Bharti S.Bhalerao
B. Com., LL.B,
Advocate,
Res. – "RAJGIRI" 165/31, Jijau Nagar, Wagh Nagar, Savkheda Shivar, Jalgaon Tal. & Dist. Jalgaon. ✆ 9423187412

To,
MahaRERA

LEGAL TITLE REPORT

Subject :- admeasuring area 577.30 sq. mtr. Plot No. 18 of Gat No. 53 of Pimprala, 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 16/06/2021 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. Available online Index II Records from the year 1992 up to 24/06/2021 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

Santosh Bhagwan Patil
Shivaji Bhagwan Jadhav
Dnyaneshwar Bhagwan Jadhav
Tukaram Bhagwan Jadhav
Sunanda Mahendra Jadhav
Rahul Mahendra Jadhav
Rupali Pramod Chavhan (Patil)
Latabai Vishvanath Jadhav
Vishveshwar Vishvanath Jadhav
Puja Prakash Patil
Punam Nandakishor Patil

Developers of Land.
Dnyaneshwar Pundalik Patil

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 : 24/06/2021
Place : Jalgaon

Rahul R. Zawar
Advocate & Notary.

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

FLOW OF TITEL OF THE SAID LAND

A.	N. A. Permission given by Hon'ble Collector, Jalgaon. by an order No. R.B/L.N.A./S.R./58/75 on dated 24/06/1977 regarding Gat No. 53 of Pimprala, Tal. & Dist. Jalgaon.
B.	**Previously own by** **Gopal Yashvant Prabhudesai**
C.	As per M. E. No.10086 on dated 01/06/1987 **Gopal Yashvant Prabhudesai** Sold above property i.e. ½ share admeasuring area 464.50 sq.mtr. of Plot No. 18 of Gat No. 53 of Pimprala, Tal. & Dist. Jalgaon. for consideration Rs. 48,000/- to **Santosh Bhagwan Patil** **Kamlabai Bhagwan Jadhav** **Shivaji Bhagwan Jadhav** **Mahendra Bhagwan Patil** **Vishvanath Bhagwan Jadhav** By D. No. 1993 on dated 20/03/1987
D.	As per M. E. No.10087 on dated 01/06/1987 **Gopal Yashvant Prabhudesai** Sold above property i.e. ½ share admeasuring area 464.50 sq.mtr. of Plot No. 18 of Gat No. 53 of Pimprala, Tal. & Dist. Jalgaon. for consideration Rs. 48,000/- to **Santosh Bhagwan Patil** **Kamlabai Bhagwan Jadhav** **Shivaji Bhagwan Jadhav** **Mahendra Bhagwan Patil** **Vishvanath Bhagwan Jadhav** By D. No. 2507 on dated 09/04/1987
E.	As per M. E. No. 24944 on dated 21/07/2001 **Santosh Bhagwan Patil** **Shivaji Bhagwan Jadhav** **Kamlabai Bhagwan Jadhav** **Vishvanath Bhagwan Jadhav** **Mahendra Bhagwan Patil** Mortgage above property i.e. Western side admeasuring area 276.71 sq.mtr. of Plot No. 18 out of total admeasuring area 577.30 sq.mtr. of Gat No. 53 of Pimprala, Tal. & Dist. Jalgaon. for consideration Rs. 10,00,000/- to **The Akola Janata Commercial Co-op. Bank Ltd.** **Akola Branch Jalgaon.** By D. No. 3418 on dated 15/05/2000
F.	As per M. E. No. 30404 on dated 03/06/2005 **Kamlabai Bhagwan Jadhav (Guarantor)** **Santosh Bhagwan Patil (Guarantor)**

	Shivaji Bhagwan Jadhav (Guarantor) **Vishvanath Bhagwan Jadhav (Guarantor)** **Mahendra Bhagwan Patil (Guarantor)** Mortgage above property i.e. admeasuring area 276.71 sq.mtr. of Plot No. 18 out of total admeasuring area 577.30 sq.mtr. of Gat No. 53 of Pimprala, Tal. & Dist. Jalgaon. for consideration Rs. 10,00,000/- to **The Akola Janata Commercial Co-op. Bank Ltd.** **Akola Branch Jalgaon.** By D. No. 1732 on dated 02/06/2005
G.	**Thereafter Mr.Dilip Pitambar Khadake etc. obtain N.A. Permission from on'ble Collector, Jalgaon by an Order No. Jamin/1/Bishe/ SR/110/112 on dated 07/11/2012 regarding S.No. 290/A/2A/1, 290/A/2A/2 & 290/A/2A/3 of Jalgaon, Tal. & Dist. Jalgaon.**
H.	As per M. E. No. 36492 on dated 07/09/2009 **Kamlabai Bhagwan Jadhav (Guarantor)** **Santosh Bhagwan Patil (Guarantor)** **Shivaji Bhagwan Jadhav (Guarantor)** **Vishvanath Bhagwan Jadhav (Guarantor)** **Mahendra Bhagwan Patil (Guarantor)** Released above property i.e. Western side admeasuring area 276.71 sq.mtr. of Plot No. 18 out of total admeasuring area 577.30 sq.mtr. of Gat No. 53 of Pimprala, Tal. & Dist. Jalgaon. for consideration Rs. 10,00,000/- to **The Akola Janata Commercial Co-op. Bank Ltd.** **Akola Branch Jalgaon.** By D. No. 2727 on dated 04/09/2009
I.	As per M. E. No. 40339 on dated 24/02/2011 **Shivaji Bhagwan Jadhav** **Dnyaneshwar Bhagwan Jadhav** Charge on above property i.e. Western side admeasuring area 276.71 sq.mtr. of Plot No. 18 out of total admeasuring area 577.30 sq.mtr. of Gat No. 53 of Pimprala, Tal. & Dist. Jalgaon. for consideration Rs. 25,00,000/- to **State Bank of India, Branch Shiva colony Jalgaon.** By Bank Letter
J.	As per M. E. No. 50263 on dated 10/09/2015 **Vishvanath Bhagwan Jadhav** Mortgage above property i.e. admeasuring area 115.46 sq.mtr. of Plot No. 18 out of total admeasuring area 577.30 sq.mtr. of Gat No. 53 of Pimprala, Tal. & Dist. Jalgaon. for consideration Rs. 7,00,000/- to **Shree Vivek Dadhiti Nagari Sahakari Patsanstha** **Maryadit Pachora. Dist. Jalgaon.** By D. N. 3110 on dated 08/09/2015
K.	As per M. E. No. 50264 on dated 10/09/2015 **Mahendra Bhagwan Jadhav** Mortgage above property i.e. admeasuring area 115.46 sq.mtr. of Plot No. 18 out of total admeasuring area 577.30 sq.mtr. of Gat No. 53 of Pimprala, Tal. & Dist. Jalgaon. for consideration Rs. 7,00,000/- to **Shree Vivek Dadhiti Nagari Sahakari Patsanstha** **Maryadit Pachora. Dist. Jalgaon.** By D. N. 3151 on dated 08/09/2015
L.	As per M. E. No. 50265 on dated 10/09/2015 **Santosh Bhagwan Jadhav** Mortgage above property i.e. admeasuring area 115.46 sq.mtr. of Plot No. 18 out of total admeasuring area 577.30 sq.mtr. of Gat No. 53 of

	Pimprala, Tal. & Dist. Jalgaon. for consideration Rs. 7,00,000/- to **Shree Vivek Dadhiti Nagari Sahakari Patsanstha** **Maryadit Pachora. Dist. Jalgaon.** By D. N. 3513 on dated 08/09/2015
M.	As per M. E. No. 50266 on dated 10/09/2015 **Shivaji Bhagwan Jadhav** Mortgage above property i.e. admeasuring area 115.46 sq.mtr. of Plot No. 18 out of total admeasuring area 577.30 sq.mtr. of Gat No. 53 of Pimprala, Tal. & Dist. Jalgaon. for consideration Rs. 7,00,000/- to **Shree Vivek Dadhiti Nagari Sahakari Patsanstha** **Maryadit Pachora. Dist. Jalgaon.** By D. N. 3511 on dated 08/09/2015
N.	As per M. E. No. 56253 on dated 05/04/2019 **Mahendra Bhagwan Jadhav** Charge on above property i.e. admeasuring area 115.46 sq.mtr. of Plot No. 18 out of total admeasuring area 577.30 sq.mtr. of Gat No. 53 of Pimprala, Tal. & Dist. Jalgaon. for consideration Rs. 3,00,000/- to **Shree Vivek Dadhiti Nagari Sahakari Patsanstha** **Maryadit Pachora. Dist. Jalgaon.** By D. N. 1045 on dated 28/03/2019
O.	As per M. E. No. 56255 on dated 05/04/2019 **Santosh Bhagwan Jadhav** Charge on above property i.e. admeasuring area 115.46 sq.mtr. of Plot No. 18 out of total admeasuring area 577.30 sq.mtr. of Gat No. 53 of Pimprala, Tal. & Dist. Jalgaon. for consideration Rs. 3,00,000/- to **Shree Vivek Dadhiti Nagari Sahakari Patsanstha** **Maryadit Pachora. Dist. Jalgaon.** By D. N. 1050 on dated 02/04/2019
P.	As per M. E. No. 56256 on dated 05/04/2019 **Shivaji Bhagwan Jadhav** Charge on above property i.e. admeasuring area 115.46 sq.mtr. of Plot No. 18 out of total admeasuring area 577.30 sq.mtr. of Gat No. 53 of Pimprala, Tal. & Dist. Jalgaon. for consideration Rs. 3,00,000/- to **Shree Vivek Dadhiti Nagari Sahakari Patsanstha** **Maryadit Pachora. Dist. Jalgaon.** By D. N. 1048 on dated 28/03/2019
Q.	As per M. E. No. 56307 on dated 14/04/2019 **Mahendra Bhagwan Jadhav** **Vishvanath Bhagwan Jadhav** **Shivaji Bhagwan Jadhav** **Santosh Bhagwan Jadhav** Mortgage above property i.e. admeasuring area 115.46 sq.mtr. of Plot No. 18 out of total admeasuring area 577.30 sq.mtr. of Gat No. 53 of Pimprala, Tal. & Dist. Jalgaon. for consideration Rs. 6,00,000/- to **Shree Vivek Dadhiti Nagari Sahakari Patsanstha** **Maryadit Pachora. Dist. Jalgaon.** By D. N. 1052 on dated 28/03/2019
R.	As per M. E. No. 57523 on dated 20/09/2019 **Kamlabai Bhagwan Jadhav** Died on dated 02/07/2016 after his death his legal heirs become the owner of above property i.e. Plot No. 18 of Gat No. 53 of Pimprala, Tal. & Dist. Jalgaon. legal heirs as follows- **Shivaji Bhagwan Jadhav** **Santosh Bhagwan Patil** **Vishvanath Bhagwan Jadhav**

	Mahendra Bhagwan Jadhav **Dnyaneshwar Bhagwan Jadhav** **Tukaram Bhagwan Jadhav**
S.	As per M. E. No. 58965 on dated 22/02/2020 **Vishvanath Bhagwan Jadhav** The owner of above property i.e. Plot No. 18 of Gat No. 53 of Pimprala, Tal. & Dist. Jalgaon. by mistake this name was recorded **Sandhya Vishwanath Bhagwan Jadhav** This name was corrected and recorded **Vishvanath Bhagwan Jadhav** By an order of Hon'ble Tahsildar Jalgaon. by an order No.
T.	As per M. E. No. 59959 on dated 21/07/2020 **Mahendra Bhagwan Jadhav** Died on dated 23/06/2020 after his death his legal heirs become the owner of above property i.e. Plot No. 18 of Gat No. 53 of Pimprala, Tal. & Dist. Jalgaon. legal heirs as follows- **Sunanda Mahendra Jadhav** **Rahul Mahendra Jadhav** **Rupali Pramod Chavhan (Patil)**
U.	As per M. E. No. 60386 on dated 23/09/2020 **Vishvanath Bhagwan Jadhav** Died on dated 22/08/2020 after his death his legal heirs become the owner of above property i.e. Plot No. 18 and Plot No. 11 of Gat No. 53 of Pimprala, Tal. & Dist. Jalgaon. legal heirs as follows- **Latabai Vishvanath Jadhav** **Vishveshwar Vishvanath Jadhav** **Puja Prakash Patil** **Punam Nandakishor Patil** By Application, Affidavit, Death Certificate
V.	As per M. E. No. 61162 on dated 08/12/2020 **Shivaji Bhagwan Jadhav** Released on above property i.e. admeasuring area 577.30 sq.mtr. of Plot No. 18 of Gat No. 53 of Pimprala, Tal. & Dist. Jalgaon. for consideration Rs. 25,00,000/- to **State Bank of India, Branch Shiva colony Jalgaon.** By Bank Letter on dated 26/11/2020
W.	As per M. E. No. 62455 on dated 19/03/2021 **Latabai Vishvanath Jadhav** **Rahul Mahendra Jadhav** **Sunanda Mahendra Jadhav** **Dnyaneshwar Bhagwan Jadhav** **Punam Nandakishor Patil** **Rupali Pramod Chavhan (Patil)** **Tukaram Bhagwan Jadhav** **Vishveshwar Vishvanath Jadhav** **Shivaji Bhagwan Jadhav** **Puja Prakash Patil** **Santosh Bhagwan Patil** Made and registered Development Deed of above property i.e. admeasuring area 577.30 sq.mtr. of Plot No. 18 of Gat No. 53 of Pimprala, Tal. & Dist. Jalgaon. for consideration Rs. 79,99,994/- to **Dnyaneshwar pundalik Patil** By D. No. 951 on dated 03/03/2021 As per Development Deed 1 to 11 are the become the owner of following units as follows-

	1. Basement Store No. B-5 admeasuring area 11.94 sq. mtr. land undivided share 6.63 sq. mtr. 2. Basement Store No. B-6 admeasuring area 11.94 sq. mtr. land undivided share 6.63 sq. mtr. 3. Basement Store No. B-7 admeasuring area 9.18 sq. mtr. land undivided share 5.10 sq. mtr. 4. Ground Floor Shop No. G-6 admeasuring area 11.94 sq. mtr. land undivided share 6.63 sq. mtr. 5. Ground Floor Shop No. G-7 admeasuring area 9.18 sq. mtr. land undivided share 5.10 sq. mtr. 6. First Floor Flat No. G-101 admeasuring area 53.83 sq. mtr. land undivided share 29.88 sq. mtr. 7. First Floor Flat No. G-102 admeasuring area 53.76 sq. mtr. land undivided share 29.86 sq. mtr. 8. First Floor Flat No. G-103 admeasuring area 58.72 sq. mtr. land undivided share 32.62 sq. mtr. 9. First Floor Flat No. G-104 admeasuring area 53.83 sq. mtr. land undivided share 29.88 sq. mtr.
X.	As per M. E. No. 62606 on dated 09/04/2021 **Yogesh Shivaji Jadhav (Borrower)** **Santosh Bhagwan Jadhav (Guarantor)** **Mahendra Bhagwan Jadhav** **Vishvanath Bhagwan Patil (Jadhav) (Guarantor)** **His legal heirs as follows-** **Latabai Vishvanath Jadhav (Legal heirs)** **Vishveshwar Vishvanath Jadhav (Legal heirs)** **Puja Prakash Patil (Legal heirs)** **Punam Nandakishor Patil (Legal heirs)** **Mahendra Bhagwan Jadhav (Guarantor)** **His legal heirs as follows-** **Sunanda Mahendra Jadhav (Legal heirs)** **Rahul Mahendra Jadhav (Legal heirs)** **Rupali Pramod Chavhan (Patil) (Legal heirs)** **Shivaji Bhagwan Jadhav** Released above property i.e. admeasuring area 115.46 sq.mtr. of Plot No. 18 out of total admeasuring area 577.30 sq.mtr. of Gat No. 53 of Pimprala, Tal. & Dist. Jalgaon. for consideration Rs. 6,00,000/- to **Shree Vivek Dadhiti Nagari Sahakari Patsanstha** **Maryadit Pachora. Dist. Jalgaon.** By D. N. 4369 on dated 31/12/2020
Y.	As per Index-II on dated 31/12/2020 **Vishvanath Bhagwan Jadhav** Released above property i.e. admeasuring area 115.46 sq.mtr. of Plot No. 18 out of total admeasuring area 577.30 sq.mtr. of Gat No. 53 of Pimprala, Tal. & Dist. Jalgaon. for consideration Rs. 10,00,000/- to **Shree Vivek Dadhiti Nagari Sahakari Patsanstha** **Maryadit Pachora. Dist. Jalgaon.** By D. N. 4370 on dated 31/12/2020
Z.	As per Index-II on dated 31/12/2020 **Mahendra Bhagwan Jadhav** **Sunanda Mahendra Jadhav (Legal heirs)** **Rahul Mahendra Jadhav (Legal heirs)** **Rupali Pramod Chavhan (Patil) (Legal heirs)** Released on above property i.e. admeasuring area 115.46 sq.mtr. of Plot No. 18 out of total admeasuring area 577.30 sq.mtr. of Gat No. 53 of

	Pimprala, Tal. & Dist. Jalgaon. for consideration Rs. 10,00,000/- to **Shree Vivek Dadhiti Nagari Sahakari Patsanstha** **Maryadit Pachora. Dist. Jalgaon.** By D. N. 4371 on dated 31/12/2020
AA.	As per Index-II on dated 31/12/2020 **Shivaji Bhagwan Jadhav** Released on above property i.e. admeasuring area 577.30 sq.mtr. of Gat No. 53 of Pimprala, Tal. & Dist. Jalgaon. for consideration Rs. 10,00,000/- to **Shree Vivek Dadhiti Nagari Sahakari Patsanstha** **Maryadit Pachora. Dist. Jalgaon.** By D. N. 4372 on dated 31/12/2020
BB.	As per Index-II on dated 31/12/2020 **Santosh Bhagwan Jadhav** Released on above property i.e. admeasuring area 115.46 sq.mtr. of Plot No. 18 out of total admeasuring area 577.30 sq.mtr. of Gat No. 53 of Pimprala, Tal. & Dist. Jalgaon. for consideration Rs. 10,00,000/- to **Shree Vivek Dadhiti Nagari Sahakari Patsanstha** **Maryadit Pachora. Dist. Jalgaon.** By D. N. 4373 on dated 31/12/2020

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 : 24/06/2021
Place : Jalgaon

BHARTI S. BHALERAO NOTARY ADVOCATE

Bharti S. Bhalerao
Advocate, Jalgaon.

CHALLAN

MTR Form Number-6

GRN MH002710233202122E	**BARCODE**	**Date** 24/06/2021-19:55:50	**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 JLG2_JALGAON 2 JOINT SUB REGISTRAR		**Full Name**	ADV BHARTI S BHALERAO
Location JALGAON			
Year 2021-2022 One Time		**Flat/Block No.**	
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	750.00	**Road/Street**	
		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 GAT NO. 53 OF PIMPRALA.
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.	02003942021062402186	1244737172
Cheque/DD No.		Bank Date	RBI Date	24/06/2021-19:58:33	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF BARODA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9423187412

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 कारणासाठी किंवा नोदणी न करावयाच्या दस्तासाठी लागु नाही .

BHARTI S BHALERAO NOTARY ADVOCATE

Print Date 24-06-2021 07:59:21