CHALLAN
MTR Form Number-6

GRN	MH004240202202122E	BARCODE		Date	29/07/2021-11:51:10	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Search Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	JLD_JT DISTRICT REGISTRAR JALGAON	Full Name	Pallavi Vishal Totala
Location	JALGAON		
Year	2021-2022 One Time	Flat/Block No.	386 Jaikisanwadi
		Premises/Building	
Road/Street			Navipeth
Area/Locality			Jalgaon
Town/City/District			
PIN		4 2 5 0 0 1	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Remarks (If Any)

Search 30yrs 1992 to July 2021 Plot No 152/153/162/163 of Gat No 175 of Savkheda BU Tal/Dist Jalgaon

Amount In Words: Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021072966506	IK0BEXUXV1
Cheque/DD No.		Bank Date	RBI Date	29/07/2021-11:24:52	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9403381007

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 दस्तासाठी लागु नाही.

Print Date 29-07-2021 11:52:05

Pallavi V. Totala
B.Com., LL.B, DTL, G. D.C &A.,
Advocate & Notary.

OFFICE-386, JAIKISANWADI, NAVIPETH, JALGAON, Jalgaon. 9403381007, 7058740207, 0257-2233105

To, MahaRERA,
6th & 7th Floor,
Housefin bhavan,
Plot.No.C-21, E-block, Bandra
Kurla Complex,
Bandra (E),
Mumbai.

LEGAL TITLE REPORT

Subject :- Title clearance certificate with respect to Plot.No.152+153+162+163, adm.area.1525.50Sq.mtrs of Gat.No.175 situated at Savkheda (BU), area, Taluka/District Jalgaon. (hereinafter referred as the said "Plot")

1) **I have verified the title of the said plot on the request of J. B. Associates thought their partners-Shri. Ashish Rameshchandra Birla, Sau. Kalpana Ashish Birla, Shri. Alok Avinash Jakhotiya (Jakhete) and Sau. Pooja Avinash Jakhete & following documents i.e. –**
   1. 7/12 Extract on dated 20/01/2021 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. Commencement Certificate & Approved Plan
   8. Available online Index II Records from the year 1992 upto 29/07/2021 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

J. B. Associates thought their partners-Shri. Ashish Rameshchandra Birla, Sau. Kalpana Ashish Birla, Shri. Alok Avinash Jakhotiya (Jakhete) and Sau. Pooja Avinash Jakhete

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 : 29/07/2021

Place : Jalgaon

Pallavi

Pallavi V. Totala

Advocate & Notary.

ADV. PALLAVI V. TOTALA
NOTARY, GOVT. OF INDIA
B.Com.,LL.B.,D.T.L.,G.D.C.& A.
386,Jaikisanwadi,Navi Peth,
Jalgaon.(R.No.MAH/5429/2005)

Pallavi V. Totala

B.Com., LL.B, DTL, G. D.C &A.,

Advocate & Notary.

OFFICE-386, JAIKISANWADI, NAVIPETH, JALGAON, Jalgaon. 9403381007, 7058740207, 0257-2233105

FLOW OF TITEL OF THE SAID LAND

A.	Previously Gat.No.175, adm.area.5H.53R+Pot.Kharab.10H.73R=total-16H.26R situated in Savkhede (BU) area, Tal. & Dist. Jalgaon was on the name of Shri. Fakira Bomatu Mahanubhav and Shri. Bhaskar Bomatu Mahanubhav.
B.	Shri. Fakira Bomatu Mahanubhav and Shri. Bhaskar Bomatu Mahanubhav partitioned Gat.No.175 situated in Savkhede (BU) area, Tal. & Dist. Jalgaon by annewari. After partition 0-8-0 anna share comes on the name of Shri. Fakira Bomatu Mahanubhav, Sau. Subhadrabai Fakira Mahanubhav, Shri. Ashok Fakira Mahanubhav, Shri. Ramesh Fakira Mahanubhav and Shri. Gopal Fakira Mahanubhav another 0-8-0 share comes on the name of Shri. Bhaskar Bomatu Mahanubhav, Sau. Shakuntalal Bomatu Mahanubhav. Accordingly on dt.10/06/1989, M.E.No.2156 was effected in the records of rights.
C.	On dt.16/04/1992 Shri. Fakira Bomatu Mahanubhav, Sau. Subhadrabai Fakira Mahanubhav, Shri. Ashok Fakira Mahanubhav, Shri. Ramesh Fakira Mahanubhav, Shri. Gopal Fakira Mahanubhav, Shri. Bhaskar Bomatu Mahanubhav and Sau. Shakuntalal Bomatu Mahanubhav sold out Gat.No.175, adm.area.5H.53R+Pot.Kharab.10H.73R situated in Savkhede (BU) area, Tal. & Dist. Jalgaon to Shri. Prakashchand Shankarlal Lalwani, Sau. Vasantibai Prakashchand Lalwani, Shri. Vilas Prakashchand Lalwani and Sau. Sangita Vikas Lalwani by registered sale deed bearing no.717 for consideration Rs.20,00,000. Accordingly on dt.26/06/1992, M.E.No.2311 was effected in the records of rights.
D.	On dt.06/02/1999 Sau. Vasantibai Prakashchand Lalwani sold out Gat.No.175, adm.area.5H.53R+Pot.Kharab.10H.73R=16H.26R out of which 1/4th part situated in Savkhede (BU) area, Tal. & Dist. Jalgaon to Shri. Manish Ishwarlal Lalwani (Jain) by registered sale deed bearing no.354 without any consideration. Accordingly on dt.10/07/1999, M.E.No.2918 was effected in the records of rights.
E.	On dt.16/10/1999 Shri. Prakashchand Shankarlal Lalwani, Sau. Vasantibai Prakashchand Lalwani, Shri. Vilas Prakashchand Lalwani and Sau. Sangita Vikas Lalwani sold out Gat.No.175, adm.area.5H.53R+Pot.Kharab.10H.73R=16H.26R out of which 3/4th part situated in Savkhede (BU) area, Tal. & Dist. Jalgaon to Sau. Pushapadevi Ishwarlal Lalwani (Jain), Shri. Manish Ishwarlal Lalwani (Jain), Shri. Amrish Ishwarlal Lalwani (Jain) by registered sale deed bearing no.3459 for consideration Rs.15,30,000. Accordingly on dt.21/10/1999, M.E.No.3154 was effected in the records of rights.

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F.	On dt.20/01/2000 application moved to Hon'ble Collector, Jalgaon for Non-Agricultural permission of Gat.No.175, adm.area.5H.53R+Pot.Kharab.10H.73R situated in Savkhede (BU) area, Tal. & Dist. Jalgaon. As per order No. Jamin/1099/SR/162/99 on dt.17/02/2000, Hon'ble Collector, Jalgaon was pleased to grant permission on certain terms and conditions mentioned therein. Layout was sanctioned by ADTP, Jalgaon by letter no.02, dt.03/01/2000 Gat.No.175, adm.area.5H.53R+Pot.Kharab.10H.73R situated in Savkhede (BU) area, Tal. & Dist. Jalgaon was demarcated into 219 plots. As per accordingly on dt.13/04/2000, M.E.No.3435 was effected in the records of rights.
G.	**Plot.No.152:-** On dt.10/07/2000 Sau. Pushapadevi Ishwarlal Lalwani (Jain), Shri. Manish Ishwarlal Lalwani (Jain), Shri. Amrish Ishwarlal Lalwani (Jain) through their power of attorney holder:-Shri. Ishwar Bhagwan Varade sold out **Plot.No.152,** adm.area.366.00Sq.mtrs and Plot.No.157, adm.area.561.00Sq.mtrs of Gat.No.175 situated in Savkhede (BU) area, Tal. & Dist. Jalgaon to Sau. Sangita Nilesh Lalwani by registered sale deed bearing no.3401 for consideration of Rs.1,52,500. Accordingly on dt.16/08/2001, M.E.No.4318 was effected in the records of rights.
H.	On dt.09/11/2001 Sau. Sangita Nilesh Lalwani sold out Plot.No.152, adm.area.366.00Sq.mtrs of Gat.No.175 situated in Savkhede (BU) area, Tal. & Dist. Jalgaon to Shri. Eknath Sadashiv Wani and Sau. Trivenibai Eknath Wani by registered sale deed bearing no.4301 for consideration of Rs.75,500. Accordingly on dt.09/09/2002, M.E.No.4727 was effected in the records of rights.
I.	On dt.12/07/2010 Shri. Eknath Sadashiv Wani and Sau. Trivenibai Eknath Wani sold out Plot.No.152, adm.area.366.00Sq.mtrs and Plot.No.153, adm.area.409.50Sq.mtrs of Gat.No.175 situated in Savkhede (BU) area, Tal. & Dist. Jalgaon to Sau. Mamta Ajay Lalwani by registered sale deed bearing no.3514 for consideration of Rs.4,97,000. Accordingly on dt.14/07/2010, M.E.No.8223 was effected in the records of rights.
J.	On dt.22/12/2010 Sau. Mamta Ajay Lalwani sold out Plot.No.152, adm.area.366.00Sq.mtrs of Gat.No.175 situated in Savkhede (BU) area, Tal. & Dist. Jalgaon to Sau. Babita Mahendra Bafna by registered sale deed bearing no.7076 for consideration of Rs.2,52,000. Accordingly on dt.27/12/2010, M.E.No.8767 was effected in the records of rights.
K.	On dt.22/12/2010 Sau. Babita Mahendra Bafna sold out Plot.No.152, adm.area.366.00Sq.mtrs of Gat.No.175 situated in Savkhede (BU) area, Tal. & Dist. Jalgaon to Shri. Amit Bhagchand Kothari by registered sale deed bearing no.4086 for consideration of Rs.7,00,000. Accordingly on dt.10/01/2019, M.E.No.18068 was effected in the records of rights.
L.	On dt.16/02/2021 Shri. Amit Bhagchand Kothari sold out Plot.No.152, adm.area.366.00Sq.mtrs of Gat.No.175 situated in Savkhede (BU) area, Tal. & Dist. Jalgaon to J. B. Associates thought their partners-Shri. Ashish Rameshchandra Birla, Sau. Kalpana Ashish Birla, Shri. Alok Avinash Jakhotiya (Jakhete) and Sau. Pooja Avinash Jakhete by registered sale deed bearing no.1404 for consideration of Rs.13,00,000. Accordingly M.E.No.21096 was effected in the records of rights.

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M	**Plot.No.153**:- On dt.10/07/2000 Sau. Pushapadevi Ishwarlal Lalwani (Jain), Shri. Manish Ishwarlal Lalwani (Jain), Shri. Amrish Ishwarlal Lalwani (Jain) through their power of attorney holder:-Shri. Ishwar Bhagwan Varade sold out **Plot.No.153,** adm.area.409.50Sq.mtrs of Gat.No.175 situated in Savkhede (BU) area, Tal. & Dist. Jalgaon to Shri. Rajesh Shantilal Lalwani and Sau. Surekha Rajesh Lalwani by registered sale deed. Accordingly M.E.No.4040 was effected in the records of rights.
N	On dt.09/11/2001 Shri. Rajesh Shantilal Lalwani and Sau. Surekha Rajesh Lalwani sold out Plot.No.153, adm.area.409.50Sq.mtrs of Gat.No.175 situated in Savkhede (BU) area, Tal. & Dist. Jalgaon to Shri. Eknath Sadashiv Wani and Sau. Trivenibai Eknath Wani by registered sale deed bearing no.4302. Accordingly on dt.09/09/2002, M.E.No.4728 was effected in the records of rights.
O	On dt.12/07/2010 Shri. Eknath Sadashiv Wani and Sau. Trivenibai Eknath Wani sold out Plot.No.152, adm.area.366.00Sq.mtrs and Plot.No.153, adm.area.409.50Sq.mtrs of Gat.No.175 situated in Savkhede (BU) area, Tal. & Dist. Jalgaon to Sau. Mamta Ajay Lalwani by registered sale deed bearing no.3514 for consideration of Rs.4,97,000. Accordingly on dt.14/07/2010, M.E.No.8223 was effected in the records of rights.
P	On dt.22/12/2010 Sau. Mamta Ajay Lalwani sold out Plot.No.153, adm.area.409.50Sq.mtrs of Gat.No.175 situated in Savkhede (BU) area, Tal. & Dist. Jalgaon to Shri. Mahipat Jawaharilal Bohra by registered sale deed bearing no.7077 for consideration of Rs.2,82,000. Accordingly on dt.27/12/2010, M.E.No.8768 was effected in the records of rights.
Q	On dt.24/11/2017 Shri. Mahipat Jawaharilal Bohra sold out Plot.No.153, adm.area.409.50Sq.mtrs of Gat.No.175 situated in Savkhede (BU) area, Tal. & Dist. Jalgaon to Sau. Chandrakala Sagarmal Kakliya by registered sale deed bearing no.3854 for consideration of Rs.7,50,000. Accordingly
R	On dt.16/02/2021 Sau. Chandrakala Sagarmal Kakliya sold out Plot.No.153, adm.area.409.50Sq.mtrs and Plot.No.162, adm.area.375.00Sq.mtrs of Gat.No.175 situated in Savkhede (BU) area, Tal. & Dist. Jalgaon to J. B. Associates thought their partners-Shri. Ashish Rameshchandra Birla, Sau. Kalpana Ashish Birla, Shri. Alok Avinash Jakhotiya (Jakhete) and Sau. Pooja Avinash Jakhete by registered sale deed bearing no.1405 for consideration of Rs.31,00,000. Accordingly M.E.No.21099 was effected in the records of rights.
S	**Plot.No.162 & 163**:- Sau. Pushapadevi Ishwarlal Lalwani (Jain), Shri. Manish Ishwarlal Lalwani (Jain), Shri. Amrish Ishwarlal Lalwani (Jain) through their power of attorney holder:-Shri. Ishwar Bhagwan Varade sold out **Plot.No.162,** adm.area.375.00Sq.mtrs and **Plot.No.162,** adm.area.375.00Sq.mtrs of Gat.No.175 situated in Savkhede (BU) area, Tal. & Dist. Jalgaon to Shri. Sunil Ramnarayan Mantri (HUF) by registered sale deed. Accordingly M.E.No.3859 was effected in the records of rights.
T	On dt.02/11/2010 Shri. Sunil Ramnarayan Mantri (HUF) sold out Plot.No.162, adm.area.375.00Sq.mtrs of Gat.No.175 situated in Savkhede (BU) area, Tal. & Dist. Jalgaon to Sau. Bharati Satish Bhole by registered sale deed bearing no.4887 for consideration of Rs.2,40,000. Accordingly on dt.10/12/2010, M.E.No.8674 was effected in the records of rights.

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U	On dt.25/02/2014 Sau. Bharati Satish Bhole sold out Plot.No.162, adm.area.375.00Sq.mtrs of Gat.No.175 situated in Savkhede (BU) area, Tal. & Dist. Jalgaon to Shri. Ajay Purushottam Kejariwal by registered sale deed bearing no.765 for consideration of Rs.5,11,000. Accordingly on dt.18/03/2014, M.E.No.13081 was effected in the records of rights.
V	On dt.24/06/2014 Shri. Ajay Purushottam Kejariwal sold out Plot.No.162, adm.area.375.00Sq.mtrs of Gat.No.175 situated in Savkhede (BU) area, Tal. & Dist. Jalgaon to Chandrakal Sagarmal Kakliya by registered sale deed bearing no.1376 for consideration of Rs.7,00,000. Accordingly on dt.24/06/2014, M.E.No.13344 was effected in the records of rights
W	On dt.02/11/2010 Shri. Sunil Ramnarayan Mantri (HUF) sold out Plot.No.163, adm.area.375.00Sq.mtrs of Gat.No.175 situated in Savkhede (BU) area, Tal. & Dist. Jalgaon to Sau. Anuradha Abhishek Agrawal and Sau. Radhika Ritesh Agrawal by registered sale deed bearing no.4886 for consideration of Rs.2,40,000. Accordingly on dt.10/12/2010, M.E.No.8675/A was effected in the records of rights.
X	On dt.30/06/2014 Sau. Anuradha Abhishek Agrawal and Sau. Radhika Ritesh Agrawal sold out Plot.No.163, adm.area.375.00Sq.mtrs of Gat.No.175 situated in Savkhede (BU) area, Tal. & Dist. Jalgaon to Dr. Nilesh Sureshchand Lathi and Dr. Gitanjali Nilesh Lathi by registered sale deed bearing no.2427 for consideration of Rs.6,11,000. Accordingly on dt.30/06/2014, M.E.No.13360 was effected in the records of rights.
Y	On dt.16/02/2021 Sau. Chandrakala Sagarmal Kakliya sold out Plot.No.153, adm.area.409.50Sq.mtrs and Plot.No.162, adm.area.375.00Sq.mtrs of Gat.No.175 situated in Savkhede (BU) area, Tal. & Dist. Jalgaon to J. B. Associates thought their partners-Shri. Ashish Rameshchandra Birla, Sau. Kalpana Ashish Birla, Shri. Alok Avinash Jakhotiya (Jakhete) and Sau. Pooja Avinash Jakhete by registered sale deed bearing no.1405 for consideration of Rs.31,00,000. Accordingly M.E.No.21099 was effected in the records of rights.
Z	On dt.16/02/2021 Dr. Nilesh Sureshchand Lathi and Dr. Gitanjali Nilesh Lathi sold out Plot.No.163, adm.area.375.00Sq.mtrs of Gat.No.175 situated in Savkhede (BU) area, Tal. & Dist. Jalgaon to J. B. Associates thought their partners-Shri. Ashish Rameshchandra Birla, Sau. Kalpana Ashish Birla, Shri. Alok Avinash Jakhotiya (Jakhete) and Sau. Pooja Avinash Jakhete by registered sale deed bearing no.1403 for consideration of Rs.16,00,000. Accordingly M.E.No.21095 was effected in the records of rights.
AA	Plot.No.152, adm.area.366.00Sq.mtrs, Plot.No.153, adm.area.409.50Sq.mtrs, Plot.No.162, adm.area.375.00Sq.mtrs and Plot.No.163, adm.area.375.00Sq.mtrs of Gat.No.175 situated in Savkhede (BU) area, Tal. & Dist. Jalgaon were amalgamated into Plot.No.152+153+162+163, adm.area.1525.50Sq.mtrs of Gat.No.175 situated in Savkhede (BU) area, Tal. & Dist. Jalgaon by order no. Jamin/Kavi/Etpal/02/2021, dt.18/05/2021 given by Sub-divisional officer, Jalgaon. Accordingly on dt.19/05/2021, M.E.No.21523 was effected in the records of rights.



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.
- **JALGAON**
- **DATE. 29/07/20221**

Pallavi

Mrs. Pallavi V. Totala

Advocate & Notary

ADV. PALLAVI V. TOTALA
NOTARY, GOVT. OF INDIA
B.Com.,LL.B.,D.T.L.,G.D.C.& A.
386,Jaikisanwadi,Navi Peth,
Jalgaon.(R.No.MAH/5429/2005)

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