

TITLE VERIFICATION REPORT

NAME OF APPLICANT

Jamuna Infra



Rahul R. Zaware

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G.D. C. & A., P.G.D.H.R. & V.E.

Advocate & Notary (Government of India)

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**To,
MahaRERA**

LEGAL TITLE REPORT

Subject :- Title clearance certificate with respect of Plot No.36/37/38, admeasuring area 632.16 sq.mtr. out of GAT. No. 48/6 of Savkhede Bk., 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 11/10/2021 of above property.
2. Mutation Entries of above property.
3. Amalgamation order.
4. Photocopy of N. A. Order regarding above property.
5. Photocopy of layout regarding above property.
6. Commencement Certificate regarding above property.
7. Approved Plan regarding above property.
8. Report from CERSAI regarding above property.
9. Available online Index II Records from the year 1993 up to 01/02/2022 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 opinion the title of following owners and developers is clear, marketable and without any encumbrances.

Owner of land

Jamuna Infra

Through Partner

1. Mrs. Neha Nilesh Pandit
2. Mrs. Pooja Avinash Jakhete
3. Mrs. Pratibha Rajesh Bundhe

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 : 01/02/2022

Place : Jalgaon



R.R. Zawar

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



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FLOW OF TITLE OF THE SAID LAND

A.	Previously own by 1. Mrs. Madhu Ramesh Jain 2. Mrs. Surekha Kamalesh Maru
B.	Thereafter 1.Mrs. Madhu Ramesh Jain 2. Mrs. Surekha Kamalesh Maru obtain N.A. Permission from Hon'ble Collector, Jalgaon by an Order No. JAMIN/102002/SR/173/2002 on dated 31/05/2003 regarding GAT No. 48/6 of Savkhede Bk., Tal. & Dist. Jalgaon.
C.	As per M.E. No.17877 on dated 12/11/2018 1. Mrs. Madhu Ramesh Jain 2. Mrs. Surekha Kamalesh Maru Sold above property i.e. All that piece & parcel of i) Plot No. 36 admeasuring area 210.72 sq.mtr. ii) Plot No. 37 admeasuring area 210.72 sq.mtr. iii) Plot No. 38 admeasuring area 210.72 sq.mtr. out of GAT No. 48/6 of Savkhede Bk., Tal. & Dist. Jalgaon for consideration of Rs. 10,00,000/- to Mr. Sagar Pandit Tade By D. No. 3407 on dated 12/11/2018.
D.	As per M.E. No.18095 on dated 01/01/2019 Mr. Sagar Pandit Tade Sold above property i.e. All that piece & parcel of iv) Plot No. 36 admeasuring area 210.72 sq.mtr. v) Plot No. 37 admeasuring area 210.72 sq.mtr. vi) Plot No. 38 admeasuring area 210.72 sq.mtr. out of GAT No. 48/6 of Savkhede Bk., Tal. & Dist. Jalgaon for consideration of Rs. 10,50,000/- to 1. Prakash Kapurchand Kotecha 2. Sachin Prakash Kotecha By D. No. 3 on dated 01/01/2019.
E.	As per Amalgamation Order 1. Prakash Kapurchand Kotecha 2. Sachin Prakash Kotecha Amalgamated above property i.e. All that piece & parcel of Plot No. 36/37/38 out of GAT No. 48/6 of Savkhede Bk., Tal. & Dist. Jalgaon, with the order No. JAMIN/KAVI/SR/10/2021 on dated 18/05/2021 of Hon'ble Sub-Divisional Officer, Jalgaon.
F.	As per M.E. No.21966 on dated 23/08/2021 1. Prakash Kapurchand Kotecha 2. Sachin Prakash Kotecha Sold above property i.e. All that piece & parcel of Plot No. 36/37/38 out of GAT No. 48/6 of Savkhede Bk., Tal. & Dist. Jalgaon for consideration of Rs. 10,00,000/- to Jamuna Infra Through Partner 1. Mrs. Neha Nilesh Pandit 2. Mrs. Pooja Avinash Jakhete 3. Mrs. Pratibha Rajesh Bundhe By D. No. 4667 on dated 29/06/2021.
G.	Thereafter, commencement Certificate given by Hon'ble Sub-Divisional Officer, Jalgaon regarding above property on dated 08/07/2021.

H. As per Report from CERSAI, above property is not registered in the Central Registry of Securitization Asset Reconstruction and Security Interest of India.

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 : 01/02/2022

Place : Jalgaon



R.R. Zawar
Rahul R. Zawar
Advocate, Jalgaon.

CHALLAN
MTR Form Number-6



GRN MH012510262202122E		BARCODE		Date 01/02/2022-16:03:34		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				Flat/Block No.			
Year 2021-2022 One Time				Premises/Building			
Account Head Details			Amount In Rs.	Road/Street			
0030072201 SEARCH FEE			750.00	Area/Locality		JALGAON	
				Town/City/District			
				PIN		4 2 5 0 0 1	
				Remarks (If Any)			
				VERIFICATION OF RECORD FOR 1993 TO 2022 30 YEARS OF GAT			
				48/6 SAVKHEDA BK			
Total			750.00	Amount In		Seven Hundred Fifty Rupees Only	
				Words			
Payment Details BANK OF BARODA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02003942022020100969	1272264599
Cheque/DD No.				Bank Date	RBI Date	01/02/2022-16:04:25	Not Verified with RBI
Name of Bank				Bank-Branch		BANK OF BARODA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9823018888

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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.