TITLE VERIFICATIONS REPORT

NAME OF APPLICANT

Mahaveer Buildcon

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.

OFFICE
2, Advocate Chambers, Shahu Complex,Shahu Nagar,
Jalgaon Tal. & Dist. Jalgaon - 425001.
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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.13, admeasuring area 715.65 sq.mtr. out of S.No. 481/2 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 Mahaveer Buildcon & following documents i.e. –**
   1. 7/12 Extract on dated 21/09/2021 of above property.
   2. Mutation Entries of above property.
   3. Original Sale Deed of owner of above property.
   4. Photocopy of N. A. Order regarding above property.
   5. Photocopy of Layout Plan of above said property.
   6. Mojani (Measurement) Plan of above said property
   7. Partnership Deed
   8. Commencement Certificate of above said property.
   9. Approved Plan of above said property.
   10. Available online Index II Records from the year 1992 up to 02/10/2021 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 and developers is clear, marketable and without any encumbrances.

Owner of land

Mahaveer Buildcon
Through Partners
1. Mr. Sagar Umakant Deshmukh
2. Mr. Umakant Kashinath Deshmukh
3. Mr. Anil Sohanlal Bothra
4. Mr. Aakash Arvindkumar Jain
5. Mr. Siddharth Arvinkumar Jain
6. Mr. Manojkumar Indarchand Surana

RAHUL R. ZAWAR NOTARY ADVOCATE

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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 : 02/10/2021
Place : Jalgaon

RAHUL R. ZAWAR NOTARY ADVOCATE

Rahul R. Zawar
Advocate & Notary.

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Rahul R. Zawar
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FLOW OF TITLE OF THE SAID LAND

A.	**Previously own by** **Mr. Pandurang Laxman Chaudhari**
B.	**Thereafter Mr. Pandurang Laxman Chaudhari obtain N.A. Permission from Hon'ble Collector, Jalgaon by an Order No. LNA/SB/502 on dated 04/08/1965 regarding S.No. 481/2 of Mehrun, Tal. & Dist. Jalgaon.**
C.	As per M.E. No. 81528 on dated 22/11/2017 **Mr. Pandurang Laxman Chaudhari** Died on the date 20/12/2016, therefore there legal heirs became the owner of above property as follows- **1. Ms. Mira Pandurang Chaudhari** **2. Mr. Kedar Pandurang Chaudhari** **3. Mrs. Girija Kishor Narkhede**
D.	As per M.E. No. 84792 on dated 19/11/2018 **1. Mira Pandurang Chaudhari** **2. Girija Kishor Narkhede** Made & Registered Relinquish Deed regarding above property i.e. All that piece & parcel of Plot No. 13, admeasuring area 592.50 sq.mtr. out of S. No.481/2 of Mehrun, Tal. & Dist. Jalgaon, in favour of – **Mr. Kedar Pandurang Chaudhari** By D. No. 2211 on dated 11/06/2018
E.	As per M.E. No. 91075 on dated 29/11/2020 **Mr. Kedar Pandurang Chaudhari** Sold above property i.e. All that piece & parcel of Plot No. 13, admeasuring area 592.50 sq.mtr. out of S. No.481/2 of Mehrun, Tal. & Dist. Jalgaon for the consideration of Rs.1,51,00000/-to- **Mahaveer Buildcon** **Through Partners-** **1. Mr. Sagar Umakant Deshmukh** **2. Mr. Umakant Kashinath Deshmukh** **3. Mr. Anil Sohanlal Bothra** **4. Mr. Aakash Arvindkumar Jain** **5. Mr. Siddharth Arvinkumar Jain** **6. Mr. Manojkumar Indarchand Surana** By D. No. 3070 on dated 26/10/2020

RAHUL R. ZAWAR NOTARY ADVOCATE

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F.	As per M.E. No. 93049 on dated 10/04/2021 **Hon'ble Tahasildar Jalgaon** as per Mojani (Measurement) Plan Order to Correct area of Plot No.13 is 715.65 Sq.Mtr. out of S. No.481/2 of Mehrun, Tal. & Dist. Jalgaon.
G.	Thereafter, **Mahaveer Buildcon, Through Partner Mr. Sagar Umakant Deshmukh etc.** obtain Commencement Certificate and approved plan regarding said property from Jalgaon Municipal Corporation on dated 16/09/2021

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 : 02/10/2021
Place : Jalgaon

RAHUL R. ZAWAR * NOTARY * ADVOCATE

Rahul R. Zawar
Advocate, Jalgaon.

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CHALLAN

MTR Form Number-6

GRN	MH007019867202122E	BARCODE		Date	02/10/2021-12:12:32	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name	JLG1_HQR SUB REGISTRAR JALGAON 1			Full Name	ADV RAHUL ZAWAR		
Location	JALGAON						
Year	2021-2022 One Time			Flat/Block No.	2 ADVOCATE 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	4 2 5 0 0 1		
				Remarks (If Any)	VERIFICATION OF RECORD FOR 1992 TO 2021 30 YEARS OF S.NO.481/2 MEHARUN		
Total		750.00		Amount In Words	Seven Hundred Fifty Rupees Only		
Payment Details	BANK OF BARODA			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02003942021100200159	1256640770
Cheque/DD No.				Bank Date	RBI Date	02/10/2021-12:15:27	Not Verified with RBI
Name of Bank				Bank-Branch		BANK OF BARODA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9823016888

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

RAHUL R. ZAWAR NOTARY ADVOCATE

RRZawar

Print Date 02-10-2021 12:15:40

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