

TITLE VERIFICATION REPORT

NAME OF APPLICANT

Jain Buildcon



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 (Government of India)

◆ OFFICE ◆

401, Fourth Floor, Vishwakarma Sankul,
Behind District Court, Near Govinda Rickshaw Stop,
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,

98230 18888

Office – 401, Fourth Floor, Vishwakarma Sankul, Behind District Court, Near Govinda Rickshaw Stop, Jalgaon

**To,
MahaRERA**

LEGAL TITLE REPORT

Subject :- Title clearance certificate with respect of All piece and parcel of CTS No. 7757/1 admeasuring area 1062.00 sq.mtr. 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 Jain Buildcon & following documents i.e. –

1. Ruled card on dated 10/06/2022 of above property.
2. Sale Deeds of CTS No.7759 & part of 7757.
3. Development Agreement of CTS No.7757 & 7758.
4. Power of Attorney of CTS No.7757 & 7758
5. Cancellation Deed of Development Agreement of CTS No.7759.
6. Commencement Certificate of above property
7. Approved Plan of above property
8. N.A. Permission of above property
9. Layout
10. Amalgamation Orders
11. Partnership Deed
12. Available Online Records from the year 1993 up to 13/08/2020 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

1. Jain Buildcon Through Partners

A. Mr. Siddharth Arvindkumar Jain

B. Mr. Akash Arvindkumar Jain

C. Mr. Manoj Indarchand Surana

2. Smt. Usha Rajaram Mahajan

3. Mr. Satish Rajaram Mahajan

4. Mr. Sanjay Rajaram Mahajan

As owners and

Jain Buildcon Through Partners

1. Mr. Siddharth Arvindkumar Jain

2. Mr. Akash Arvindkumar Jain

3. Mr. Manoj Indarchand Surana

As developers is clear, marketable and without any encumbrances.



R. Zawar

Owner of land

All piece and parcel of CTS No. 7757/1 admeasuring area 1062.00 sq.mtr. of Pimprala, Tal. & Dist. Jalgaon.

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

Encls. Annexure

Date : 19/08/2022

Place : Jalgaon



**Rahul R. Zaware
Advocate & Notary.**





Rahul R. Zawar

B.Com., D.L.L. & L.W., LL.B,
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FLOW OF TITLE OF THE SAID LAND

A.	Previously own by (CTS NO. 7762 & 7759) Mr. Ashok Bhagirath Chavhan
B.	As per Ruled Card on dated 20/11/2004 As per order of Superintendent of land revenue Jalgaon in appeal No. 109/2000 dated 30/09/2004 name of Mr. Ashok Bhagirath Chavhan Was deleted and name of Vithabai Bhimrao Chavhan Was added on record of rights.
C.	As per Ruled card on dated 07/2012 Vithabai Bhimrao Chavhan Died on dated 02/11/2011 therefore, their legal heirs became the owner of above property as follows : Arun Bhimrao Chavhan
D.	As per Ruled Card on dated 17/07/2017 Arun Bhimrao Chavhan Sold above property i.e. CTS No. 7759 admeasuring area 304.5 Sq.mtr. and CTS No. 7762 admeasuring area 306.00 Sq.Mtr. of Pimprala, Tal. & Dist. Jalgaon to Rahul Civil & Mechanical Construction Pvt. Ltd., Through Director 1. Vijay Sharad Badhan 2. Milind Pradhan Amrutkar By D. No. 919 & 920 on dated 30/03/2017
E.	As per Ruled Card on dated 29/07/2019 Rahul Civil & Mechanical Construction Pvt. Ltd., Through Director 1. Vijay Sharad Badhan 2. Milind Pradhan Amrutkar Made and registered Development Agreement regarding above property i.e. CTS No. 7759 admeasuring area 304.5 Sq. Mtr. and CTS No. 7762 admeasuring area 306.00 Sq.Mtr. of Pimprala, Tal. & Dist. Jalgaon in favour of Jain Buildcon Through Partners 1. Mr. Siddharth Arvindkumar Jain 2. Mr. Akash Arvindkumar Jain 3. Mr. Manoj Indarchand Surana By D. No. 2786 on dated 17/06/2019



F.	As per Power of Attorney Rahul Civil & Mechanical Construction Pvt. Ltd., Through Director 1. Vijay Sharad Badhan 2. Milind Pradhan Amrutkar Made and registered Power of Attorney as per Development Agreement regarding above property i.e. CTS No. 7759 admeasuring area 304.5 Sq. Mtr. and CTS No. 7762 admeasuring area 306.00 Sq.Mtr. of Pimprala, Tal. & Dist. Jalgaon in favour of Jain Buildcon Through Partners 1. Mr. Siddharth Arvindkumar Jain 2. Mr. Akash Arvindkumar Jain 3. Mr. Manoj Indarchand Surana By D. No. 2787 on dated 17/06/2019
G.	As per Ruled Card on dated 10/01/2019 As per order of Hon'ble District Superintendent of Land revenue, Jalgaon by its order dated 02/01/2020 amalgamated CTS No. 7762 into CTS No. 7759 therefore area of CTS No. 7759 is 410.50 Sq.Mtr. and canceled ruled card of CTS No. 7762.
H.	Thereafter Manoj Indarchand Surana etc., obtain commencement Certificate and approved plan regarding said property from Jalgaon Municipal Corporation on dated 24/10/2019.
I.	As per Cancellation Deed Rahul Civil & Mechanical Construction Pvt. Ltd., Through Director 1. Vijay Sharad Badhan 2. Milind Pradhan Amrutkar Made and registered Cancellation Deed of Development Agreement executed regarding above property i.e. CTS No. 7759 admeasuring 304.5 Sq. Mtr. and CTS No. 7762 admeasuring area 306.10 Sq.Mtr. of Pimprala, Tal. & Dist. Jalgaon to Jain Buildcon Through Partners 1. Mr. Siddharth Arvindkumar Jain 2. Mr. Akash Arvindkumar Jain 3. Mr. Manoj Indarchand Surana By D. No. 3035 on dated 22/10/2020
J.	As per Ruled Card Rahul Civil & Mechanical Construction Pvt. Ltd., Through Director 1. Vijay Sharad Badhan 2. Milind Pradhan Amrutkar Sold above property i.e. CTS No. 7759 admeasuring area 304.5 Sq. Mtr. and CTS No. 7762 admeasuring area 306.10 Sq.Mtr. of Pimprala, Tal. & Dist. Jalgaon for consideration of Rs. 1,51,00,000/- to Jain Buildcon Through Partners 1. Mr. Siddharth Arvindkumar Jain



	2. Mr. Akash Arvindkumar Jain 3. Mr. Manoj Indarchand Surana By D. No. 3037 on dated 22/10/2020
K.	Previously own by (CTS NO. 7757) 1. Mr. Chimandas Kisandas Potdar 2. Mr. Vijay Dinkar Kshirsagar
L.	As per Ruled Card on dated 26/08/2005 Mr. Chimandas Kisandas Potdar Sold above property i.e. Western side of CTS No. 7757 admeasuring area 140.00 of Pimprala, Tal. & Dist. Jalgaon for consideration of Rs. 4,60,000/- to Mrs. Rohini Shirish Bhargave By D. No. 1902 on dated 17/06/2005
M.	As per Ruled Card on dated 17/11/2018 Mrs. Rohini Shirish Bhargave Sold above property i.e. Western side of CTS No. 7757 admeasuring area 147.00 of Pimprala, Tal. & Dist. Jalgaon for consideration of Rs. 28,00,000/- to Mr. Akshay Dipak Samdani By D. No. 2610
N.	As per Ruled Card on dated 30/01/2021 Mr. Akshay Dipak Samdani Sold above property i.e. Western side of CTS No. 7757 admeasuring area 147.00 of Pimprala, Tal. & Dist. Jalgaon for consideration of Rs. 33,00,000/- to Jain Buildcon Through Partners 1. Mr. Siddharth Arvindkumar Jain 2. Mr. Akash Arvindkumar Jain 3. Mr. Manoj Indarchand Surana By D. No. 4520 on dated 10/11/2020
O.	Previously own by (CTS NO. 7758) Mr. Rajaram Ananda Mahajan
P.	As per Ruled card on dated 05/08/2006 Mr. Rajaram Ananda Mahajan Died on dated 24/01/2003 therefore, their legal heirs became the owner of above property as follows : 1. Smt. Usha Rajaram Mahajan 2. Mr. Satish Rajaram Mahajan 3. Mr. Sanjay Rajaram Mahajan
Q.	As per Development Agreement 1. Smt. Usha Rajaram Mahajan 2. Mr. Satish Rajaram Mahajan 3. Mr. Sanjay Rajaram Mahajan Made and registered Development Agreement regarding above property i.e. CTS No. 7758 admeasuring area 304.5 Sq. Mtr. in favour of Jain Buildcon Through Partners 1. Mr. Siddharth Arvindkumar Jain



	2. Mr. Akash Arvindkumar Jain 3. Mr. Manoj Indarchand Surana By D. No. 3522 on dated 28/09/2020
R.	As per Power of Attorney 1. Ms. Usha Rajaram Mahajan 2. Mr. Satish Rajaram Mahajan 3. Mr. Sanjay Rajaram Mahajan Made and registered Power of Attorney regarding above property i.e. CTS No. 7758 admeasuring area 304.5 Sq. Mtr. of Pimprala, Tal. & Dist. Jalgaon, in favour of- Jain Buildcon Through Partners 1. Mr. Siddharth Arvindkumar Jain 2. Mr. Akash Arvindkumar Jain 3. Mr. Manoj Indarchand Surana By D. No. 3523 on dated 28/09/2020
S.	As per Supplementary Development Agreement 1. Smt. Usha Rajaram Mahajan 2. Mr. Satish Rajaram Mahajan 3. Mr. Sanjay Rajaram Mahajan Made and registered supplementary Development Agreement with revise terms & condition regarding above property i.e. CTS No. 7758 admeasuring area 304.5 Sq. Mtr. in favour of Jain Buildcon Through Partners 1. Mr. Siddharth Arvindkumar Jain 2. Mr. Akash Arvindkumar Jain 3. Mr. Manoj Indarchand Surana By D. No. 3310 on dated 16/09/2021
T.	As per Power of Attorney 1. Ms. Usha Rajaram Mahajan 2. Mr. Satish Rajaram Mahajan 3. Mr. Sanjay Rajaram Mahajan Made and registered Power of Attorney regarding above property i.e. CTS No. 7758 admeasuring area 304.5 Sq. Mtr. of Pimprala, Tal. & Dist. Jalgaon, in favour of- Jain Buildcon Through Partners 1. Mr. Siddharth Arvindkumar Jain 2. Mr. Akash Arvindkumar Jain 3. Mr. Manoj Indarchand Surana By D. No. 3311 on dated 16/09/2021
U.	As per Amalgamation order As per order of Hon'ble District Superintendent of Land revenue, Jalgaon by its order dated 20/04/2022 amalgamated western side Plot admeasuring area 151.00 sq.mtr. 7757+7758+7759+7762 therefore area of CTS No. western side Plot admeasuring area 151.00 sq.mtr. 7757+7758+7759+7762 is 1062.00 Sq.Mtr. added in New CTS No.7757/1 and canceled ruled card of CTS No. 7758 & 7759.



V.	Thereafter, Jain Buildcon Through Partner 1.Mr. Siddharth Arvindkumar Jain 2.Mr. Akash Arvindkumar Jain 3.Mr. Manojkumar Indarchand Surana obtain commencement Certificate and approved plan from Municipal Corporation, Jalgaon regarding above property on dated 01/08/2022.
W.	As per Deed of Declaration 1. Jain Buildcon Through Partners A. Mr. Siddharth Arvindkumar Jain B. Mr. Akash Arvindkumar Jain C. Mr. Manoj Indarchand Surana 2. Smt. Usha Rajaram Mahajan 3. Mr. Satish Rajaram Mahajan 4. Mr. Sanjay Rajaram Mahajan No. 1 for himself & Power of attorney holder of No. 2 to 4 Made and registered Deed of Declaration under Apartment Ownership Act, 1970 regarding wing A 'SAI YASH HEIGHTS' and Wing B 'SAI PRAKASH HEIGHTS' situated On of CTS No. 7757/1 of Pimprala, Tal. & Dist. Jalgaon. By D. No. 6345 on dated 05/08/2022

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 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 : 19/08/2022
Place : Jalgaon

Rahul R. Zavar
Advocate, Jalgaon.





CHALLAN
MTR Form Number-6



GRN MH006581004202223E	BARCODE	Date 19/08/2022-13:06:10	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID / TAN (If Any)	
Type of Payment Other Items		PAN No.(If Applicable)	
Office Name JLG2_JALGAON 2 JOINT SUB REGISTRAR		Full Name ADV RAHUL ZAWAR	
Location JALGAON			
Year 2022-2023 One Time		Flat/Block No.	
Account Head Details		Premises/Building	
Amount In Rs.			
0030072201 SEARCH FEE		225.00	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		VERIFICATION OF RECORD FOR 1993 TO 2001 9 YEARS OF CTS NO	
		7757	
		Amount In Two Hundred Twenty Five Rupees Only	
Total		225.00	
Words			
Payment Details BANK OF BARODA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN Ref. No. 02003942022081900483 1299142327	
Cheque/DD No.		Bank Date RBI Date 19/08/2022-13:07:41 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. : 9823018888
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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.



MH006579475202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
19 Aug 2022	Receipt	Receipt no.: 1112524721
	Name of the Applicant :	Rahul Radheshyam Zawar
	Details of property of which document has to be searched :	Dist :Jalgaon Village :Pimprala S.No/CTS No/G.No. : 7757
	Period of search :	From :2002 To :2022
	Received Fee :	525
The above mentioned Search fee has been credited to government vide GRN no :MH006579475202223E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php '.		

