TITLE VERIFICATION REPORT

NAME OF APPLICANT

Mr. Sumit Prakashchand Mutha

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,
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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, Vishswakarma Sankul, Behind District Court, Near Govinda Rickshaw Stop, Jalgaon

To,
MahaRERA

LEGAL TITLE REPORT

Subject :- Title clearance certificate with respect of Plot No.6+7+8+17+18 admeasuring area 2894.13 sq.mtr. out of S. No. 385 of Mehrun, Tal. & Dist. Jalgaon. (hereinafter referred as the said "Plot")

1) **I have verified the title of the said plot on the request of Mr. Sumit Prakashchand Mutha & following documents i.e. –**
   1. 7/12 Extract on dated 16/01/2024 of above property.
   2. Mutation Entries of above property.
   3. No Dues Certificate issued by Axis Bank Ltd.
   4. Amalgamation Order of above property.
   5. Sale Deeds of above property.
   6. N. A. Order regarding above property.
   7. Layout Plan of above property.
   8. Commencement Certificate of above said property.
   8. Approved Plan of above said property.
   9. Available online Index II Records from the year 1993 up to 16/01/2024 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 owners and developers Mr. Sumit Prakashchand Mutha is clear, marketable and without any encumbrances.

   Owner of Land.
   of All the piece & parcel of Plot No.6+7+8+17+18 admeasuring area 2894.13 sq.mtr. out of S. No. 385 of Mehrun, 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

R.R.Zawar

Date : 16/01/2024
Place : Jalgaon

RAHUL R. ZAWAR NOTARY ADVOCATE

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,
98230 18888
Office – 401, Fourth Floor, Vishswakarma Sankul, Behind District Court, Near Govinda Rickshaw Stop, Jalgaon .

FLOW OF TITLE OF THE SAID LAND

A.	**Property i.e. Gat No. 385 is previously own by** **1. Harish Bhagwandas Jagwani** **2. Ravindra Bhagwandas Jagwani** **3. Virendrakumar Arjundas Kukreja** **4. Mahesh Puranmal Parpyani** **5. Mamta Mahesh Parpyani** **6. Sundarlal Puranmal Parpyani** **7. Purushottam Jamnadas Madhwani**
B.	As per M.E. No. 63895 on dated 29/03/2011 **Purushottam Jamnadas Madhwani** Sold their part in above property i.e. All the piece and parcels of admeasuring area H 0=29.85 R (i.e. 15% of total admeasuring area H 1=99 R) out of S. No. 385 of Mehrun, Tal. & Dist. Jalgaon, for the consideration of Rs. 14,90,000/-to- **1. Ravindra Bhagwandas Jagwani** **2. Sundarlal Puranmal Parpyani** By D. No.4767 on dated 16/09/2010
C.	**Thereafter, Harish Bhagwandas Jagwani & ors. Obtain N.A. Permission from Hon'ble Collector, Jalgaon by an Order No. JAMIN/1/SR/105/2009 on dated 23/09/2010 regarding S. No. 385 of Mehrun, Tal. & Dist. Jalgaon.**
History of Plot No. 6	
D.	**Plot No. 6 is previously own by** **1. Harish Bhagwandas Jagwani** **2. Ravindra Bhagwandas Jagwani** **3. Virendrakumar Arjundas Kukreja** **4. Mahesh Puranmal Parpyani** **5. Mamta Mahesh Parpyani** **6. Sundarlal Puranmal Parpyani**
E.	As per M.E. No. 65432 on dated 08/09/2011 **1. Harish Bhagwandas Jagwani** **2. Ravindra Bhagwandas Jagwani** **3. Virendrakumar Arjundas Kukreja** **4. Mahesh Puranmal Parpyani** **5. Mamta Mahesh Parpyani** **6. Sundarlal Puranmal Parpyani** Sold above property i.e. All the piece and parcels of Plot No. 6 admeasuring area 501.75 sq. mtr. and Plot No. 7 admeasuring area 502.25 sq. mtr. out of S. No. 385 of Mehrun, Tal. & Dist. Jalgaon, for the consideration of Rs. 9,81,000/-to- **1. Sumit Prakashchand Mutha (35%)** **2. Ajay Shantilal Lalwani (25%)** **3. Sanjay Nathmal Jain (HUF 20%)** **4. Sanjiv Mohanlal Mehre (HUF 20%)** By D. No.6168 on dated 02/09/2011

F.	As per M.E. No. 66435 on dated 27/12/2011 **1. Sumit Prakashchand Mutha (35%)** **2. Ajay Shantilal Lalwani (25%)** **3. Sanjay Nathmal Jain (HUF 20%)** **4. Sanjiv Mohanlal Mehre (HUF 20%)** Sold above property i.e. All the piece and parcels of Plot No. 6 admeasuring area 501.75 sq. mtr. out of S. No. 385 of Mehrun, Tal. & Dist. Jalgaon, for the consideration of Rs. 5,72,000/-to- **Premvati Sitaldas Javaharani** By D. No.8781 on dated 20/12/2011
G.	As per M.E. No. 92811 on dated 23/03/2021 **Premvati Sitaldas Javaharani** Sold above property i.e. All the piece and parcels of Plot No. 6 admeasuring area 501.75 sq. mtr. out of S. No. 385 of Mehrun, Tal. & Dist. Jalgaon, for the consideration of Rs. 20,00,000/-to- **Sumit Prakashchand Mutha** By D. No.2550 on dated 23/03/2021
History of Plot No. 7	
H.	**Plot No. 7 is previously own by** **1. Harish Bhagwandas Jagwani** **2. Ravindra Bhagwandas Jagwani** **3. Virendrakumar Arjundas Kukreja** **4. Mahesh Puranmal Parpyani** **5. Mamta Mahesh Parpyani** **6. Sundarlal Puranmal Parpyani**
I.	As per M.E. No. 65432 on dated 08/09/2011 **1. Harish Bhagwandas Jagwani** **2. Ravindra Bhagwandas Jagwani** **3. Virendrakumar Arjundas Kukreja** **4. Mahesh Puranmal Parpyani** **5. Mamta Mahesh Parpyani** **6. Sundarlal Puranmal Parpyani** Sold above property i.e. All the piece and parcels of Plot No. 6 admeasuring area 501.75 sq. mtr. and Plot No. 7 admeasuring area 502.25 sq. mtr. out of S. No. 385 of Mehrun, Tal. & Dist. Jalgaon, for the consideration of Rs. 9,81,000/-to- **1. Sumit Prakashchand Mutha (35%)** **2. Ajay Shantilal Lalwani (25%)** **3. Sanjay Nathmal Jain (HUF 20%)** **4. Sanjiv Mohanlal Mehre (HUF 20%)** By D. No.6168 on dated 02/09/2011
J.	As per Online Index Information **1. Sumit Prakashchand Mutha (35%)** **2. Ajay Shantilal Lalwani (25%)** **3. Sanjay Nathmal Jain (HUF 20%)** **4. Sanjiv Mohanlal Meher (HUF 20%)** Sold above property i.e. All the piece and parcels of Plot No. 7 admeasuring area 502.25 sq. mtr. out of S. No. 385 of Mehrun, Tal. & Dist. Jalgaon, for the consideration of Rs. 6,80,000/-to- **Parag Shantilal Suratwala** By D. No.5893 on dated 27/12/2012
K.	As per M.E. No. 92006 on dated 02/04/2021 **Parag Shantilal Suratwala** Sold above property i.e. All the piece and parcels of Plot No. 7 admeasuring area 502.25 sq. mtr. out of S. No. 385 of Mehrun, Tal. & Dist. Jalgaon, for the consideration of Rs. 12,50,000/-to-

	Sumit Prakashchand Mutha By D. No.500 on dated 20/01/2021
History of Plot No. 8	
L.	**Plot No. 8 is previously own by** **1. Harish Bhagwandas Jagwani** **2. Ravindra Bhagwandas Jagwani** **3. Virendrakumar Arjundas Kukreja** **4. Mahesh Puranmal Parpyani** **5. Mamta Mahesh Parpyani** **6. Sundarlal Puranmal Parpyani**
M.	As per M.E. No. 65433 on dated 08/09/2011 **1. Harish Bhagwandas Jagwani** **2. Ravindra Bhagwandas Jagwani** **3. Virendrakumar Arjundas Kukreja** **4. Mahesh Puranmal Parpyani** **5. Mamta Maheshkumar Parpyani** **6. Sundarlal Puranmal Parpyani** Sold above property i.e. All the piece and parcels of Plot No. 8 admeasuring area 502.49 sq. mtr. out of S. No. 385 of Mehrun, Tal. & Dist. Jalgaon, for the consideration of Rs. 5,41,000/-to- **1. Sumit Prakashchand Mutha (35%)** **2. Ajay Shantilal Lalwani (25%)** **3. Sanjay Nathmal Jain (HUF 20%)** **4. Sanjiv Mohanlal Mehre (HUF 20%)** By D. No.6169 on dated 02/09/2011
N.	As per Online record of Sub-Registrar Office, Jalgaon **1. Sumit Prakashchand Mutha (35%)** **2. Ajay Shantilal Lalwani (25%)** **3. Sanjay Nathmal Jain (HUF 20%)** **4. Sanjiv Mohanlal Meher (HUF 20%)** Sold above property i.e. All the piece and parcels of Plot No. 8 admeasuring area 502.49 sq. mtr. out of S. No. 385 of Mehrun, Tal. & Dist. Jalgaon, for the consideration of Rs. 6,80,000/-to- **1. Rameshchandra Motilal Mehta** **2. Dinaben Rameshchandra Mehta** By D. No.3619 on dated 16/07/2012
O.	As per M.E. No. 92371 on dated 03/04/2021 **1. Rameshchandra Motilal Mehta** **2. Dinaben Rameshchandra Mehta** Sold above property i.e. All the piece and parcels of Plot No. 8 admeasuring area 502.49 sq. mtr. out of S. No. 385 of Mehrun, Tal. & Dist. Jalgaon, for the consideration of Rs.11,50,000/-to- **Sumit Prakashchand Mutha** By D. No.1421 on dated 16/02/2021
History of Plot No. 17	
P.	**Plot No. 17 is previously own by** **1. Harish Bhagwandas Jagwani** **2. Ravindra Bhagwandas Jagwani** **3. Virendrakumar Arjundas Kukreja** **4. Mahesh Puranmal Parpyani** **5. Mamta Mahesh Parpyani** **6. Sundarlal Puranmal Parpyani**
Q.	As per M. E. No. 65168 on dated 09/08/2011 **1. Harish Bhagwandas Jagwani** **2. Ravindra Bhagwandas Jagwani** **3. Virendrakumar Arjundas Kukreja**

	4. Mahesh Puranmal Parpyani **5. Mamta Maheshkumar Parpyani** **6. Sundarlal Puranmal Parpyani** Sold above property i.e. All the piece and parcels of Plot No. 17 admeasuring area 692.79 sq. mtr. out of S. No. 385 of Mehrun, Tal. & Dist. Jalgaon, for the consideration of Rs. 7,46,000/-to- **Ashok Rupchand Patil** By D. No.5322 on dated 27/07/2011
R.	As per Online record of Sub-Registrar Office, Jalgaon **Ashok Rupchand Patil** Sold above property i.e. All the piece and parcels of Plot No. 17 admeasuring area 692.79 sq. mtr. out of S. No. 385 of Mehrun, Tal. & Dist. Jalgaon, for the consideration of Rs. 10,50,000/-to- **1. Champaklal Ambalal Shah** **2. Preeti Jayesh Shah** By D. No.2693 on dated 28/07/2014
S.	As per M.E. No. 92874 on dated 26/03/2021 **Champaklal Ambalal Shah** Died on date 01/04/2020. Therefore his legal heirs became the owners of his property as follows- **1. Sanjay Champaklal Shah** **2. Preeti Jayesh Shah**
T.	As per M.E. No. 93680 on dated 14/06/2021 **1. Sanjay Champaklal Shah** **2. Preeti Jayesh Shah** Sold above property i.e. All the piece and parcels of Plot No. 17 admeasuring area 692.79 sq. mtr. out of S. No. 385 of Mehrun, Tal. & Dist. Jalgaon, for the consideration of Rs. 15,00,000/-to- **Sumit Prakashchand Mutha** By D. No.4207 on dated 14/06/2021
History of Plot No. 18	
U.	**Plot No. 18 is previously own by** **1. Harish Bhagwandas Jagwani** **2. Ravindra Bhagwandas Jagwani** **3. Virendrakumar Arjundas Kukreja** **4. Mahesh Puranmal Parpyani** **5. Mamta Mahesh Parpyani** **6. Sundarlal Puranmal Parpyani**
V.	As per M. E. No. 65824 on dated 20/10/2011 **1. Harish Bhagwandas Jagwani** **2. Ravindra Bhagwandas Jagwani** **3. Virendrakumar Arjundas Kukreja** **4. Mahesh Puranmal Parpyani** **5. Mamta Maheshkumar Parpyani** **6. Sundarlal Puranmal Parpyani** Sold above property i.e. All the piece and parcels of Plot No. 18 admeasuring area 694.85 sq. mtr. out of S. No. 385 of Mehrun, Tal. & Dist. Jalgaon, for the consideration of Rs. 11,00,000/-to- **1. Kantilal Devidas Dusane** **2. Bhavna Kantilal Dusane** By D. No.6860 on dated 03/10/2011
W.	As per M. E. No. 68393 on dated 07/07/2012 **1. Kantilal Devidas Dusane** **2. Bhavna Kantilal Dusane** Mortgaged above property i.e. All the piece and parcels of Plot No. 18 admeasuring area 694.85 sq. mtr. out of S. No. 385 of Mehrun, Tal. &

	Dist. Jalgaon, for the loan amount of Rs. 10,01,000/-to- **State Bank of India, Jalgaon** On dated 03/10/2011
X.	As per M. E. No. 73378 **1. Kantilal Devidas Dusane** **2. Bhavna Kantilal Dusane** Mortgaged above property i.e. All the piece and parcels of Plot No. 18 admeasuring area 694.85 sq. mtr. out of S. No. 385 of Mehrun, Tal. & Dist. Jalgaon, for the loan amount of Rs. 7,25,000/-to- **State Bank of India, Jalgaon**
Y.	As per Online Index Information **1. Kantilal Devidas Dusane** **2. Bhavna Kantilal Dusane** Mortgaged above property i.e. All the piece and parcels of Plot No. 18 admeasuring area 694.85 sq. mtr. out of S. No. 385 of Mehrun, Tal. & Dist. Jalgaon, for the loan amount of Rs. 95,00,000/-to- **Axis Bank Ltd., Jalgaon** By F. No.1981 on dated 26/09/2019
Z.	As per M. E. No. 95657 on dated 08/12/2021 **Kantilal Devidas Dusane** Released above property i.e. All the piece and parcels of Plot No. 18 admeasuring area 694.85 sq. mtr. out of S. No. 385 of Mehrun, Tal. & Dist. Jalgaon, by the repayment of loan amount of Rs. 7,25,000 and Rs. 10,01,000/-to- **State Bank of India, Jalgaon** on dated 22/10/2021
AA.	As per No Dues Certificate **Axis Bank Ltd., Jalgaon** Issued No dues Certificate regarding above property i.e. All the piece and parcels of Plot No. 18 admeasuring area 694.85 sq. mtr. out of S. No. 385 of Mehrun, Tal. & Dist. Jalgaon of Loan amount of Rs.94,50,000/-+50,000/- in name of - **Kantilal Devidas Dusane** on dated 24/11/2021
BB.	As per Sale Deed **1. Kantilal Devidas Dusane** **2. Bhavna Kantilal Dusane** Sold above property i.e. All the piece and parcels of Plot No. 18 admeasuring area 694.85 sq. mtr. out of S. No. 385 of Mehrun, Tal. & Dist. Jalgaon, for the consideration of Rs. 20,00,000/-to- **Sumit Prakashchand Mutha** By D. No.2287 on dated 15/03/2021
CC.	As per Amalgamation Order on dated 10/05/2022 **Sumit Prakashchand Mutha** Amalgamated above Plots i.e. Plot No. 6,7,8,17,18 in S. No. 385 of Mehrun, Tal. & Dist. Jalgaon as Plot No. 6+7+8+17+18 admeasuring area 2894.13 sq.mtr. out of S. No. 385 of Mehrun, Tal. & Dist. Jalgaon with order of Hon'ble Sub-Divisional Officer Jalgaon.
DD.	Thereafter, **Sumit Prakashchand Mutha** Obtain commencement Certificate and approved plan from Municipal Corporation, Jalgaon regarding above property on dated 27/06/2022.
EE.	Thereafter, **Sumit Prakashchand Mutha** Obtain Revised commencement Certificate and approved plan from Municipal Corporation, Jalgaon regarding above property on dated 24/11/2023.

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 : 16/01/2024
Place : Jalgaon

RAHUL R. ZAWAR NOTARY ADVOCATE

Rahul R. Zawar
Advocate, Jalgaon.

CHALLAN
MTR Form Number-6

GRN MH014057739202324U	BARCODE	Date 16/01/2024-14:21:17	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		
Year	2023-2024 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	JALGAON
		Town/City/District	
		PIN	4 2 5 0 0 1
		Remarks (If Any)	VERIFICATION OF RECORD FOR 1995 TO 2001 7 YEARS OF S.NO 385 OF MEHARUN
		Amount In Words	One Hundred Seventy Five Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	175.00
Total	175.00

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	00040572024011627452 CPADLETBT2
Cheque/DD No.		Bank Date	RBI Date	16/01/2024-14:24:22 Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA
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 नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

RAHUL R. ZAWAR NOTARY ADVOCATE

Print Date 16-01-2024 02:22:18

MH014055872202324E	Government of Maharashtra	Regn, 39 M
Department of Registration and Stamps		
16 Jan 2024	Receipt	Receipt no.: 1113266377
	Name of the Applicant :	Rahul Radheshyam Zawar
	Details of property of which document has to be searched :	Dist :Jalgaon Village :Meharun S.No/CTS No/G.No. : 385
	Period of search :	From :2002 To :2024
	Received Fee :	575
The above mentioned Search fee has been credited to government vide GRN no :MH014055872202324E		
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'.		

