



Rahul D. Kulkarni
ADVOCATE

Tamboli Gali
NANDURBAR.
DATE :- 22.06.2021.

FORMAT - A
(Circular No. :- 27/2021)

To
Maha Rera

LEGAL TITLE REPORT

Sub :- Title Clearance Certificate with respect of Plot No. 3 to 36, Plot No. 51 to 93, Plot No. 96 to 122 and Plot No. 125 to 145 in Survey No. 94/2/B at Hol Tarfe Haveli, Tq. & Dist. Nandurbar. (Hereinafter referred as the said Plot No. "-----")

I have investigated the title of the said plot on the request of (Name of owner / promoter / developer / company) and following documents i.e. :- M/s. Golden Heritej through it's partners Anand Hastimal Jain & Ajay Hastimal Jain.

1) Description of the property :-

Item No.	Survey No., Khata No., House No. Site No. (S.No. 94/2/B)	Extent / Areas of Land / Building Sq. Mtr.	Location Sub-District / District / Village / Municipality, etc.
1	Plot No. 3	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
2	Plot No. 4	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
3	Plot No. 5	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
4	Plot No. 6	86.65 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
5	Plot No. 7	174.15 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
6	Plot No. 8	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
7	Plot No. 9	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
8	Plot No. 10	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
9	Plot No. 11	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
10	Plot No. 12	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
11	Plot No. 13	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
12	Plot No. 14	175.36 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
13	Plot No. 15	94.86 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
14	Plot No. 16	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
15	Plot No. 17	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar



16	Plot No. 18	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
17	Plot No. 19	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
18	Plot No. 20	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
19	Plot No. 21	174.15 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
20	Plot No. 22	100.65 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
21	Plot No. 23	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
22	Plot No. 24	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
23	Plot No. 25	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
24	Plot No. 26	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
25	Plot No. 27	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
26	Plot No. 28	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
27	Plot No. 29	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
28	Plot No. 30	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
29	Plot No. 31	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
30	Plot No. 32	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
31	Plot No. 33	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
32	Plot No. 34	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
33	Plot No. 35	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
34	Plot No. 36	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
35	Plot No. 51	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
36	Plot No. 52	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
37	Plot No. 53	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
38	Plot No. 54	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
39	Plot No. 55	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
40	Plot No. 56	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
41	Plot No. 57	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
42	Plot No. 58	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
43	Plot No. 59	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
44	Plot No. 60	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
45	Plot No. 61	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
46	Plot No. 62	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
47	Plot No. 63	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
48	Plot No. 64	112.9 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
49	Plot No. 65	146.15 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
50	Plot No. 66	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
51	Plot No. 67	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
52	Plot No. 68	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
53	Plot No. 69	100.65 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
54	Plot No. 70	168.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
55	Plot No. 71	176.75 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
56	Plot No. 72	148.43 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
57	Plot No. 73	211.50 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
58	Plot No. 74	128.65 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
59	Plot No. 75	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
60	Plot No. 76	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar



61	Plot No. 77	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
62	Plot No. 78	126.9 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
63	Plot No. 79	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
64	Plot No. 80	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
65	Plot No. 81	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
66	Plot No. 82	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
67	Plot No. 83	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
68	Plot No. 84	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
69	Plot No. 85	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
70	Plot No. 86	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
71	Plot No. 87	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
72	Plot No. 88	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
73	Plot No. 89	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
74	Plot No. 90	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
75	Plot No. 91	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
76	Plot No. 92	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
77	Plot No. 93	154.95 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
78	Plot No. 96	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
79	Plot No. 97	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
80	Plot No. 98	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
81	Plot No. 99	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
82	Plot No. 100	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
83	Plot No. 101	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
84	Plot No. 102	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
85	Plot No. 103	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
86	Plot No. 104	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
87	Plot No. 105	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
88	Plot No. 106	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
89	Plot No. 107	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
90	Plot No. 108	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
91	Plot No. 109	125.15 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
92	Plot No. 110	118.2 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
93	Plot No. 111	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar



94	Plot 112	No.	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
95	Plot 113	No.	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
96	Plot 114	No.	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
97	Plot 115	No.	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
98	Plot 116	No.	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
99	Plot 117	No.	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
100	Plot 118	No.	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
101	Plot 119	No.	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
102	Plot 120	No.	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
103	Plot 121	No.	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
104	Plot 122	No.	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
105	Plot 125	No.	186.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
106	Plot 126	No.	104.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
107	Plot 127	No.	104.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
108	Plot 128	No.	104.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
109	Plot 129	No.	100.75 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
110	Plot 130	No.	117.08 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
111	Plot 131	No.	114.65 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
112	Plot No. 132		91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
113	Plot 133	No.	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
114	Plot 134	No.	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
115	Plot 135	No.	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
116	Plot	No.	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar



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117	Plot 137	No.	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
118	Plot 138	No.	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
119	Plot 139	No.	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
120	Plot 140	No.	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
121	Plot 141	No.	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
122	Plot 142	No.	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
123	Plot 143	No.	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
124	Plot 144	No.	91.00 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar
125	Plot 145	No.	112.95 Sq.M.	Hol Tarfe Haveli, Tq. & Dist. Nandurbar

2) The documents of allotment of plot:-

3) 7/12 extract or property card issued by ----- dated -----, mutation entry No. -----

Sr. No.	Date of Document	Name of Document	Whether Original / Certified True Copy / Photostat
1	01.02.2021	7/12 extracts-144	Certified Copy
2	03.02.2021	7/12 extracts-4	Certified Copy
3	03.02.2021	M.E.No. 631	Certified Copy
4	03.02.2021	M.E.No. 650	Certified Copy
5	03.02.2021	M.E.No. 842	Certified Copy
6	03.02.2021	M.E.No. 2035	Certified Copy
7	03.02.2021	M.E.No. 5827	Certified Copy
8	03.02.2021	M.E.No. 6932	Certified Copy
9	03.02.2021	M.E.No. 7808	Certified Copy
10	03.02.2021	M.E.No. 8895	Certified Copy
11	03.02.2021	M.E.No. 8952	Certified Copy
12	03.02.2021	M.E.No. 9581	Certified Copy
13	02.02.2021	M.E.No. 9745	Certified Copy
14	02.02.2021	M.E.No. 10129	Certified Copy
15	02.02.2021	M.E.No. 10139	Certified Copy
16	08.04.1990	NA order	Photo Copy
17		Sanad	Photo Copy



18	18.12.2014	Regd. Sale deed No. 7607/2014	Photo Copy
19	18.12.2014	Receipt of Registration No. 7776	Photo Copy
20	18.12.2014	Index-II	Photo Copy
21	25.09.2020	Lay out plan	Blue print

4) Search report for 30 years from 01.01.1992 to till today i.e.

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the property I am of the opinion that the title of (following owner / promoter / developer / company) i.e. M/s. Golden Heritej through it's partners Anand Hastimal Jain & Ajay Hastimal Jain is clear, marketable and having encumbrances of The Hasti Co.Op. Bank Ltd. Dondaicha branch Nandurbar of Rs. 100000000/- (If any encumbrances please mention in separate sheet)

Owners of the land

- 1) Entire S. No. 94/2/B at Hol Tarfe Haveli , Tq. & Dist. Nandurbar hold & owned by M/s. Golden Heritej through it's partners Anand Hastimal Jain & Ajay Hastimal Jain.
- 2) Qualifying comments / remarks if any
- 3) 3/- The report reflecting the flow of the title of the (following owner / promoter / developer / company) i.e. M/s. Golden Heritej through it's partners Anand Hastimal Jain & Ajay Hastimal Jain on the said land is enclosed herewith as annexure.

Encl :- Annexure.

Date :- 22.06.2021

Advocate

[Signature]

(Stamp)





Rahul D. Kulkarni
ADVOCATE

Tamboli Gali
NANDURBAR.
DATE :- 22.06.2021.

FORMAT - A

FLOIY OF THE TITLE OF THE SAID LAND MENTIONED BELOW.

Chandrakant Jagannath Marathe was the previous owner of S.No. 94/2 at Hol Tarfe Haveli, Tq. & Dist. Nandurbar. The loan obtained by him against above mentioned land from Dhule Dist. Co. Op. Land Development Bank Ltd. Dhule was repaid by him. So bank initiated action of recovery against him and accordingly his land S.No. 94/2 at Hol Tarfe Haveli divided in two parts due to auction called by bank. Hence as per order of Dy. Collector, Nandurbar & Special Recovery Officer of said bank S.No. 94/2/1 in auction purchased by Vittal Raghunath Marathe he also got possession of his share land and S. No. 94/2/2 remain with Chandrakant Jagannath Marathe. I have perused M.E.No. 631 which recorded on 28.04.1971 & duly certified by competent authority on 31.08.1971.

S.No. 94/2/2 at Hol Tarfe haveli, Tq. & Dist. Nandurbar of Chandrakant Jagannath Marathe. He availed loan against his above land from Nandurbar V.K.S. Society. But Not repaid the loan amount. So special recovery officer & Asstt. Registrar Co.op. Societies, Dhule auctioned the land S.No. 94/2/2 at Hol Tarfe Haveli. In auction process Babulal Hari Bhope purchased said S.No. 94/2/2 but possession not handed over to him. Hence name of Babulal Hari Bhope entered on record of rights of S.No. 94/2/2 at Hol Tarfe haveli. Said process done as per order of Asst. Registrar Co.op societies, Dhule vide his order Dt. 27/11/1972 & Dt. 22/1/1973 also order of Tahasildar, Nandurbar vide Dt. 9/1/1973 & 21/07/1973. I have perused M.E.No. 650 which recorded on 18.08.1973 & duly certified by competent authority on 21.07.1973.

Babulal Hari Bhope had purchased S.No. 94/2/2 at Hol Tarfe Haveli in auction. But he had not got possession of said land, Actual possession of the land with Shatabai D/o. Daulat Musale. She obtain injunction order & cancelled the auction. In the re auction she purchased said land on 01/08/1972. so name of Babulal Hari Bhope



deleted from record off rights & named of Shantabai D/o. Daulat Musale entered thereon. Said effect done by order of Tahasildar, Nandurbar vide No. RTS/3452 Dt. 29/08/1986. I have perused M.E.No. 842 which recorded on 20.09.1986 & duly certified by competent authority on 20.10.1986.

Charge of Nandurbar V.K.S. Society deleted from record of rights of S.No. 94/2B at Hol. Tarfe Haveli. I have perused M.E.No. 2035 which recorded on 01.04.2007 & duly certified by competent authority on 07.05.2007.

As per order of Tahasildar Nandurbar vide No. Jamin/Kawi/128/2013 Nandurbar, Dt. 5/2/2013 and Hissform No. 4 & 12 along with measurement sheet of TILR, Nandurbar changes in area, assessment of S.No. 94/2/B at Hol Tarfe Haveli occurred. I have perused M.E.No. 5827 which recorded on 10.02.2013 & duly certified by competent authority on 28.02.2013.

Anand Hastimal Jain & Ajay Hastimal Jain had purchased S.No. 94/2B at Hol Tarfe haveli, Tq. & Dist. Nandurbar by Regd. Sale Deed No. 7607/2014 on 18/12/2014 for Rs. 9,60,000/- from Shantabai D/o. Daulat Musale with consent of Sushila Mansing Pardeshi, Ratanabai Kishan Musale, Chayabai Ashok Musale, Ashwin Dilip Banchod, Vishal Dilip Banchod, Chandrakant Kishor Mulsale, Manoj Kishor Musale, Amit Ashok Musale, Dipali Ashok Musale, Pankaj Ashok Musale said truncation done with prior order of Collector, Nandurbar vide No. B/Desk-2/Jamin/Kavi/516/2014 Dt. 11/12/2014 said land purchased for agricultural purpose as New Tenure land on 19/12/2014. Anand Hastimal Jain & Ajay Hastimal Jain purchase the land by each one's 50% 50% undivided shares. Accordingly entry was recorded on 19/12/2014 and duly certified by competent authority. I have perused M.E.No. 6932 which recorded on 19.12.2014 & duly certified by competent authority.

As per order of Additional Collection, Nandurbar vide No. 2016/Tenancy/F/Desk-7/Kawi787 Date 21/11/2016 also order of Tahasildar, Nandurbar vide No. 2016/Jamin-1/Kawi/1206 Dt. 29/11/2016, S.No. 94/2/B at Hol Tarfe haveli converted New Tenure land to Old Tanure land. I have perused M.E.No. 7808 which recorded on 05.12.2016 & duly certified by competent authority on 05.12.2016.



Anand Hastimal Jain & Ajay Hastimal Jain obtained loan from HDFC Bank branch Nandurbar of Rs. 4913000/- against their land S.No. 94/2/B at Hol Tarfe Haveli, Tq. & Dist. Nandurbar so Regd. mortgage deed No. 595/2019 dt. 18.02.2019 executed between bank & them and according to said deed charge of the bank entered on other rights column on 7/12 extract of S.No. 94/2/B at Hol Tarfe Haveli. I have perused M.E.No. 8895 which recorded on 22.02.2019 & duly certified by competent authority on 28.09.2019.

Anand Hastimal Jain & Anand Hastimal Jain established partnership firm namely M/s. The Golden Heritage and transfer their S.No. 94/2/B at Hol Tarfe Haveli, Tq. & Dist. Nandurbar to said firm by Regd. deed No. 1903/2019 dt. 04.06.2019. In said partnership firm M/s. The Golden Heritage both brothers Anand Hastimal Jain & Anand Hastimal Jain each having 50-50 % share. I have perused M.E.No. 8952 which recorded on 06.06.2019 & duly certified by competent authority on 28.09.2019.

Anand Hastimal Jain & Ajay Hastimal Jain repaid entire loan which was obtained from HDFC Bank branch Nandurbar of Rs. 4913000/- against their land S.No. 94/2/B at Hol Tarfe Haveli, Tq. & Dist. Nandurbar so bank issued No Dues Certificate and according to it Regd. Reconvene deed No. 669/2020 dt. 22.06.2020 executed between bank & them. Hence relying of the reconvene deed charge of the bank deleted from other rights column on 7/12 extract of non agricultural plots made in S.No. 94/2/B at Hol Tarfe Haveli owned by M/s. The Golden Heritage. I have perused M.E.No. 9581 which recorded on 25.06.2020 & duly certified by competent authority on 28.10.2020.

As the Collector Nandurbar issued N A order vide No. B/Desk-2/NASR/03/2020 Collector Office, Nandurbar dt. 26.10.2020 ; S.No. 94/2/B at Hol Tarfe Haveli, Tq. & Dist. Nandurbar converted agricultural land into non agricultural land for residential plots. After issuance of said NA order S.No. 94/2/B at Hol Tarfe /Haveli divided in various plots & previous 7/12 extract of agricultural land closed & new 7/12 extracts of various plots created by revenue authority. I have perused M.E.No. 9745 which recorded on 03.10.2020 & duly certified by competent authority on 12.11.2020.

I have perused copy of NA order, Sanad & Lay out plan.



After issuance of NA order as per order of Tahsildar Nandurbar changes in area of various non agricultural residential plots occurred in S.No. 94/2/B at Hol Tarfe Haveli, Tq. & Dist. Nandurbar. I have perused M.E.No. 10129 which recorded on 27.01.2021 & duly certified by competent authority on 28.01.2021.

After issuance of NA order as per order of Tahsildar Nandurbar again changes in area of some non agricultural residential plots occurred in S.No. 94/2/B at Hol Tarfe Haveli, Tq. & Dist. Nandurbar. I have perused M.E.No. 10139 which recorded on 29.01.2021 & duly certified by competent authority on 29.01.2021.

As per record of Sub Registrar office, Nandurbar in the year 2021; M/s. Golden Heritej through it's partners Anand Hastimal Jain & Ajay Hastimal Jain had obtained loan against their non agricultural residential Plot No. s 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 81, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145 in S.No. 94/2/B at Hol Tarfe Haveli, Tq. & Dist. Nandurbar from The Hasti Co.Op Bank Ltd. Dondiacha branch Nandurbar of Rs. 100000000/- so Regd. mortgage deed No. 1814/2021 dt. 27.05.2021. According to said mortgage there is encumbrance of the bank.

Record produced before me does not shows that the matter is not subject to the provisions of Lispendens. I have not inspected to site hence can't give any opinion about it. The property is not subject to minor's interest. All the original deeds and certified copies perused by me returned herewith this report. Record produced before me does not show any acquisition proceeding regarding said property.

I have perused record of Sub Registrar office Nandurbar & record of rights at Talathi & record office. Some of the record is missing & some of record is in torn position due to shifting of said offices time to time. Also perused available record through e-search. Relying on available record, I have not found any adverse remark in respect of said property. I also request to bank authorities to verify & conform KYC



said applicant prior to sanction & disbursal of loan. Since search for entire period could not be done and the charges or rights created by unregistered documents can not be ascertained and known from the entries of Govt. Record. Onward 2002 online Title Verification is available but each and every entry of all registered document is not properly filed up in systems. Therefore above Title Verification done as per available online record & record provided to me.

Sr. No.

1. 7/12 extract / P. R. Card as on date of application for registration .
2. Mutation Entry No. -----
3. Search report for 30 years from 01.01.1992 to till today i.e. taken from Sub
- Registrar office at Nandurbar, Tq. & Dist. Nandurbar.
4. Any other relevant title.- --.
5. Litigation if any. :- Record produced before me does not shows that the
matter is not subject to the provisions of Lispendens

Date:- 22.06.2021.

Advocate

(Stamp)

e-chalan No. MH002514893202122E dt. 21.06.2021 enclosed herewith.

