20,00,000/- to Dilip Ananda Kolhe By D. No. 904 on dated 26/03/2009
E.	Survey No. 406/2/1 of previously own by Sunil Kewalchand Desarda Dilip Lakhichand Mutha Bhavarlal Gulabchand Sanghavi Javahar Gulabchand Sanghavi Vimalbai Shankarlal Kankriya
F.	As per M.E. 65211 on dated 16/08/2011 Sunil Kewalchand Desarda Dilip Lakhichand Mutha Bhavarlal Gulabchand Sanghavi Javahar Gulabchand Sanghavi Vimalbai Shankarlal Kankriya Sold above property i.e. All piece and parcel of Agriculture Land admeasuring area H. 1=01 R. of Survey No. 406/2/1 of Mehrun, Tal. & Dist. Jalgaon for consideration of Rs. 80,00,000/- to



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	1. Dilip Ananda Kolhe 2. Rajas Dilip Kolhe 3. Varsha Dilip Kolhe 4. Prerna Rajas Kolhe By D. No. 4667 on dated 03/08/2011
G.	Survey No. 406/2/2 of previously own by Dilip Hastimal Jain
H.	As per M.E.62369 on dated 30/10/2010 Dilip Hastimal Jain Sold above property i.e. All piece and parcel of Agriculture Land admeasuring area H. 1=03 R. of Survey No. 406/2/2 of Mehrun, Tal. & Dist. Jalgaon for consideration of Rs. 54,51,000/- to 1. Dilip Ananda Kolhe 2. Rajas Dilip Kolhe 3. Varsha Dilip Kolhe By D. No. 5366 on dated 18/10/2010
I.	Thereafter Dilip Ananda Kolhe etc., obtain N.A. Permission from Hon'ble Collector, Jalgaon by an Order No. JAMIN/1/BISHE/S.R./7/2014 on dated 15/04/2014 regarding Survey No. 410/1part +406/1 part+406/2/1 part+406/2/2 of Mherun, Tal. & Dist. Jalgaon.
J.	As per M.E. No. 74369 on dated 27/10/2014 1. Dilip Ananda Kolhe 2. Rajas Dilip Kolhe 3. Varsha Dilip Kolhe 4. Prerna Rajas Kolhe Execute partnership Firm known as "The Golden Bricks" and in this partnership they have decided take over the said property in firm. Therefore, at the record of rights firm became owner as following - The Golden Bricks, Jalgaon Through partner and possessor 1. Dilip Ananda Kolhe 2. Rajas Dilip Kolhe 3. Varsha Dilip Kolhe 4. Prerna Rajas Kolhe
K.	As per Sale Deed The Golden Bricks, Jalgaon Through partner and possessor 1. Dilip Ananda Kolhe 2. Rajas Dilip Kolhe 3. Varsha Dilip Kolhe 4. Prerna Rajas Kolhe Sold above property i.e. 1) All piece and parcel of East-South Corner side plot admeasuring area 1859.70 Sq.Mtr. and 2) All piece and parcel of Middle side of West-South Corner side admeasuring area 440.46 Sq.Mtr. out of East-South Corner side plot 2300.16 Sq. Mr. of Plot No. 12 out of Survey No. 410/1 Part + 406/1 Part + 406/2/1 Part + 406/2/2 Part of Mehrun, Tal. & Dist. Jalgaon for consideration of Rs. 1,50,00,000/- to 1. Mr. Rajesh Anantray Doshi 2. Mrs. Maya Rajesh Doshi By D. No. 749 on dated 06/03/2019
L.	As per M.E. No.88271 on dated 05/12/2019 As per Order of Hon'ble Sub-Divisional officer, Jalgaon close old 7/12 extract of Plot No. 12 and made new 7/12 extracts of Plot No. 12/1 to 12/6 & 12/12 therefore 1. Mr. Rajesh Anantray Doshi 2. Mrs. Maya Rajesh Doshi Own Plot No.12/6 admeasuring area 1859.70 Sq.mtr. & Southern side Plot admeasuring 440.46 Sq.Mtr. out of Survey No. 410/1 Part + 406/1 Part + 406/2/1 Part + 406/2/2 Part of Mehrun, Tal. & Dist. Jalgaon.

M.	As per Amalgamated order on dated 31/12/2019 Mr. Rajesh Anantray Doshi etc. Amalgamated above property i.e. Plot No. 12/1 & Plot No. 12/6 as Plot No. 12/1+12/6 out of Survey No. 410/1 Part + 406/1 Part + 406/2/1 Part + 406/2/2 Part of Mehrun, Tal. & Dist. Jalgaon with the permission of Jalgaon Municipal Corporation.
N.	As per M.E. No. 93119 on dated 19/04/2021 1. Mr. Rajesh Anantray Doshi 2. Mrs. Maya Rajesh Doshi Execute supplementary partnership Deed regarding Firm known as " Rajesh Construction and Builders " and in this supplementary partnership deed they have decided take over the said property in firm. Therefore, at the record of rights, firm became owner as following - Rajesh Construction & Builders Through Partner Mr. Rajesh Anantray Doshi
O.	Thereafter Rajesh Construction & Builders obtain commencement Certificate and approved plan regarding said property from Jalgaon Municipal Corporation on dated 12/03/2021.

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 : 24/08/2021
Place : Jalgaon



R.R. Zaware
Rahul R. Zaware
Advocate, Jalgaon.