



Rahul R. Zawar

B.Com., D.L.L. & L.W., LL.B,
G.D. C. & A., P.G.D.H.R. & V.E.

Advocate,

Office - 2, Advocate Chambers, Shahu Complex, Shahu Nagar, Jalgaon Tal. & Dist. Jalgaon. ☎ 98230 18888

TITLE VERIFICATION REPORT

1)	Name of the Applicant	Vasukamal Five Elements Through Partners 1. Mr. Kush Narendra Kabra (75%) 2. Mr. Sunil Ramnarayan Mantri (3%) 3. Sunil Ramnarayan Mantri (HUF) (22%) R/o. Jalgaon, Tal. & Dist. Jalgaon																		
2)	Name of the Owner	Vasukamal Five Elements Through Partners 1. Mr. Kush Narendra Kabra (75%) 2. Mr. Sunil Ramnarayan Mantri (3%) 3. Sunil Ramnarayan Mantri (HUF) (22%) R/o. Jalgaon, Tal. & Dist. Jalgaon																		
3)	Purpose of Investigation	For the purpose of to obtain loan the title verification is asked for and done for the period 01/01/1990 up to 28/08/2019. (30 Years)																		
4)	Description of the Property	All piece and parcel of CTS No. 2699A/2 admeasuring area 4268.62 sq.mtr. of Jalgaon, Tal. & Dist. Jalgaon. The Property is bounded as : <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="width: 20%;">East</td> <td>CTS No. 2699A/7</td> </tr> <tr> <td>West</td> <td>CTS No. 2699A/1</td> </tr> <tr> <td>North</td> <td>Road</td> </tr> <tr> <td>South</td> <td>Railway line</td> </tr> </table>	East	CTS No. 2699A/7	West	CTS No. 2699A/1	North	Road	South	Railway line										
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South	Railway line																			
5)	Searches taken	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 5%;">1)</td><td>Ruled card on dated 28/08/2019 of above property.</td></tr> <tr><td>2)</td><td>Original Sale Deeds of above property.</td></tr> <tr><td>3)</td><td>Photocopy of Amalgamation order of above property</td></tr> <tr><td>4)</td><td>Commencement Certificate of above property</td></tr> <tr><td>5)</td><td>Approved Plan of above property</td></tr> <tr><td>6)</td><td>Photocopy of N. A. Order regarding above property.</td></tr> <tr><td>7)</td><td>Copy of Partnership Deed</td></tr> <tr><td>8)</td><td>No Dues Certificate issued by Axis Bank Ltd.</td></tr> <tr><td>9)</td><td>Available Online Records from the year 1990 up to 28/08/2019 of Sub-Registrar Office, Jalgaon.</td></tr> </table>	1)	Ruled card on dated 28/08/2019 of above property.	2)	Original Sale Deeds of above property.	3)	Photocopy of Amalgamation order of above property	4)	Commencement Certificate of above property	5)	Approved Plan of above property	6)	Photocopy of N. A. Order regarding above property.	7)	Copy of Partnership Deed	8)	No Dues Certificate issued by Axis Bank Ltd.	9)	Available Online Records from the year 1990 up to 28/08/2019 of Sub-Registrar Office, Jalgaon.
1)	Ruled card on dated 28/08/2019 of above property.																			
2)	Original Sale Deeds of above property.																			
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7)	Copy of Partnership Deed																			
8)	No Dues Certificate issued by Axis Bank Ltd.																			
9)	Available Online Records from the year 1990 up to 28/08/2019 of Sub-Registrar Office, Jalgaon.																			
6)	Inspection Challan No.	MH005732745201920E on dtd 28/08/2019 of S.R.O. Jalgaon.																		

7)	Past and Previous transactions of CTS No. 2699A/2	A. N.A. Permission given by Hon'ble Collector, Jalgaon by an Order No. JAMIN/102003/S.R./2/2003 on dated 15/03/2004 regarding CTS No. 2699A/1+2+3 of Jalgaon, Tal. & Dist. Jalgaon.
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B.	CTS No. 2699A/2 is Previously own by Mr. Ranjit Keshavrao Bhoite
C.	As per Ruled Card on dated 03/05/2008 Mr. Ranjit Keshavrao Bhoite Died on dated 12/11/2003 therefore, their legal heirs became the owner of above property as follows : 1. Latabai Ranjit Bhoite 2. Yogesh Ranjit Bhoite 3. Nilesh Ranjit Bhoite 4. Shweta Ranjit Bhoite
D.	As per Ruled card on dated 07/08/2008 1. Latabai Ranjit Bhoite 2. Yogesh Ranjit Bhoite 3. Nilesh Ranjit Bhoite 4. Shweta Ranjit Bhoite Sold above property i.e. All piece and parcel of CTS No. 2699A/2 admeasuring area 817.00 sq.mtr. of Jalgaon, Tal. & Dist. Jalgaon for consideration of Rs. 12,86,000/- to Mr. Sunil Ramnarayan Mantri By D. No. 1746 on dated 11/07/2008
E.	As per Online record of Sub-Registrar Office, Jalgaon. Mr. Sunil Ramnarayan Mantri Equitable mortgage above property i.e. All piece and parcel of CTS No. 2699A/2 admeasuring area 817.00 sq.mtr. of Jalgaon, Tal. & Dist. Jalgaon for loan amount of Rs. 2,00,00,000/- to Axis Bank Ltd., Branch Jalgaon By F. No. 234 on dated 24/02/2014
F.	As per No Dues Certificate Mr. Sunil Ramnarayan Mantri Release above property i.e. All piece and parcel of CTS No. 2699A/2 admeasuring area 817.00 sq.mtr. of Jalgaon, Tal. & Dist. Jalgaon by repayment of loan amount of Rs. 2,00,00,000/- to Axis Bank Ltd., Branch Jalgaon

B)	Past and Previous transactions of CTS No. 2699A/3
A.	N.A. Permission given by Hon'ble Collector, Jalgaon by an Order No. JAMIN/102003/S.R./2/2003 on dated 15/03/2004 regarding CTS No. 2699A/1+2+3 of Jalgaon, Tal. & Dist. Jalgaon.
B.	CTS No. 2699A/3 is Previously own by Mr. Tanaji Keshavrao Bhoite
C.	As per Ruled Card on dated 23/10/2003 Mr. Tanaji Keshavrao Bhoite Gift above property i.e. All piece and parcel of CTS No. 2699A/3 admeasuring area 850.25 sq.mtr. of Jalgaon, Tal. & Dist. Jalgaon for without consideration in favour of 1. Minal Tanajirao Bhoite 2. Hrushikesh Tanajirao Bhoite By D. No. 2901 on dated 03/10/2003
D.	As per Ruled Card on dated 07/08/2008 1. Minal Tanajirao Bhoite 2. Hrushikesh Tanajirao Bhoite Sold above property i.e. All piece and parcel of CTS No. 2699A/3 admeasuring area 850.25 sq.mtr. of Jalgaon, Tal. & Dist. Jalgaon for consideration of Rs. 13,40,000/- to Mr. Sunil Ramnarayan Mantri By D. No. 1707 on dated 11/07/2008



E.	As per Ruled Card Mr. Sunil Ramnarayan Mantri Sold above property i.e. All piece and parcel of CTS No. 2699A/1, 2699A/3, 2699A/4, 2699A/5, of Jalgaon, Tal. & Dist. Jalgaon for consideration of Rs. 2,50,00,000/- to Sunil Ramnarayan Mantri (HUF) By D. No. 1606 on dated 29/03/2019
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9)	Past and Previous transactions of CTS No. 2699A/4
A.	N.A. Permission given by Hon'ble Collector, Jalgaon by an Order No. JAMIN/102003/S.R./52/2003 on dated 15/03/2004 regarding CTS No. 2699A/4-5-6 of Jalgaon, Tal. & Dist. Jalgaon.
B.	CTS No. 2699A/4 is Previously own by Mr. Pratap Keshavrao Bhoite
C.	As per Sale Deed Mr. Pratap Keshavrao Bhoite Sold above property i.e. All piece and parcel of CTS No. 2699A/4 admeasuring area 859.75 sq.mtr. of Jalgaon, Tal. & Dist. Jalgaon for consideration of Rs. 13,55,000/- to Mr. Sunil Ramnarayan Mantri By D. No. 1742 on dated 11/07/2008
D.	As per Ruled Card Mr. Sunil Ramnarayan Mantri Sold above property i.e. All piece and parcel of CTS No. 2699A/1, 2699A/3, 2699A/4, 2699A/5, of Jalgaon, Tal. & Dist. Jalgaon for consideration of Rs. 2,50,00,000/- to Sunil Ramnarayan Mantri (HUF) By D. No. 1606 on dated 29/03/2019

10)	Past and Previous transactions of CTS No. 2699A/5
A.	N.A. Permission given by Hon'ble Collector, Jalgaon by an Order No. JAMIN/102003/S.R./52/2003 on dated 15/03/2004 regarding CTS No. 2699A/4-5-6 of Jalgaon, Tal. & Dist. Jalgaon.
B.	CTS No. 2699A/5 is Previously own by Mr. Shivaji Keshavrao Bhoite
C.	As per Sale Deed Mr. Shivaji Keshavrao Bhoite Sold above property i.e. All piece and parcel of CTS No. 2699A/5 admeasuring area 893.00 sq.mtr. of Jalgaon, Tal. & Dist. Jalgaon for consideration of Rs. 14,06,000/- to Mr. Sunil Ramnarayan Mantri By D. No. 1743 on dated 11/07/2008
D.	As per Ruled Card Mr. Sunil Ramnarayan Mantri Sold above property i.e. All piece and parcel of CTS No. 2699A/1, 2699A/3, 2699A/4, 2699A/5, of Jalgaon, Tal. & Dist. Jalgaon for consideration of Rs. 2,50,00,000/- to Sunil Ramnarayan Mantri (HUF) By D. No. 1606 on dated 29/03/2019

11)	Past and Previous transactions of CTS No. 2699A/6
A.	N.A. Permission given by Hon'ble Collector, Jalgaon by an Order No. JAMIN/102003/S.R./52/2003 on dated 15/03/2004 regarding CTS No. 2699A/4-5-6 of Jalgaon, Tal. & Dist. Jalgaon.



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B.	CTS No. 2699A/6 is Previously own by 1. Mr. Pratap Keshavrao Bhoite 2. Mr. Ranjit Keshavrao Bhoite 3. Mr. Tanaji Keshavrao Bhoite 4. Mr. Shivaji Keshavrao Bhoite
C.	As per Ruled Card on dated 03/10/2003 Mr. Tanaji Keshavrao Bhoite Gift there part in above property i.e. All piece and parcel of admeasuring area 212.155 Sq.Mtr. of CTS No. 2699A/6 of Jalgaon, Tal. & Dist. Jalgaon for without consideration in favour of 1. Minal Tanajirao Bhoite 2. Hrushikesh Tanajirao Bhoite By D. No. 2901 on dated 03/10/2003
D.	As per Ruled Card on dated 03/05/2008 Mr. Ranjit Keshavrao Bhoite Died on dated 12/11/2003 therefore, their legal heirs became the owner of above property as follows : 1. Latabai Ranjit Bhoite 2. Yogesh Ranjit Bhoite 3. Nilesh Ranjit Bhoite 4. Shweta Ranjit Bhoite
E.	As per Ruled Card on dated 07/08/2008 1. Mr. Pratap Keshavrao Bhoite 2. Mr. Shivaji Keshavrao Bhoite 3. Minal Tanajirao Bhoite 4. Hrushikesh Tanajirao Bhoite 5. Latabai Ranjit Bhoite 6. Yogesh Ranjit Bhoite 7. Nilesh Ranjit Bhoite 8. Shweta Ranjit Bhoite Sold above property i.e. All piece and parcel of CTS No. 2699A/6 admeasuring area 848.62 sq.mtr. of Jalgaon, Tal. & Dist. Jalgaon for consideration of Rs. 13,36,000/- to Mrs. Manisha Sunil Mantri By D. No. 1744 on dated 11/07/2008
F.	As per Sale Decd Mrs. Manisha Sunil Mantri Sold above property i.e. All piece and parcel of CTS No. 2699A/6 admeasuring area 848.62 sq.mtr. of Jalgaon, Tal. & Dist. Jalgaon for consideration of Rs. 65,55,000/- to Vasukamal Buildcon Through Proprietor Mr. Kush Narendra Kabra By D. No. 271 on dated 17/01/2019

12)	Further Transactions of CTS No. 2699A/2
A.	As per Ruled card on dated 28/08/2019 Mr. Sunil Ramnarayan Mantri etc., Obtain Amalgamation order from Asstt. Director of Town Planning, Municipal Corporation of City Jalgaon regarding above property i.e. CTS No. 2699A/2, 2699A/3, 2699A/4, 2699A/5, 2699A/6, of Jalgaon, Tal. & Dist. Jalgaon. Therefore property card of CTS No. 2699A/3, 2699A/4, 2699A/5, 2699A/6 were canceled and there area transferred to CTS No. 2699A/2 as Total admeasuring area 4268.62 Sq.Mtr.



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B.	As per Commencement Certificate Mr. Sunil Ramnarayan Mantri and others Obtain commencement Certificate and approved plan from Asstt. Director of Town Planning, Municipal Corporation of City Jalgaon regarding above property i.e. CTS No. 2699A/2 to 6 of Jalgaon, Tal. & Dist. Jalgaon By order No. T.P./B.P./0390 on dated 18/07/2019.
C.	As per Ruled card on dated 28/08/2019 1. Mr. Kush Narendra Kabra 2. Mr. Sunil Ramnarayan Mantri 3. Sunil Ramnarayan Mantri (HUF) Made and registered Partnership Firm and include above property in partnership firm with consent of Vasukamal Buildcon therefore above property is own by Vasukamal Five Elements Through Partners 1. Mr. Kush Narendra Kabra (75%) 2. Mr. Sunil Ramnarayan Mantri (3%) 3. Sunil Ramnarayan Mantri (HUF) (22%) R/o. Jalgaon, Tal. & Dist. Jalgaon

13)	Opinion :- I personally gone through the Available online records of sub registrar office Jalgaon from the year 1990 upto 28/08/2019. I also inspect document mentioned at column No. 5 as provided by applicant and presume that all documents which are provided to me are true and genuine. I come to the conclusion that the above property is own by Vasukamal Five Elements Through Partners 1. Mr. Kush Narendra Kabra (75%) 2. Mr. Sunil Ramnarayan Mantri (3%) 3. Sunil Ramnarayan Mantri (HUF) (22%) and said property is not under any acquisition or requisition by any public and private authority and said property is marketable, clear and free from all encumbrance. Hence I issue this title verification Report.
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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 : 28/08/2019
Place : Jalgaon



R. R. Zaware
Rahul R. Zaware
Advocate, Jalgaon.



Department ID: 5823018889
 NOTE:- This challan is valid for reasons mentioned in Type of payment only. Not valid for other reasons or unregistered document
 સરકારી ચલણ ઓફ પેમેન્ટ માટે જનર કરવામાં આવી રહ્યું છે. અન્ય કારણોવાળી જિલ્લા નોંધણી ન કરવામાં આવ્યા હોવાથી માન્ય નથી.

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