

YOGESH B. PARAKH
ADVOCATE

Off. 16-A, Manraj Park, Highway, Jalgaon
Mo. No. 9404492040

FORMAT - A
(Circular No 28/2021)

To
The Chief Executive Officer
MahaRERA, Mumbai

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to C.T.S. No. 5241/1 and C.T.S. No. 8953 Part. Total Plot area 1872.33 at Mehrun Shivar Jalgaon, Tal. And Dist. Jalgaon. (hereinafter referred as the said plot)

I have investigated the title of the said and plot on request of M/s. JK Elegance Partner – 1) Shri Kishor Jagannath Mahajan. 2) Shri Jagannath Kalu Mahajan. 3) Dipika Kishor Mahajan, all R/o. 12 Satpuda Housing Society, Ganpati Nagar, Jalgaon, Tal. And Dist. Jalgaon and following documents i.e :-

- 1) Description of the property –
C.T.S. No. 5241/1 (Area 697.33 Sq. Mtr.) and C.T.S. No. 8953 – Area 1175.00 Sq. Mtr. (Old Survey No. 442/B/3+4+5+6 Paiki 4A, 5, 6) Total Plot area 1872.33 Sq. Mtr. at Mehrun Shivar Jalgaon, Tal. And Dist. Jalgaon.
- 2) The documents of allotment of plot.
 1. Copy of certificate of sale duly registered dated 04/04/2024 by M/s Jalgaon wine Agencies, Prop. Prakash Babulal Choube

(Borrower) through sale by The Jalgaon Peoples Co-op bank Ltd.
Jalgaon through Hemant Prakashchandra Bhat.

2. Copy of N.A. Order
3. Copy of Sanad
4. Copy of Udyam Registration Certificate
5. Copy of Jalgaon Municipal corporation for old building demolition.
6. Copy of issue Notice by Bank to Borrower of Section 13(2) of the securitization Reconstruction of Financial Assets & Enforcement of Security Interest Act. 2002.
7. Copy of Public Notice of possession.
8. Copy of Amalgamation order
9. Copy of Sanction of Building and Commencement.

Details of searches and investigation and findings after security of documents as mentioned in the schedule – II and searches of various records viz. Revenue Records of Index-II available in the concern Sub-registrar office Jalgaon, Tal. and Dist. Jalgaon

3) 7/12 extract or property card issued by mutation entry no.

- 1) 7/12 extract or property card issued by City Survey Officer Jalgaon dated 23/08/2024 and 23/08/2024 verified above.
- 2) Mutation entries No. 916, dated 27/05/1998
- 3) Mutation entries No. 1262, dated 04/12/2001
- 4) Mutation entries No. 1863, dated 17/01/2001
- 5) Mutation entries No. 14767, dated 19/01/2012
- 6) Mutation entries No. 18231, dated 10/06/2015
- 7) Mutation entries No. 18550, dated 21/08/2015
- 8) Mutation entries No. 19770, dated 03/10/2018
- 9) Mutation entries No. 20191, dated 26/12/2018
- 10) Mutation entries No. 21287, dated 15/06/2018
- 11) Mutation entries No. 26618, dated 21/06/2022
- 12) Mutation entries No. 30667, dated 01/08/2024

4) Search report for 30 years from 1994 till 2024:

Jalgaon People Cooperative Bank Ltd, Jalgaon is having the charge and Possession over the property -

1. CTS 5241/1 vide Mutation Entry No. 14767 and 21287 and
2. On CTS 8953 Part vide Mutation Entry No. 18231, 19770 and 20191.

The Jalgaon Peoples Co-op Bank Ltd. Jalgaon had taken the possession of property situated at CTS 5241/1 and CTS 8953 Part by section 13(2) of the Securitization Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002. After Possession Bank had done the process of Possession and sale of the above Security CTS 5241/1 and CTS 8953 Part.

Bank had given sale certificate to M/s. JK Elegance Partner 1) Shri Kishor Jagannath Mahajan 2) Shri Jagannath Kalu Mahajan 3) Dipika Kishor Mahajan by way of certificate of sale dated 04/04/2024.

2) On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of M/s. JK Elegance Partner 1) Shri Kishor Jagannath Mahajan 2) Shri Jagannath Kalu Mahajan 3) Dipika Kishor Mahajan is clear, marketable and without any encumbrances. (encumbrances are mentioned in separate sheet)

M/s. JK Elegance Partner 1) Shri Kishor Jagannath Mahajan 2) Shri Jagannath Kalu Mahajan 3) Dipika Kishor Mahajan is the Owners of the Land -

1) C.T.S. No. 5241/1 and C.T.S. No. 8953 (Old Survey No. 442/B/3+4+5+6 Paiki 4A, 5, 6)

2) Qualifying comments /remarks if any – Nil (No Qualifying Remarks)

3) The report reflecting the flow of the title of the **JK Elegance**, Partnership Firm (Owner on the said land is enclosed herewith as annexure)

Encl. Annexure

Advocate



Place: - Jalgaon

Dated: - 23/08/2024

Signature of the Advocate

Adv. Yogesh Bansilal Parakh

YOGESH B. PARAKH
ADVOCATE

Off. 16-A, Manraj Park, Highway, Jalgaon
Mo. No. 9404492040

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(Circular No. 28/2021)

(Flow of the title of the said Land)

1) 7/12 extract /P.R. Card as on date application for registration

7/12 extract or property card issued by City Survey Officer Jalgaon dated 21/6/2022 and 19/07/2022 verified above.

2) Mutation Entry No.

- 1) On dated 27/05/1998 the order by officer of City land Record in the record of right Shri Babulal Ramlal Chaube in new C.T.S. extract No. 8953 with effected vide M.E. No. 916.
- 2) On dated 04/12/2001 Babulal Ramlal Chaube was died on 12/03/2001 and his legal heirs are Registered in C.T.S. extract No. 8953 admeasuring area 1175 Sq. Mtr. The name is in the record of right Prakash Babulal Chaube, Sau Sunanda Dilip Chaube and Sau Surekha Jitendra which effected vide M.E. No. 1262.
- 3) On dated 12/03/2001 Babulal Ramlal Chaube was died and his will is Registered with Document No. 185/2001 in C.T.S. extract No. 8953 admeasuring area 1175 Sq. Mtr. The name is in the record of right Prakash Babulal Chaube which effected vide M.E. No. 1863.
- 4) On dated 19/01/2012 Prakash Babulal Chaube, Sagar Prakash Chaube taken a loan and further charge from The Jalgaon Peoples Co-op Bank Ltd. Jalgaon by mortgage deed No. 3916/11 of Rs. 6,00,00,000/- which effected on CTS 5241/1 vide M.E. No. 14767
- 5) On dated 29/12/2014 Prakash Babulal Chaube taken a loan from The Jalgaon Peoples Co-Op. Bank Ltd. Jalgaon by mortgage deed

No. 6011/14 of Rs. 10,00,000/- which effected on CTS No. 8953 vide M.E. No. 18231.

- 6) On dated 21/08/2015, As per circular No: ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दिनांक: 16/02/2015 of Settlement Commissioner & Director of Land Records - Area as per Choukshi nond Vahi is matching with Milkat Patrika (CTS Extract), hence area in words mentioned in CTS Extracts on CTS no 8953 vide M.E. No. 18550.
- 7) On dated 09/01/2019 Prakash Babulal Chaube taken a loan from the Jalgaon Peoples Co-op. Bank Ltd. Jalgaon by mortgage deed No. 950/2018 of Rs.5,00,00,000 which effected on CTS No 8953 vide M.E. No. 19770.
- 8) On dated 26/12/2018 Prakash Babulal Chaube taken a loan and further charge from The Jalgaon Peoples Co-Op. Bank Ltd. Jalgaon by mortgage deed No. 2154/18 of Rs. 4,75,00,000/- which effected on CTS 8953 vide M.E. No. 20191.
- 9) On dated 09/01/2019 Prakash Babulal Chaube taken a loan from the Jalgaon Peoples Co-op. Bank Ltd. Jalgaon by mortgage deed No. 950/2018 of Rs.5,00,00,000 which effected on CTS No 5241/1 vide M.E. No. 21287.
- 10) On 21/06/2022 CTS 5241 is subdivided into 8 parts vide order no City Survey office order No. 321 dated 03/06/2022 and Jalgaon Municipal Corporation, Jalgaon Sub Division plan No. 2682 dated 14/02/1991 and Sub Division Mor. No. 413 dated 23/02/2022 – namely CTS Extract 5241 is Sub divided into 5241/1, 5241/2, 5241/3, 5241/4, 5241/5, 5241/6, 5241/7, 5241/8 - which effected on CTS 5241/1 vide M.E. No. 26618.
- 11) Mr. Prakash Babulal Chaube had taken loan from The Jalgaon Peoples Co-op Bank Ltd. Jalgaon and given CTS 5241/1 and CTS 8953 as security – as a borrow and guarantor to the Jalgaon peoples Co Op bank Ltd, Jalgaon and the charge of the bank is

duly noted on CTS 5241/1 vide Mutation Entry no 14767 and 21287 and On CTS 8953 vide Mutation Entry no 18231, 19770 and 20191. All above charge are mentioned in the above respective mutation entry.

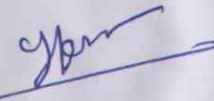
Mr. Prakash Babulal Chaube is defaulted the loan taken form The Jalgaon Peoples Co-op Bank Ltd. Jalgaon and Bank had taken the possession of property situated at CTS 5241/1 and CTS 8953 by section 13(2) of the Securitization Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002. After Possession Bank had done the sale of the above Security CTS 5241/1 and CTS 8953.

Bank had completed the process of possession and sale as per Securitization Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 of this Act, Bank had given sale certificate to M/s. J. K. Elegance Partner 1) Shri Kishor Jagannath Mahajan 2) Shri Jagannath Kalu Mahajan 3) Dipika Kishor Mahajan by way of certificate of sale dated 04/04/2024 for immovable property C.T.S. No. 5241/1 admeasuring area 697.33 Sq. Mtr. and C.T.S. No. 8953 admeasuring area 1175.00 Sq. Mtr. by documents No. 1206/2024 dated 04/04/2024. Mutation Entries are noted on CTS 5241/1 & On CTS 8953 vide ME 30677 dated 01/08/2024

- 3) Search Report for 30 years from 1994 to 2024 taken from Sub Registrar Office of Jalgaon.
- 4) Any other relevant title: - No.
- 5) Litigation any: - No.

Place: - Jalgaon
Dated: - 23/08/2024

Advocate



Signature of the Advocate

Adv. Yogesh Bansilal Parakh



**YOGESH B. PARAKH
ADVOCATE**

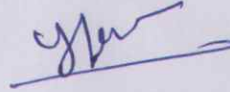
Off. 16-A, Manraj Park, Highway, Jalgaon
Mo. No. 9404492040

ENCUMBRANCE

A Claim such as a mortgage against property.

M/s. J. K. Elegance Partner 1) Shri Kishor Jagannath Mahajan 2) Shri Jagannath Kalu Mahajan 3) Dipika Kishor Mahajan is taken a loan from The Jalgaon Peoples Co-Op. Bank Ltd. Jalgaon of Rs. 9,00,00,000/- (Rs. Nine Crore Only) on this property by Mortgage Deed No. 1707/2024 dated 18/05/2024.

Advocate



Place: - Jalgaon

Signature of the Advocate

Dated: - 23/08/2024

Adv. Yogesh Bansilal Parakh



महाराष्ट्र शासन

मालमत्ता पत्रक

PU-ID: 50338612843

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]



गाव/पेठ : विस्तारीत क्षेत्र		तालुका/न.भू.का. : न.भू.अ.जळगांव			जिल्हा : जळगाव
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
५२४९/९			६९७.३३	क	

सुविधाधिकार :
हक्काचा मूळ धारक :
वर्ष : २०२२
पट्टेदार :
इतर भार :
इतर शेर :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
19/01/2012	बोजादाखल - र.द.क्र.३९१६/३०.५.११ श्री. प्रकाश बाबुलाल चौबे, सागर प्रकाश चौबे कर्जदार प्रकाश बाबुलाल चौबे हे जामिनदार त्याचे क्षेत्रावर र.रु. ६००००००/- बोजा दाखल		E [दि.जळगांव पिपल्स को.ऑप बँक लि.जळगांव]	फेरफार क्र. १४७६७ प्रमाणे सही- 19/01/2012 न.भू.अ. जळगांव
15/06/2018	बोजा दाखल - र.द.क्र.९५०/१६.३.१८ प्रकाश बाबुलाल चौबे यांचे क्षेत्रावर र.रुपये ५००००००/- चा बोजा दाखल केला	दु.नि. जळगांव 1 950/2018	E [दि.जळगांव पिपल्स को.ऑप बँक लि.]	फेरफार क्र. २१२८७ प्रमाणे सही- 15/06/2018 न.भू.अ.जळगांव
21/06/2022	पोटहिस्सा आदेश नोंद - नगर भूमापन अधिकारी, जळगाव यांचेकडील आदेश क्रमांक : ३२१ आदेश दिनांक : ०३/०६/२०२२, जळगाव नगर पालिका जळगाव मंजूर रेखांकन क्रमांक : २६८२ दिनांक : १४/०२/१९९९, पोटहिस्सा मो.र.क्र. : ४१३ दिनांक : २३/०२/२०२२ अन्वये न.भू.क्र. ५२४९ मध्ये पोटहिस्से झाल्याने न.भू.क्र. ५२४९ ची मिळकत पत्रिका रद्द करुन न.भू.क्र. ५२४९/१, ५२४९/२, ५२४९/३, ५२४९/४, ५२४९/५, ५२४९/६, ५२४९/७, ५२४९/८, या नवीन मिळकत पत्रिका तयार केल्या असत.		H [प्रकाश बाबुलाल चौबे]	फेरफार क्र. २६६१८ प्रमाणे सही- 21/06/2022 न.भू.अ. नगर भूमापन अधिकारी, जळगांव
01/08/2024	विशेष फेरफार खरेदी नोंद - सह दु.नि. जळगांव ३ यांचेकडील र.द.क्र. १२०६/२०२४ दिनांक ०४/०४/२०२४ अन्वये मे.जळगाव वाईन्स एजन्सीजचे चे प्रोप्रायटर प्रकाश बाबुलाल चौबे कर्जदार व जामिनदार करीता मॉरगेजी बँक व खरेदी देणार म्हणून दि जळगाव पिपल्स को-ऑप बँक लि जळगाव यांनी सिसनं.५२४९/१ याचे एकूण क्षेत्र ६९७.३३ चौ.मी व सिसनं.८९५३ चे एकूण क्षेत्र ११७५.०० चौ.मी हे खरेदी दिल्याने खरेदी देणार यांचे नाव कमी करुन खरेदी घेणार यांचे नाव दाखल केले.	सह दु.नि. जळगांव 3 1206/2024 04/04/2024	H जे के इलिगन्स चे भागीदार किशोर जगन्नाथ महाजन जगन्नाथ काळू महाजन दिपीका किशोर महाजन	फेरफार क्र. ३०६७७ प्रमाणे सही- 01/08/2024 न.भू.अ. नगर भूमापन अधिकारी, जळगांव

हे मातमत्ता पत्रक डिजिटली साईन केलेले आहे

हि मिळकत पत्रिका (दिनांक 01/08/2024 04:08:30 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 23/08/2024 05:08:22 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 0316100002918743 हा क्रमांक वापरावा.



महाराष्ट्र शासन

मालमत्ता पत्रक

PU-ID: 50453951093

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]



गाव/पेठ : विस्तारीत क्षेत्र		तालुका/न.भू.का. : न.भू.अ.जळगांव			जिल्हा : जळगाव
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
८९५३	.		११७५.००	क	१२१.००/३१.७.९९

सुविधाधिकार :
हक्काचा मूळ धारक :
वर्ष :
पट्टेदार :
इतर भार :
इतर शेरे :

मोरनं.६१ व आदेश दि.२०/५/९८ अन्वये सि.स.नं.५२४१ मधून क्षेत्र कमी करून नवीन मिळकत उघडल्याने दाखल फे.क्र.९१६

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा भार (इ)	साक्षात्कन
27/05/1998	मा. न.भु.अ.जळगाव यांचे कडील आदेश क्र.न.भु./एस आर /३/मो.र.नं.६१/पुनर्विलोकन/९८ दि.२०/५/९८ अन्वये सि.स.नं.५२४१ मधून क्षेत्र कमी करुन आकार दाखल केला व सुटलेले नांव दाखल केला व नवीन सि.स.नं.८९५३ उघडल्याने क्षेत्र व नांव दाखल केले.		H [श्री. बाबुलाल रामलाल चौबे]	फेरफार क्र. ९९६ प्रमाणे सही- 27/05/1998 न.भु.अ. जळगांव
17/01/2001	मृत्यु पत्राने बाबुलाल रामलाल चौबे हे दि.१२.३.२००१ रोजी मयत त्यांचा मृत्यु दाखला पत्रक र.द.क्र. १८५/९.१.२००१ अन्वये करुन ठेवले त्या मृत्यु पत्रान्वये नांव दाखल.	सह दु.नि. जळगाव 2 185/2001 09/01/2001	H [प्रकाश बाबूलाल चौबे]	फेरफार क्र. १८६३ प्रमाणे सही- 17/01/2001 न.भु.अ. जळगांव
04/12/2001	वारसाने बाबूलाल रामलाल चौबे दि.१२/०३/२००१ रोजी मयत वारस दाखल		H [प्रकाश बाबूलाल चौबे] [सौ. सुनंदा दिलीप चौबे] [सौ. सुरेखा जितेंद्र]	फेरफार क्र. १२६२ प्रमाणे सही- 04/12/2001 न.भु.अ. जळगांव
10/06/2015	बोजा दाखल प्रकाश बाबूलाल चौबे यांचे क्षेत्रा वर र.रु.१० ०० ०००/- चा बोजा दाखल र.द.क्र.६०११ दि.२९/१२/१४ अन्वये इतर हक्कात नाव दाखल	6011/2014	H [दि. जळगाव पीपल्स को ऑफ बँक ली. जळगाव]	फेरफार क्र. १८२३१ प्रमाणे सही- 10/06/2015 न.भु.अ. जळगांव
21/08/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भु.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भु.विस्तारीत क्षेत्र/फे.क्र.१८५५० दिनांक २१/०८/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी एक हजार एक शे पंच्याहत्तर चौ.मी दाखल केले.			फेरफार क्र. १८५५० प्रमाणे सही- 21/08/2015 न.भु.अ. जळगांव
03/10/2018	गहाणखत र द क्र ९५०/२०१९ अन्वये र.रु.५०००००००/- वर प्रकाश बाबूलाल चौबे व ई.३ यांनी त्यांच्या क्षेत्रवर गहाणखत करुन दिल्याने नोंद केली	सह दु.नि. जळगाव 2 950/2019 09/01/2001	H [दि. जळगाव पीपल्स को ऑफ बँक ली. पोलन पेठ जळगाव]	फेरफार क्र. १९७७० प्रमाणे सही- 03/10/2018 न.भु.अ. जळगांव
26/12/2018	फर्दर चार्ज र.रु.४७५०००००/- वर मे.जळगाव वाईन्स एजन्सीज चे प्रोप्रा.प्रकाश बाबूलाल चौबे व ई.४ यांनी त्यांचे क्षेत्रावर गहाणखत करुन दिल्याने नोंद	सह दु.नि. जळगाव 2 2154/2018	H [दि. जळगाव पीपल्स को ऑफ बँक ली. जळगाव]	फेरफार क्र. २०१९१ प्रमाणे सही- 26/12/2018 न.भु.अ. जळगांव
01/08/2024	विशेष फेरफार खरेदी नोंद - सह दु.नि. जळगांव ३ यांचेकडील र.द.क्र. १२०६/२०२४ दिनांक ०४/०४/२०२४ अन्वये मे.जळगाव वाईन्स एजन्सीजचे चे प्रोप्रायटर प्रकाश बाबूलाल चौबे कर्जदार व जामिनदार करीता मॉरगेजी बँक व खरेदी देणार म्हणून दि जळगाव पिपल्स को-ऑप बँक लि जळगाव यांनी सिसनं.५२४१/१ याचे एकूण क्षेत्र ६९७.३३ चौ.मी व सिसनं.८९५३ चे एकूण क्षेत्र ११७५.०० चौ.मी हे खरेदी दिल्याने खरेदी देणार यांचे नाव कमी करुन खरेदी घेणार यांचे नाव दाखल केले.	सह दु.नि. जळगांव 3 1206/2024 04/04/2024	H जे के इलिगन्स चे भागीदार किशोर जगन्नाथ महाजन जगन्नाथ काळू महाजन दिपीका किशोर महाजन	फेरफार क्र. ३०६७७ प्रमाणे सही- 01/08/2024 न.भु.अ. नगर भूमापन अधिकारी, जळगांव

हे माहिती पत्रक डिजिटली साईन केलेले आहे

हि मिळकत पत्रिका (दिनांक **01/08/2024 04:08:30 PM** रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक **23/08/2024 05:08:43 PM**

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLRL/LogIn/VerifyPropertyCard> या संकेत स्थळावर **0316100002918744** हा क्रमांक वापरावा.





THE JALGAON PEOPLES CO-OP. BANK LTD.

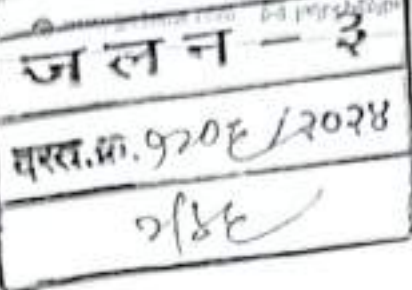
(Multi-State Scheduled Bank)

since 1933

Regd. Office: 152, Pawan Path, Darga Bazar, Jalgaon 425001 (M.S.) India

☎ 0257-2227711 to 15 ☎ 0257-2227032

Toll Free No. 18002331385



APPENDIX V [Rule 9(6)] CERTIFICATE OF SALE (For Immovable Property)

Whereas:

The undersigned being the authorized officer of the Jalgaon Peoples Co-op. Bank Ltd. under the securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under sub section (12) of section 13 read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002 has sold on behalf of The Jalgaon Peoples Co-op. Bank Ltd. in favour of M/s J.K. Elegance through its partner Mr. Kishor Jagannath Mahajan, the immovable property shown in the schedule below secured in favour of The Jalgaon Peoples Co-op. Bank Ltd. towards the Secured Cash Credit facility i.e. SCC-128 (00154700000128) of M/s. Jalgaon Wine Agencies towards the loan availed of Rs.18,00,00,000/- from the Jalgaon Peoples Co-op. Bank Ltd. The undersigned has acknowledged the receipt of Rs.12,00,00,000/- (Rupees Twelve Crore Only), the sale price of the schedule property was made free from all encumbrances known to the secured creditor listed below on deposit of the money demanded by the undersigned.

Description of the Immovable Property (as per 7/12 extract/ mortgage deed)

1. All that piece and parcel of property bearing C.T.S. No.5241/1, Area admeasuring 856.73 Sq. mtrs. situated at Mehrun Shivar Jalgaon Tal. Jalgaon and Dist Jalgaon. Which is bounded as under:-
East : Plot No.2.
West : Plot No.3B.
North : Road.
South : Plot No.3D and 3E.
2. All that piece and parcel of property bearing C.T.S. No.8953, Area Admeasuring 1175.00 Cq. Mtrs. situated at Mehrun Shivar Jalgaon Tal. Jalgaon and Dist Jalgaon. Which is bounded as under:-
East : Road.
West : C.S. No.5241.
North : C.S. No.5119.
South : C.S. No.5241.
3. All that piece and parcel of Eastern Side 6-meter road area admeasuring 158.00 Sq. Mtr. Out of C.S. No.5241/1 of S. No.442/B/3+4+5+6, Plot No.4A,5 & 6 situated at Mehrun Shivar Jalgaon Tal. Jalgaon and Dist Jalgaon.
4. All that piece and parcel of Northern side 6-meter road area admeasuring 213.960 Sq. Mtr. Opposite C.S. No.5241/1 situated at Mehrun Shivar Jalgaon Tal. Jalgaon and Dist Jalgaon.

Date: 28.3.2024
Place: Jalgaon

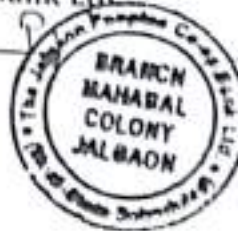


Authorized Officer

IN WITNESS WHEREOF, THIS SALE CERTIFICATE IS EXECUTED on
28.03.2024 & REGISTERED ON 28th DAY OF March 2024 at Jalgaon

ज ल न - ३
देस्ते.नं. १००६-१०२४
३०६

SIGNED AND DELIVERED by
the within named Mortgagee/ Transferor
For The Jalgaon Peoples Co Op Bank Ltd
Mr. Bhaji Hemant



THE Purchaser/Transferee above named -
JK Elegance Partners :-

1. Mr. Kishor Jagannath Mahajan



Kishor Jagannath

2. Mr. Jagannath Kalu Mahajan



Jagannath Kalu

3. Mrs. Dipika Kishor Mahajan



Dipika Mahajan

Witness:

1. Sarang Vivekanand chaudhari
Radhakrushna nagar, Jalgaon

Sarang Vivekanand

2. Harish Shrinivas Kulkarni
Near, manraj park, Jalgaon

Harish Shrinivas



THE JALGAON PEOPLES CO-OPERATIVE BANK LTD.
(Multi-state Schedule Bank)

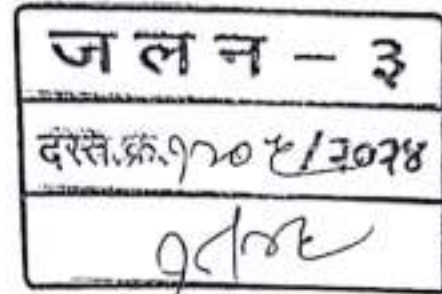
152, Polan Peth, Dana Bazar, JALGAON - 425 001.

Notice under Section 13 (2) of The Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Ref.: Secu.13 (2) /MB/SCC128/366 (Registered A.D.)

DI. : 04.12.2021

To,
M/s. Jalgaon Wine Agencies
Prop. Mr. Prakash Babulal Chaube
179, Polan Peth,
Jalgaon
And
Godown Address-
Ram Udyog Compound,
Main Road, Nashirabad,
Near Chaube Petrol Pump
Tal. & Dist. Jalgaon



01. Name & Address of Borrower
M/s. Jalgaon Wine Agencies
Prop. Mr. Prakash Babulal Chaube
179, Polan Peth,
Jalgaon

02. Name & Address of Guarantor & Mortgagor
Mr. Prakash Babulal Choube
179, Polan Peth, Jalgaon
Jalgaon

03. Name & Address of Guarantor & Mortgagor
Mr. Vasudeo Narayan Choube
Abhruchi Apartment,
Adarsh Nagar, Jalgaon
and
Behind Grampanchyat Nashirabad,
Nashirabad, Tal. & Dist Jalgaon

04. Name & Address of Guarantor & Mortgagor
Mr. Madhukar Narayan Choube
03, OSHO Aptment,
behind N. C. QTR,
Ganpati Nagar,
Jalgaon

o/c



05. Name & Address of Guarantor & Mortggor
Mr. Sagar Prakash choubhe
Near Motel Cozy Cottage, Ganpati Nagar,
Jalgaon

Dear Sir,

Sub.: Demand for liquidation of dues under your Non Performing Account at our

Main Branch :

Notice U/s 13 (2) of The Securitisation and Reconstruction of Financial
Assets and Enforcement of Security Interest Act, 2002 for enforcement of
security interest.

You No.1 has been sanctioned and disbursed following loan limits at our
Main Branch and you No. 1 to 5 have also stood as mortgagors and you
no.2 to 5 stood as guarantors for the said limits availed by No.1 thereby
guaranteeing continuing, joint and several liability towards the payment of
the dues.:-

Sr.No	Loan A/c.	Sanctioned Amount	Renewal Sanction Date	Outstanding Amt. as on 30/11/2021
1.	SCC-128	18,00,00,000/-	05.08.2021	18,83,05,751.67/
	TOTAL.....			18,83,05,751.67/-

2. You No.1 have failed to service the interest on your account & as
consequence of the same your account has been identified by the Bank as
Non Performing Asset as per the norms of Reserve Bank of India.
3. You No.1 to 5 have validly charged the property more particularly
described herein under in the schedule in favour of the Bank in
consideration of loan having sanctioned and disbursed to you the above
mentioned limits.

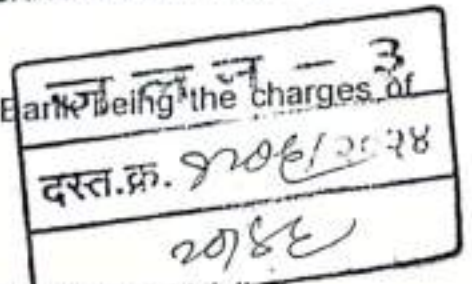
As you No.1 have failed to keep your account in a " Standard " condition
as a consequence of which your account has already been classified as
"NPA" by the Bank and as you No. 1 to 5 have stood as mortgagors and
you no. 2 to 5 stood as guarantors to the loan, we hereby call upon all of
you jointly and severally to liquidate fully within 60 days from the date of
this notice the amount mentioned above at the front of words "Total" along
with interest at contractual rates from the date of this notice till actual
repayment/realization.



5. Please take notice that if you all mentioned above fail to jointly and severally liquidate fully the amount as mentioned above in Para No. 1 within 60 days from the date of this notice, we shall be constraint to take necessary action U/s.13 (4) of the Act which will include taking possession of the assets mentioned in the schedule given below with the right to transfer the same by way of lease, assignment or sale and /or take over the management of the secured assets which may include the right to transfer by way of lease assignment or sale.
6. Please also take notice that you are absolutely prohibited from transferring any of your rights in the said properties and if you do so the said transfer shall be void and ineffective.
7. This notice is issued without prejudice to the rights of the Bank to proceed against all or any of you / your properties / assets by way of any other means before any other Forums / Court. In case of any shortfall after enforcement and realization of security, the Bank reserve its rights to proceed against all or any of you / your properties assets which please note.
8. You are further liable to pay Rs.1,000/- to the Bank being the charges of this notice which please note.

Please liquidate the dues as stated above.

Thanking you,



Yours faithfully,

AUTHORISED OFFICER & Chief Manager
Recovery Deptt.

For, The Jalgaon Peoples Co-op. Bank Ltd., Jalgaon

SCHEDULE - PROPERTY/ IES.

Full details of property mortgaged by Guarnator / Mortgagor-

1. All that piece and parcel of the property bearing CTS No. 5242 (Old S.No. 442/2B+442/2B/1+442/2B/2) admeasuring 3298.25 Sq.Mtr. (alongwith all the constrction constrected and to be constrcted thereon) the sald property is known as "Motel Cozy Cottage". out of total area admeasuring 3298.25 Sq.Mtr.within

the limits of Jalgaon Municipal Corporation Jalgaon Dist. Jalgaon. Which is bounded as under:

Towards East : Remaining land of Survey No. 442 Towards West : Road

Towards North : 6.0 Mtr. Road Towards South : S.No. 440 & Proposed Road

2. All that piece and parcel of the immovable property bearing CSNo. 8953 area admeasuring 1175.00 Sq.Mtr. situated opp. Sagar park, near akashwani chowk, omkareshwar mandir road, Jalgaon. The said property is situated with in the limits of the Jalgaon Municipal corporation Jalgaon Jalgaon, which is bounded as under-

Towards East- Road,

Towards West- CS No. 5241

Towards North- CS No. 5119

Towards South- CS No. 5241

3. Hypothecation of charge on stock.

जल - ३
दस्त. ९७०६/१०२४
२९/१३

Place : Jalgaon.
Date : 04.12.2021



Yours faithfully,


**AUTHORISED OFFICER
& Chief Manager
Recovery Deptt.
For, The Jalgaon Peoples
Co-op. Bank Ltd., Jalgaon.**



THE JALGAON PEOPLES CO-OPERATIVE BANK LTD.

(Multi-state Schedule Bank)

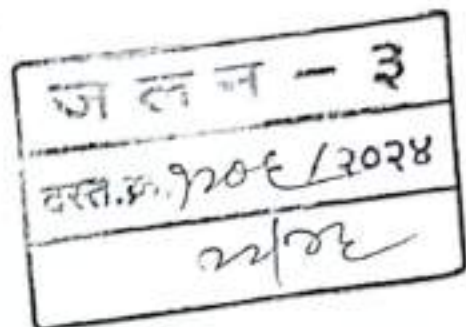
152, Polan Peth, Dana Bazar, JALGAON - 425 001.

Notice under Section 13 (2) of The Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Ref.: Secu.13 (2) /MB/TL686/840 (Registered A.D.)

DL : 04.03.2020

To,
Motel Cozy Cottage,
M/s. Madhukar Narayan Choube ✓
through its Partners-a. Mr. Madhukar Narayan Choube
b. Mr. Vasudeo Narayan Choube,
c. Me. Sagar Prakash choube,
Akashwani chowk, Opp. Sagar Park,
Jalgaon



01. Name & Address of Borrower
Motel Cozy Cottage,
M/s. Madhukar Narayan Choube
through its Partners-a. Mr. Madhukar Narayan Choube
b. Mr. Vasudeo Narayan Choube,
c. Mr. Sagar Prakash choube,
Akashwani chowk, Opp. Sagar Park,
Jalgaon

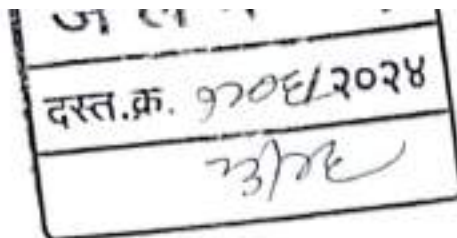
02. Name & Address of Guarantor & Mortgagor
Mr. Prakash Babulal Choube
179, Polan Peth, Jalgaon
Jalgaon

03. Name & Address of Guarantor
Mrs. Trupti Prakash Choube
179, Polan Peth, Jalgaon
Jalgaon

04. Name & Address of Individual & Personal Guarantee of all Partners & Mortgagor/s

a. Mr. Madhukar Narayan Choube
b. Mr. Vasudeo Narayan Choube
c. Mr. Sagar Prakash choube





Akashwani chowk, Opp. Sagar Park,
Jalgaon

Dear Sir,

Sub.: Demand for liquidation of dues under your Non Performing Account at our
Main Branch :

Notice U/s 13 (2) of The Securitisation and Reconstruction of Financial
Assets and Enforcement of Security Interest Act, 2002 for enforcement of
security interest.

1. You No.1 has been sanctioned and disbursed following loan limits at our
Main Branch and you No. 2 & 4 have also stood as mortgagors and you
no.2 to 4 stood as guarantors for the said limits availed by No.1 thereby
guaranteeing continuing, joint and several liability towards the payment of
the dues:-

Sr.No	Loan-A/c.	Sanctioned Amount	Sanction Date	Outstanding Amt. as on 31/01/2020
1.	TL-686	500,00,000/-	21/02/18	04,26,75,149/-
	TOTAL....			04,26,75,149/-

2. You No.1 have failed to service the interest on your account & as
consequence of the same your account has been identified by the Bank as
Non Performing Asset as per the norms of Reserve Bank of India.
3. You No.2 & 4 have validly charged the property more particularly
described herein under in the schedule in favour of the Bank in
consideration of loan having sanctioned and disbursed to you the above
mentioned limits.
4. As you No.1 have failed to keep your account in a " Standard " condition as
a consequence of which your account has already been classified as
"NPA" by the Bank and as you No. 2 & 4 have stood as mortgagors and
you no. 2 to 4 stood as guarantors to the loan, we hereby call upon all of
you jointly and severally to liquidate fully within 60 days from the date of



जलन - ३
दस्तावेज क्र. १२०६/२०२४
२४/०६

this notice the amount mentioned above at the front of words "Total" along with interest at contractual rates from the date of this notice till actual repayment/realization.

5. Please take notice that if you all mentioned above fail to jointly and severally liquidate fully the amount as mentioned above in Para No. 1 within 60 days from the date of this notice, we shall be constraint to take necessary action U/s.13 (4) of the Act which will include taking possession of the assets mentioned in the schedule given below with the right to transfer the same by way of lease, assignment or sale and /or take over the management of the secured assets which may include the right to transfer by way of lease assignment or sale.
6. Please also take notice that you are absolutely prohibited from transferring any of your rights in the said properties and if you do so the said transfer shall be void and ineffective.
7. This notice is issued without prejudice to the rights of the Bank to proceed against all or any of you / your properties / assets by way of any other means before any other Forums / Court. In case of any shortfall after enforcement and realization of security, the Bank reserve its rights to proceed against all or any of you / your properties assets which please note.
8. You are further liable to pay Rs.1,000/- to the Bank being the charges of this notice which please note.

Please liquidate the dues as stated above.

Thanking you,



Yours faithfully,

AUTHORISED OFFICER & Chief Manager

Recovery Deptt.

For, The Jalgaon Peoples Co-op. Bank Ltd., Jalgaon

जलन - २
दस्त.क्र. १२०६/२०२४
२५/४६

SCHEDULE - PROPERTY/IES

Full details of property mortgaged by Guarnator / Mortgagor-

1. All that piece and parcel of the property bearing CTS No. 5242 (Old S.No. 442/2B+442/2B/1+442/2B/2) admeasuring 3298.25 Sq.Mtr. (alongwith all the constriction consrcted and to be consrcted thereon) the said property is known as "Motel Cozy Collage" out of total area admeasuring 3298.25 Sq.Mtr., part of area admeasuring 742.99 Sq.Mtr is owned by Mr. Madhukar Narayan Choube, the part of area admeasuring 1997.85 Sq Mtr is owned by Mr. Sagar Prakash Choube & Mr. Prakash Babulal Choube as per CTS Extract and area admeasuring 557.41 Sq Mtr is owned by Mr. Vasudeo Narayan Choube . The said CTS No 5242 is situated opposite Sagar park , near akashwani Chowk, Omkarshwar Mandir Road within the limits of Jalgaon Muncipal Corporation Jalgaon Dist. Jalgaon Which is bounded as under

Towards East : Remaining land of Survey No 442 Towards West : Road

Towards North : 6.0 Mtr Road Towards South : S.No. 440 & Proposed Road

2. All that piece and parcel of the immovable property bearing CSNo. 8953 area admeasuring 1175.00 Sq.Mtr. situated opp. Sagar park, near akashwani chowk, omkareshwar mandir road, Jalgaon. The said property is situated with in the limits of the Jalgaon Muncipal corporation Jalgaon Jalgaon, which is bounded as under-

Towards East- Road,

Towards West- CS No. 5241

Towards North- CS No. 5119

Towards South- CS No. 5241

3. All that piece and parcel of the immovable property out of CS No. 5241 purchased by Mr. Prakash Choube by registered sale deed No. JLN1-00857-



2078

2007 which is registered in the office of the sub registrar No: 1 on 03.03.2007, the total area of the property which is total admeasuring area 865.73 Sq.Mtr.

I. Plot No. 3A, area admeasuring 493.77 Sq.Mtr., Which is bounded as under-

Towards East- Plot No. 2

Towards West- Plot No. 3B

Towards North- Road

Towards South- Plot No. 3D & 3E

II. 6.00 Mtr. wide road on Northern side of the above plot area 213.960 Sq.Mtr.

III. 12 Mtr. wide road on eastern side of plot No. 4A, 5 & 6 area admeasuring 158.00 Sq.Mtr., Survey No. 442/B/3+4+5+6 which has been subsequently given out of CS No. 5241, situated within the limits of Mehrun Shivar Jalgaon, Opp. Sagar Park, Near Akashwani Chowk, omkareshwar mandir road, within the limits of Jalgaon Muncipla corporation Jalgaon, Jalgaon.



Place : Jalgaon.
Date : 04.03.2020



Yours faithfully,


AUTHORISED OFFICER
& Chief Manager
Recovery Deptt.
For, The Jalgaon Peoples
Co-op. Bank Ltd., Jalgaon.

जलन - ३
वस्तु क्र. १२०६. २०२४
२५/८३

THE JALGAON PEOPLES CO-OPERATIVE BANK LTD.
(Multi-state Schedule Bank)
152, Polan Peth, Dana Bazar, JALGAON - 425 001.

Notice under Section 13 (2) of The Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Ref.: Secu.13 (2) /MJC/TL19/8६७- (Registered A.D.) Dt.: 04.03.2020

To,
Motel Cozy Cottage,
M/s. Madhukar Narayan Choube
through its Partners-a. Mr. Madhukar Narayan Choube
b. Mr. Vasudeo Narayan Choube,
c. Me. Sagar Prakash choube,
Akashwani chowk, Opp. Sagar Park,
Jalgaon

01. Name & Address of Borrower
Motel Cozy Cottage,
M/s. Madhukar Narayan Choube
through its Partners-a. Mr. Madhukar Narayan Choube
b. Mr. Vasudeo Narayan Choube,
c. Mr. Sagar Prakash choube,
Akashwani chowk, Opp. Sagar Park,
Jalgaon

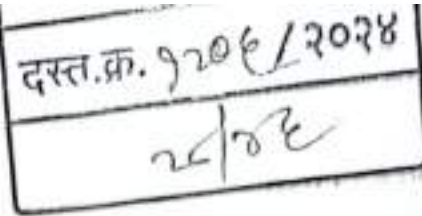
02. Name & Address of Guarantor & Mortgagor
Mr. Prakash Babulal Choube
179, Polan Peth, Jalgaon
Jalgaon

03. Name & Address of Guarantor
Mrs. Trupti Prakash Choube
179, Polan Peth, Jalgaon
Jalgaon

04. Name & Address of Individual & Personal Guarantee of all Partners & Mortgagor/s
a. Mr. Madhukar Narayan Choube
b. Mr. Vasudeo Narayan Choube,
c. Mr. Sagar Prakash choube,



Akashwani chowk, Opp. Sagar Park,
Jalgaon



Dear Sir,

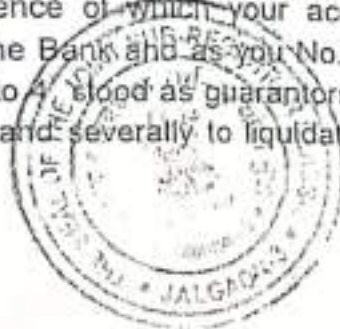
Sub.: Demand for liquidation of dues under your Non Performing Account at our
MJ College Branch ;

Notice U/s 13 (2) of The Securitisation and Reconstruction of Financial
Assets and Enforcement of Security Interest Act, 2002 for enforcement of
security interest.

1. You No.1 has been sanctioned and disbursed following loan limits at our
MJ College Branch and you No. 2 & 4 have also stood as mortgagors and
you no.2 to 4 stood as guarantors for the said limits availed by No.1
thereby guaranteeing continuing, joint and several liability towards the
payment of the dues:-

Sr.No	Loan A/c.	Sanctioned Amount	Sanction Date	Outstanding Amt. as on 31/01/2020
1.	TL-19	125,00,000/-	03/05/13	20,70,501/-
	TOTAL.....			20,70,501/-

2. You No.1 have failed to service the interest on your account & as
consequence of the same your account has been identified by the Bank as
Non Performing Asset as per the norms of Reserve Bank of India.
3. You No.2 & 4 have validly charged the property more particularly
described herein under in the schedule in favour of the Bank in
consideration of loan having sanctioned and disbursed to you the above
mentioned limits.
4. As you No.1 have failed to keep your account in a " Standard " condition as
a consequence of which your account has already been classified as
"NPA" by the Bank and as you No. 2 & 4 have stood as mortgagors and
you no. 2 to 4 stood as guarantors to the loan, we hereby call upon all of
you jointly and severally to liquidate fully within 60 days from the date of



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दस्त.क्र. ११०६/२०२४

२६/०६

this notice the amount mentioned above at the front of words "Total" along with interest at contractual rates from the date of this notice till actual repayment/realization.

5. Please take notice that if you all mentioned above fail to jointly and severally liquidate fully the amount as mentioned above in Para No. 1 within 60 days from the date of this notice, we shall be constraint to take necessary action U/s.13 (4) of the Act which will include taking possession of the assets mentioned in the schedule given below with the right to transfer the same by way of lease, assignment or sale and /or take over the management of the secured assets which may include the right to transfer by way of lease assignment or sale.
6. Please also take notice that you are absolutely prohibited from transferring any of your rights in the said properties and if you do so the said transfer shall be void and ineffective.
7. This notice is issued without prejudice to the rights of the Bank to proceed against all or any of you / your properties / assets by way of any other means before any other Forums / Court. In case of any shortfall after enforcement and realization of security, the Bank reserve its rights to proceed against all or any of you / your properties assets which please note.
8. You are further liable to pay Rs.1,000/- to the Bank being the charges of this notice which please note.

Please liquidate the dues as stated above.

Thanking you,

Yours faithfully,



AUTHORISED OFFICER & Chief Manager

Recovery Deptt.

For, The Jalgaon Peoples Co-op. Bank Ltd., Jalgaon



दस्ता.क्र. 9206/2020
30/82

SCHEDULE - PROPERTY/IES.

Full details of property mortgaged by Guarnator / Mortgagor-

1. All that piece and parcel of the property bearing CTS No. 5242 (Old S.No. 442/2B+442/2B/1+442/2B/2) admeasuring 3298.25 Sq.Mtr. (alongwith all the constrction constrected and to be constrected thereon) the said property is known as "Motel Cozy Collage". out of total area admeasuring 3298.25 Sq.Mtr., part of area admeasuring 742.99 Sq.Mtr. is owned by Mr. Madhukar Narayan Choube, the part of area admeasuring 1997.85 Sq.Mtr. is owned by Mr. Sagar Prakash Choube & Mr. Prakash Babulal Choube as per CTS Extract and area admeasuring 557.41 Sq.Mtr. is owned by Mr. Vasudeo Narayan Choube . The said CTS No. 5242 is situated opposite Sagar park , near akashwani Chowk, Omkareshwar Mandir Road, within the limits of Jalgaon Muncipal Corporation Jalgaon Dist. Jalgaon. Which is bounded as under:

Towards East : Remaining land of Survey No. 442 Towards West : Road

Towards North : 6.0 Mtr. Road Towards South : S.No. 440 & Proposed Road

Yours faithfully,

AUTHORISED OFFICER
& Chief Manager
Recovery Deptt.
For, The Jalgaon Peoples
JALGAON Bank Ltd., Jalgaon.

Place : Jalgaon.
Date : 04.03.2020



APPENDIX IV [Rule 8(1)]
POSSESSION NOTICE
(For Immovable Property)

जलन - ३
दस्तावेज क्र. १२०६/२०२४
३३/४६

Whereas

The undersigned being the authorised officer of The Jalgaon Peoples Co-op. Bank Ltd., Jalgaon under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 issued demand notices dated 04.12.2021 calling upon the borrower M/s. Jalgaon Wine agencies through its Prop. Mr. Prakash Babulal Chaube, to repay the amount mentioned in the notice being Rs.18,83,05,751.67/- (In words Rupees Eighteen Crore Eighty-Three Lakh Five Thousand Seven Hundred Fifty-One and Sixty-Seven Paise Only) within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Physical possession of the property described herein below in exercise of powers conferred to him under section 13(4) of the said Act read with rule 9 of the said rule on this 07.....day of February 2023.

The borrower and Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of The Jalgaon Peoples Co-op. Bank Ltd., Jalgaon for an amount of Rs.18,83,05,751.67/- and interest thereon.

DESCRIPTION OF THE IMMOVABLE PROPERTIES -
SCHEDULE OF THE PROPERTY

All that piece and parcel of the immovable Property bearing CS No.8953 area admeasuring 1175.00 Sq. Mtr. situated opposite Sagar Park, near Akashwani Chowk, Omkareshwar Mandir Road, within the limits of Jalgaon Municipal Corporation Jalgaon Dist.- Jalgaon. Which is as under:

Towards East : Road

Towards West : C.S. No.5241

Towards North : C.S. No.5119

Towards South : C.S. No.5241

Place : Jalgaon

Date : 07/02/2023



AUTHORISED OFFICER

For, The Jalgaon Peoples
Co-op. Bank Ltd., Jalgaon.

मूल्यांकनाचे वर्ष 2023
जिल्हा : जळगाव
तालुका : तालुका - जळगाव
उपमूल्य विभाग : 7/224-आकाशवाणी चौक से काळा रत्नवती चौक पर्यंतचा रस्ता - रत्नवती व काळा विभागातील मिल्कती
क्षेत्राचे नाव : Jalgaon Municipal Corporation
मिल्कतीचा क्रमांक : सि टी एस नंबर 8953

ज ल न - ३

दस्त.क्र. 7206/2024

88/88

वार्षिक मूल्य दर हक्कानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
22370	44370	52700	89100	0	चौ.मीटर

मिल्कतीचे क्षेत्र 2403.69 चौ.मीटर Layout Plot - More Than 1 Road Front Corner Plot (12 meter)

कॉर्नर प्लॉट गुणक 110% = 24607

Applicable Rules : 30, 16 च

1. 2403.69 चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दराने 100% मूल्य दर = 24607/-

2403.69 चौ.मीटर क्षेत्रासाठी मूल्य = 2403.69 * 24607
= 59147599.83/-

जमिनीचे एकत्रित अंतिम मूल्य = मिल्कतीचे क्षेत्र (1) मूल्य + मिल्कतीचे क्षेत्र (2) मूल्य

= 59147599.83 + 0

= Rs.59147599.83/-

= २ पन्नास कोटी रुपये ५९ लाख सत्तेचाळीस हजार सहा पैसे /-



Home

Print

सं. १२०६/२०२४ ४५/४८

मौजदगी, रु. 12,00,00,000/-



Print Date: 04-04-2024 12:44:50

04/04/2024 12:43:55 PM

दस्तावेज क्रमांक: जलगांव/3/1206/2024
दस्तावेजा प्रकार: जमीन मॉडिफिकेशन



दस्तावेज क्रमांक: 1206/2024 / 86/86

अनु क्र.	प्राप्तकर्त्याचे नाव व पत्ता	प्राप्तकर्त्याचा प्रकार	छायाचित्र	ठग्या प्रमाणित
1	नाथ,मे.जळगांव वार्डन गुजराती ये प्रोफेशनल एवढा वसुधाना कोडे पळेंदण व जाभीलदार करीना मॉडिफिके व कोडी देणार म्हणून दि जळगांव विभाग को. - जीव रॉक लि.जळगांव मॉडि देणेत एवढाचयड भट पत्ता:प्लॉट नं. -, भाळा नं. -, इमारतीचे नाव: -, फ्लॉक नं. -, रॉड नं. 152,मोहन पेड,जळगांव, महाराष्ट्र, JALGAON. पिन नं: -	विहून देणार वय :-42 स्वाधरी:-		
2	नाथ,मे.जे.के.इलीकन ये भागीदार किलोड जवळच महाराज पत्ता:प्लॉट नं. -, भाळा नं. -, इमारतीचे नाव: -, फ्लॉक नं. -, रॉड नं. प्लॉट नं.12 मुबल वसो मालपुडा होमिग मोगावरी मालपरी मगर,जळगांव, महाराष्ट्र, जलगांव. पिन नं: AATFJ1321Q	विहून देणार वय :-52 स्वाधरी:-		
3	नाथ,मे.जे.के.इलीकन ये भागीदार जवळच काळू महाराज पत्ता:प्लॉट नं. -, भाळा नं. -, इमारतीचे नाव: -, फ्लॉक नं. -, रॉड नं. प्लॉट नं.12 मुबल वसो मालपुडा होमिग मोगावरी मालपरी मगर,जळगांव, महाराष्ट्र, जलगांव. पिन नं: AATFJ1321Q	विहून देणार वय :-82 स्वाधरी:-		
4	नाथ,मे.जे.के.इलीकन ये भागीदार किलोड किलोड महाराज पत्ता:प्लॉट नं. -, भाळा नं. -, इमारतीचे नाव: -, फ्लॉक नं. -, रॉड नं. प्लॉट नं.12 मुबल वसो मालपुडा होमिग मोगावरी मालपरी मगर,जळगांव, महाराष्ट्र, जलगांव. पिन नं: AATFJ1321Q	विहून देणार वय :-47 स्वाधरी:-		

दरीन दस्तावेज करन देणार मालाकरीन येन मॉडिफिकेट या दस्त लिखत करन दिल्याचे कबुल करणार.
लिखा नं.3 ची वेळ: 04 / 04 / 2024 12 : 42 : 40 PM

शेळक:-
भागीन दस्त अने निवेदीन करणार की न दस्तावेज करन देणार.पानां खसरीन: ओळखतात, व त्याची ओळख पडवितात

अनु क्र.	प्राप्तकर्त्याचे नाव व पत्ता	प्राप्तकर्त्याचा प्रकार	छायाचित्र	ठग्या प्रमाणित
1	नाथ:मार्ग चिंकावड चौधरी :- वय:27 पत्ता:मधुपूर मगर,जळगांव पिन कोड:425001	स्वाधरी		
2	नाथ:हरीप श्रीनिवास कुलकर्णी :- वय:28 पत्ता:मालराज पार्क जळगांव पिन कोड:425001	स्वाधरी		

शिक्का क्र.4 ची वेळ: 04 / 04 / 2024 12 : 43 : 32 PM

Joint Sub Registrar Class 3 Jalgaon 3

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	सह. दुय्यम निबंधक (पं.सं.)	जळगांव-3	Deface Date
1	JK Elegance	eChallan	02003942024032801607	MH018325079202324E	60000000.00	SD	0000108860202425 04/04/2024
2		DHC		0424045105330	920	RF	04240451053300 04/04/2024
3	JK Elegance	eChallan		MH018325079202324E	30000	RF	0000108860202425 04/04/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

प्रमाणित करणेत येते की सदर दस्त क्रमांक 9206 मध्ये 86 पाने आहेत पुस्तक क्रमांक 818 वर नोंदला दिनांक 8/8/2024