

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 ◆

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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.13 admeasuring area 547.06 sq.mtr., out of GAT No. 51/1A 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 04/04/2022 of above property.
2. Mutation Entries of above property.
3. Certificate of AR, Co-op. Society, Jalgaon
4. Gift Deed of above property.
5. Sale Deed of above property
6. Development Agreement of above property.
7. Power of Attorney of above property.
8. N. A. Order regarding above property.
9. Layout Plan of above property.
10. Commencement Certificate of above said property.
11. Approved Plan of above said property.
12. Available online Index II Records from the year 1993 up to 19/05/2022 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 is clear, marketable and without any encumbrances.

Owner of land

Mrs. Nirmala Vasant Thorat of All the piece & parcel Plot No.13, admeasuring area 547.06 sq.mtr. out of GAT No. 51/1A of Pimprala, Tal. & Dist. Jalgaon

Developer of Land.

**Jain Buildcon
Through Partner**

1. Mr. Aakash Arvinkumar Jain
2. Mr. Manojkumar Indarchand Surana
of All the piece & parcel Plot No.13, admeasuring area 547.06 sq.mtr. out of GAT No. 51/1A 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 : 19/05/2022
Place : Jalgaon**



R. R. Zawar
**Rahul R. Zawar
Advocate & Notary.**



Rahul R. Zawar

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FLOW OF TITLE OF THE SAID LAND

A.	Previously own by Mr. Natthu Sampat Wani
B.	Thereafter, Mr. Natthu Sampat Wani obtain N.A. Permission from Hon'ble Collector, Jalgaon by an Order No. RB/LNA/SR/57/73 on dated 21/01/1974 regarding GAT No. 51/1A of Pimprala, Tal. & Dist. Jalgaon.
C.	As per M. E. No. 3475 On dated 05/02/1974 Mr. Natthu Sampat Wani Sold All the piece & parcel Plot No.1 to 13, out of GAT No. 51/1A of Pimprala, Tal. & Dist. Jalgaon, for the consideration of Rs. 36,000/-to- Members of Radhakrushna Society Therefore All the piece & parcel Plot No.13 admeasuring area 547.06 Sq.Mtr., out of GAT No. 51/1A of Pimprala, Tal. & Dist. Jalgaon is own by Mr. Sharad Vitthalrao Aherkar Members of Radhakrushna Society By D.No.268 on dated 05/02/1974
D.	As per Gift Deed Mr. Sharad Vitthalrao Aherkar Gift property i.e. All the piece & parcel Plot No.13, admeasuring area 547.06 sq.mtr. out of GAT No. 51/1A of Pimprala, Tal. & Dist. Jalgaon, for without consideration to- Mrs. Nirmala Vasant Thorat By D. No. 1961 on dated 26/05/2014
E.	As per Development Agreement Mrs. Nirmala Vasant Thorat Made and Registered Development Agreement regarding above property i.e. All the piece & parcel Plot No.13, admeasuring area 547.06 sq.mtr. out of GAT No. 51/1A of Pimprala, Tal. & Dist. Jalgaon, in favor of- Jain Buildcon , Through Partner 1. Mr. Aakash Arvinkumar Jain 2. Mr. Manojkumar Indarchand Surana By D. No. 4504 on dated 23/06/2021
F.	As per Power of Attorney Mrs. Nirmala Vasant Thorat Made Power of Attorney regarding above property i.e. Plot No.13, admeasuring area 547.06 sq.mtr. out of GAT No. 51/1A of Pimprala, Tal. & Dist. Jalgaon, in favor of- Jain Buildcon Through Partner 3. Mr. Aakash Arvinkumar Jain 4. Mr. Manojkumar Indarchand Surana By D. No. 4505 on dated 23/06/2021
G.	Thereafter, Mrs. Nirmala Vasant Thorat Obtain commencement Certificate and approved plan from Municipal Corporation, Jalgaon regarding above property on dated 08/09/2021.
H.	As per Certificate of AR, Co-op. Society, Jalgaon Said Radhakrushna Housing Co-op. Society Ltd. Jalgaon is not in Existence.



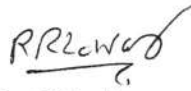
R. R. Zawar

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 : 19/05/2022
Place : Jalgaon




Rahul R. Zawat
Advocate, Jalgaon.



CHALLAN
MTR Form Number-6



GRN MH002106873202223U	BARCODE	Date 19/05/2022-19:02:12	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	Flat/Block No.		
Year 2022-2023 One Time	Premises/Building		
Account Head Details	Amount In Rs.	Road/Street	
0030072201 SEARCH FEE	750.00	Area/Locality	JALGAON
		Town/City/District	
		PIN	4 2 5 0 0 1
		Remarks (If Any)	VERIFICATION OF RECORD FOR 1993 TO 2022 30 YEARS OF GAT NO. 51/1A PIMPRALA
		Amount In	Seven Hundred Fifty Rupees Only
Total	750.00	Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572022051950151 CPABRFLIW9
Cheque/DD No.		Bank Date	RBI Date 19/05/2022-19:24:04 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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.

