

TITLE VERIFICATION REPORT

NAME OF APPLICANT

Jain Infra



Rahul R. Zaware

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,
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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 Plot No. 16+17 admeasuring area 672.41 Sq. Mtr. of Gat No. 77 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. 7/12 Extract on dated 11/01/2023 of above property.
2. Power of Attorney of above property.
3. Development Agreement of above property.
4. Mutation Entries of above property.
5. N. A. Order of above property.
6. Amalgamation Certificate of above said property.
5. Amalgamated Layout of above said property.
6. Available online Index II Records from the year 1994 up to 11/01/2023 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 **Mr. Suresh Mansingh Patil as owners** and **Jain Infra Through Partner 1.Mr. Aakash Arvinkumar Jain 2. Mr. Siddharth Arvindkumar Jain 3. Mr. Manojkumar Indarchand Surana as developers** is clear, marketable and without any encumbrances.

Owner of land

All the piece & parcel of Plot No. 16+17 admeasuring area 672.41 Sq. Mtr. of Gat No. 77 of Pimprala, Tal. & Dist. Jalgaon.

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 : 11/01/2023
Place : Jalgaon**



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



Rahul R. Zawar

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FLOW OF TITLE OF THE SAID LAND

A.	Property is Previously own by 1. Hilalsingh Julalsingh Patil 2. Mansingh Julalsingh Patil
B.	Thereafter, Hilalsingh Julalsingh Patil & ors. obtain N.A. Permission from Hon'ble Collector, Jalgaon by an Order No. LLD/SR/26/65 on dated 13/08/1966 regarding GAT No. 77 of Pimprala, Tal. & Dist. Jalgaon.
C.	As per M. E. No. 1927 on dated 17/03/1967 1. Hilalsingh Julalsingh Patil 2. Mansingh Julalsingh Patil Mutually made family settlement regarding above property. Therefore, the owner of Plot No. 16 and 17 is- Mansingh Julalsingh Patil
D.	As per M. E. No. 48433 on dated 08/03/2011 Suresh Mansingh Patil Sold above Property i.e. All piece and parcel of Plot No. 16 admeasuring area 325.16 sq. mtr. and Plot No. 17 admeasuring area 347.25 sq. mtr. out of GAT No. 77 of Pimprala, Tal. & Dist. Jalgaon, for the consideration of Rs. 9,80,000/- to- Suresh Mansingh Patil By D. No. 1532 On dated 07/03/2011
E.	As per M. E. No. 48848 on dated 24/12/2014 Suresh Mansingh Patil Sold above Property i.e. All piece and parcel of West-South corner side Plot admeasuring area 46.45 sq. mtr. of Plot No. 16 out of GAT No. 77 of Pimprala, Tal. & Dist. Jalgaon, for the consideration of Rs. 1,86,000/-to- Tarabai Devidas Bari On dated 19/07/2014
F.	As per M. E. No. 48972 on dated 13/01/2015 Tarabai Devidas Bari Sold above Property i.e. All piece and parcel of West-South corner side Plot admeasuring area 46.45 sq. mtr. of Plot No. 16 out of GAT No. 77 of Pimprala, Tal. & Dist. Jalgaon, for the consideration of Rs. 1,86,000/-to- Suresh Mansingh Patil By D. No. 49 On dated 02/01/2015
G.	As per M. E. No. 51967 on dated 25/03/2017 Suresh Mansingh Patil Mortgaged above Property i.e. All piece and parcel of Plot No. 16 admeasuring area 325.16 sq. mtr. out of GAT No. 77 of Pimprala, Tal. & Dist. Jalgaon, for the loan amount of Rs. 15,00,000/- to Federal Bank Ltd., Jalgaon On dated 08/11/2013
H.	As per M. E. No. 65292 on dated 27/12/2021 Suresh Mansingh Patil Released above Property i.e. All piece and parcel of Plot No. 16 admeasuring area 325.16 sq. mtr. out of GAT No. 77 of Pimprala, Tal. & Dist. Jalgaon, by the repayment of loan amount of Rs. 15,00,000/- to Federal Bank Ltd., Jalgaon On dated 23/12/2021



Rahul R. Zawar

I.	As per M. E. No. 60695 on dated 24/10/2020 Suresh Mansingh Patil Amalgamated above Property i.e. All piece and parcel of Plot No. 16 admeasuring area 325.16 sq. mtr. and Plot No. 17 admeasuring area 347.25 sq. mtr. of GAT No. 77 of Pimprala, Tal. & Dist. Jalgaon as Plot No. 16+17 admeasuring area 672.41 sq. mtr. of GAT No. 77 of Pimprala, Tal. & Dist. Jalgaon.
J.	As per Development Agreement Suresh Mansingh Patil Made and Registered Development Agreement regarding above said Property i.e. All piece and parcel of Plot No. 16+17 admeasuring area 672.41 sq. mtr. of GAT No. 77 of Pimprala, Tal. & Dist. Jalgaon, in favor of- Jain Infra Through Partner 1.Mr. Aakash Arvinkumar Jain 2.Mr. Siddharth Arvindkumar Jain 3.Mr. Manojkumar Indarchand Surana By D. No. 74 on dated 07/01/2022
K.	As per Power of Attorney Suresh Mansingh Patil Made and Registered Power of Attorney regarding above said Property i.e. All piece and parcel of Plot No. 16+17 admeasuring area 672.41 sq. mtr. of GAT No. 77 of Pimprala, Tal. & Dist. Jalgaon, in favor of- Jain Infra Through Partner 1.Mr. Aakash Arvinkumar Jain 2.Mr. Siddharth Arvindkumar Jain 3.Mr. Manojkumar Indarchand Surana By D. No. 75 on dated 07/01/2022

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 : 11/01/2023
Place : Jalgaon



RRLowof
Rahul R. Zaware
Advocate, Jalgaon.



CHALLAN
MTR Form Number-6



GRN	MH013599680202223E	BARCODE	Date		11/01/2023-16:41:25	Form ID
Department			Inspector General Of Registration			
Type of Payment			Search Fee			
Type of Payment			Other Items			
Office Name			JLG2_JALGAON 2 JOINT SUB REGISTRAR		Full Name	
Location			JALGAON		ADV RAHUL ZAWAR	
Year			2022-2023 One Time		Flat/Block No.	
Account Head Details			Amount In Rs.		Premises/Building	
0030072201 SEARCH FEE			200.00		Road/Street	
					Area/Locality	
					Town/City/District	
					PIN	
			Remarks (If Any)			
			VERIFICATION OF RECORD FOR 1994 TO 2001 8 YEARS OF GAT NO			
			77			
			Amount In			
			Two Hundred Rupees Only			
Total			200.00		Words	
Payment Details			BANK OF BARODA			
Cheque/DD Details			FOR USE IN RECEIVING BANK			
			Bank CIN		Ref. No.	
			02003942023011101168		1318972322	
Cheque/DD No.			Bank Date		RBI Date	
			11/01/2023-16:43:12		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. : 0000000000
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 करावयाच्या दस्त्यासाठी लागू नाही.



RRZawar

MH013597498202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
11 Jan 2023	Receipt	Receipt no.: 1112723281
	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. : 77
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH013597498202223E		
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/frnSearchChallanWithOutReg.php '.		



RR2016/17