

TITLE VERIFICATIONS REPORT

NAME OF APPLICANT

Piyush Ashok Bedmutha



FROM

DARSHAN GOKUL JAIN

Advocate

B.Com.GDC&a, LL.B.

OFFICE

Add.235/3,Professor Colony, Infront of IMR Collage, Jalgaon, Tal &

Jalgaon.M. No.7887595959



Darshan Gokul Jain

ADVOCATE

B.Com.GDC&a, LL.B.

Add.235/3,Professor Colony, Infront of IMR Collage, Jalgaon, Tal & Jalgaon.M. No.7887595959

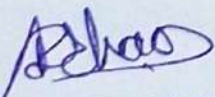
To,

MahaRERA

LEGAL TITLE REPORT

Subject :- Title clearance certificate with respect of Plot No. 1, admeasuring area 451.85 Sq. Mtrs. out of Gat. No. 122/2/1 situated at Nimkhedi Shiwar, Tal. & Dist. Jalgaon. (hereinafter referred as the said "Plot")

- 1) I have verified the title of the seaid plot on the request of Piyush Ashok Bedmutha & following documents i.e. -
1. 7/12 Extract on dated 24/02/2022 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 to of above said property.
 7. Commencement Certificate of above said property.
 8. Approved Plan of above said property.
 9. Available online Index II Records from the year 1992 up to 28/02/2022 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 opinoin the title of following owner and developer is clear, marketable and without any encumbrances.


ADV. DARSHAN JAIN
JALGAON
MOB.8623 00 5555
78 87 59 59 59

Owner of Land

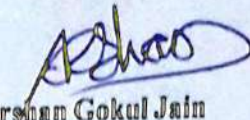
Piyush Ashok Bedmutha

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

Encls. Annexure

Date : 28/02/2022

Place : Jalgaon


Darshan Gokul Jain

Advocate

ADV. DARSHAN JAIN
JALGAON
MOB. 8623 00 5555
78 87 59 59 59



Darshan Gokul Jain

ADVOCATE

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FLOW OF TITLE OF THE SAID LAND

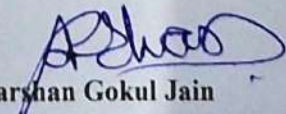
A.	Previously own by Mr. Ishwarlal Shankarlal Lalwani
B.	Thereafter Mr. Ishwarlal Shankarlal Lalwani obtain N.A. Permission from Hon'ble Collector, Jalgaon by on Order No. LNA/1089/SB/69 on dated 17/05/1989 regarding Gat No. 122/2/1 situated at Nimkhedi Shiwar, Tal. & Dist. Jalgaon.
C.	As per M.E. No. 6088, 15736, 22239 and 22202 Mr. Ishwarlal Shankarlal Lalwani Sold above property i.e. All that piece & parcel of Plot No. 1, admeasuring area 451.85 Sq. Mtr. out of Gat No. 122/2/1 situated at Nimkhedi Shiwar, Tal. & Dist. Jalgaon for the consideration of Rs. 25,00,000/- to – Piyush Ashok Bedmutha By Register Sale Deed No. 3972/2021 on dated 18/11/2021
D.	Thereafter, Piyush Ashok Bedmutha obtain Commencement Certificate and approved plan regarding said property from Jalgaon Municipal Corporation on dated 09/02/2022

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 the 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 inquires 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 : 28/02/2022

Place : Jalgaon


Darshan Gokul Jain
Advocate

ADV. DARSHAN JAIN
JALGAON
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