



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 Chandra Construction Through Partner 1. Mr. Mukesh Shantilal Lalwani 2. Mrs. Chandrakala Mukesh Lalwani 3. Mr. Jayesh Mukesh Lalwani 4. Mr. Rohan Mukesh Lalwani All R/o. Jalgaon, Tal. & Dist. Jalgaon																
2)	Name of the Owner Chandra Construction Through Partner 1. Mr. Mukesh Shantilal Lalwani 2. Mrs. Chandrakala Mukesh Lalwani 3. Mr. Jayesh Mukesh Lalwani 4. Mr. Rohan Mukesh Lalwani All R/o. Jalgaon, Tal. & Dist. Jalgaon And others.																
3)	Purpose of Investigation For the purpose of to obtain loan the title verification is asked for and done for the period 01/01/1989 up to 23/11/2018. (30 Years)																
4)	Description of the Property All piece and parcel of Wing A, Wing B, Wing C & Wing D of Plot No. 2 to 10, 16 to 23, 26 to 49/A admeasuring area 4680.39 Sq.Mtr. out of Gat No. 182/3 of Savkheda Bk. Tal. & Dist. Jalgaon. The Property is bounded as : <table border="1"><tr><td>East</td><td>9 Mtr. Road</td></tr><tr><td>West</td><td>12 Mtr. Road</td></tr><tr><td>North</td><td>9 Mtr. Road</td></tr><tr><td>South</td><td>18 Mtr. Road</td></tr></table>	East	9 Mtr. Road	West	12 Mtr. Road	North	9 Mtr. Road	South	18 Mtr. Road								
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5)	Searches taken <table border="1"><tr><td>1)</td><td>7/12 Extract on dated 22/11/2018 of above property.</td></tr><tr><td>2)</td><td>Mutation Entries of above property.</td></tr><tr><td>3)</td><td>Original Sale Deeds of owners of above property.</td></tr><tr><td>4)</td><td>Photocopy of N. A. Order regarding above property.</td></tr><tr><td>5)</td><td>Original Partnership Deed of Admission Cum Retirement</td></tr><tr><td>6)</td><td>Photocopy of Amalgamation Order regarding above property.</td></tr><tr><td>7)</td><td>Deed of Declaration regarding above property.</td></tr><tr><td>8)</td><td>Available Index II Records from the year 1989 up to 23/11/2018 of Sub-Registrar Office, Jalgaon.</td></tr></table>	1)	7/12 Extract on dated 22/11/2018 of above property.	2)	Mutation Entries of above property.	3)	Original Sale Deeds of owners of above property.	4)	Photocopy of N. A. Order regarding above property.	5)	Original Partnership Deed of Admission Cum Retirement	6)	Photocopy of Amalgamation Order regarding above property.	7)	Deed of Declaration regarding above property.	8)	Available Index II Records from the year 1989 up to 23/11/2018 of Sub-Registrar Office, Jalgaon.
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8)	Available Index II Records from the year 1989 up to 23/11/2018 of Sub-Registrar Office, Jalgaon.																
6)	Inspection Challan No. MH008570936201819E on dtd 23/11/2018 of S.R.O. Jalgaon.																



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7)	Past and Previous transactions :																												
A.	Previously own by Mr. Ramkrushna Chindhu Bari Mr. Bhoma Chhanu Gavali																												
B.	N.A. Permission given by Hon'ble Collector, Jalgaon by an Order No. LNA/2088/ SR/87 on dated 04/04/1988 regarding Gat No. 182/2 of Savkheda Bk. Tal. & Dist. Jalgaon.																												
C.	As per M.E. No. 2169 on dated 01/01/1990 Mr. Ramkrushna Chindhu Bari Mutually divided above property i.e. plots out of Gat No. 182/2 of Savkheda Shiwar, Ta. & Dist. Jalgaon with in there family member as follows :-																												
	<table> <tr> <th>Sr. No.</th><th>Own Name</th><th>Plot No.</th></tr> <tr> <td>01.</td><td>Mr. Ramkrushna Chindhu Bari</td><td>47 to 50</td></tr> <tr> <td>02.</td><td>Mrs. Vijaya Daulat Bari</td><td>51, 52, 53 and 59</td></tr> <tr> <td>03.</td><td>Mrs. Devakabai Ramkrushna Bari</td><td>54, 62, 63, 64</td></tr> <tr> <td>04.</td><td>Mrs. Mangala Tikaram Bari,</td><td>55, 65, 66, and 67</td></tr> <tr> <td>05.</td><td>Mr. Pradip Ramkrushna Bari</td><td>56, 72, 73, and 74</td></tr> <tr> <td>06.</td><td>Mrs. Shantabai Subhash Bari</td><td>57, 68, 69, and 70</td></tr> <tr> <td>07.</td><td>Mr. Janardhan ramkrushna Bari</td><td>58, 75, 76, and 78</td></tr> <tr> <td>08.</td><td>Mrs. Meena Pradeep Patil</td><td>79, 80, 81, 82, 60, and 61</td></tr> </table>	Sr. No.	Own Name	Plot No.	01.	Mr. Ramkrushna Chindhu Bari	47 to 50	02.	Mrs. Vijaya Daulat Bari	51, 52, 53 and 59	03.	Mrs. Devakabai Ramkrushna Bari	54, 62, 63, 64	04.	Mrs. Mangala Tikaram Bari,	55, 65, 66, and 67	05.	Mr. Pradip Ramkrushna Bari	56, 72, 73, and 74	06.	Mrs. Shantabai Subhash Bari	57, 68, 69, and 70	07.	Mr. Janardhan ramkrushna Bari	58, 75, 76, and 78	08.	Mrs. Meena Pradeep Patil	79, 80, 81, 82, 60, and 61	
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D.	As per M.E. No. 2170 on dated 01/01/1990 Mr. Bhoma Chhinu Gavali Mutually divided above property i.e. plots out of Gat No. 182/2 of Savkheda Shiwar, Ta. & Dist. Jalgaon with in there family member as follows :-																												
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E.	As per M.E. No. 2297 on dated 14/04/1992 Mr. Bhuma Chhanu Gavali Sold above property i.e. All that piece & parcel of Plot No. 8 admeasuring are 208.00 sq.mtr., Plot No. 7 admeasuring are 208.00 sq.mtr. and Plot No. 1 admeasuring are 514.62 sq.mtr. out of Gat No. 182/2 of Savkheda Bk. Tal. & Dist. Jalgaon for consideration of Rs. 28,000/- to Mr. Rajendra Dnyandeo Patil By D. No. 734 on dated 30/03/1992.																												
F.	As per M.E. No. 2298 on dated 14/04/1992 Mrs. Meenabai Bhuma Gavali Sold above property i.e. All that piece & parcel of Plot No. 3 admeasuring are 521.37 sq.mtr. out of Gat No. 182/2 of Savkheda Bk. Tal. & Dist. Jalgaon for consideration of Rs. 16,000/- to Mr. Rajendra Dnyandeo Patil By D. No. 735 on dated 30/03/1992.																												
G.	As per M.E. No. 2310 on dated 26/06/1992 Mrs. Shushilabai Bhuma Gavali Sold above property i.e. All that piece & parcel of Plot No. 2 & 9 out of Gat No. 182/2 of Savkheda Bk. Tal. & Dist. Jalgaon for consideration of Rs. 25,000/- to Mrs. Usha Rajendra Patil By D. No. 966 on dated 30/04/1992.																												
H.	As per M.E. No. 2510 on dated 30/05/1997 Smt. Sushilabai Bhoma Gavali Died on dated 10/09/1993 therefore, their legal heirs became the owner of above property as follows : 1. Mr. Bhoma Chhinu Gavali 2. Mr. Uma Nandkishor Gavali 3. Mr. Bharati ramesh Gavali																												



I.	As per M.E. No. 2511 on dated 30/05/1997 Bakubai Mohan Gavali Died on dated 02/07/1994 therefore, their legal heirs became the owner of above property as follows : Mr. Bhuma Chhanu Gavali
J.	As per M.E. No. 3111 on dated 18/09/1999 Ramkrushna Chindhu Bari Sold above property i.e. All that piece & parcel of Plot No. 47 to 50 out of Gat No. 182/2 of Savkheda Bk. Tal. & Dist. Jalgaon for consideration of Rs. 1,14,048/- to Mr. Rajesh Shantilal Lalwani Mrs. Surekha Rajesh Lalwani By D. No. 2323 on dated 24/06/1999.
K.	As per M.E. No. 3112 on dated 18/09/1999 Mr. Bhuma Chhanu Gavali Sold above property i.e. All that piece & parcel of Plot No. 40, 43, 45, 46 out of Gat No. 182/2 of Savkheda Bk. Tal. & Dist. Jalgaon for consideration of Rs. 84,946/- to Mr. Vijay Mohalal Kankariya By D. No. 2320 on dated 24/06/1999.
L.	As per M.E. No. 3113 on dated 18/09/1999 Mr. Bhuma Chhanu Gavali Sold above property i.e. All that piece & parcel of Plot No. 5, 6, 17, 18, 28 to 31 out of Gat No. 182/2 of Savkheda Bk. Tal. & Dist. Jalgaon for consideration of Rs. 1,71,071/- to Mr. Mukesh Shantilal Lalwani By D. No. 2319 on dated 24/06/1999.
M.	As per M.E. No. 3115 on dated 18/09/1999 Mrs. Umabai nandkishor Gavali Sold above property i.e. All that piece & parcel of Plot No. 4, 20, 21, 22, 23 out of Gat No. 182/2 of Savkheda Bk. Tal. & Dist. Jalgaon for consideration of Rs. 1,06,195/- to Mr. Mohanlal Dipachand Kankariya By D. No. 2318 on dated 24/06/1999.
N.	As per M.E. No. 3116 on dated 18/09/1999 Mrs. Bharti Ramesh Gavali Sold above property i.e. All that piece & parcel of Plot No. 10, 24 to 27 out of Gat No. 182/2 of Savkheda Bk. Tal. & Dist. Jalgaon for consideration of Rs. 88,725/- to Mr. Prakash Mohanlal Kankariya By D. No. 2315 on dated 24/06/1999.
O.	As per M.E. No. 3117 on dated 18/09/1999 Mr. Bhuma Chhanu Gavali Mrs. Umabai nandkishor Gavali Mr. Bharti Ramesh Gavali Sold above property i.e. All that piece & parcel of Plot No. 11 to 13, 32 to 35, 41 out of Gat No. 182/2 of Savkheda Bk. Tal. & Dist. Jalgaon for consideration of Rs. 1,36,995/- to Mr. Sukhabala Ravikumar Burad By D. No. 2317 on dated 24/06/1999.
P.	As per M.E. No. 3118 on dated 18/09/1999 Minabai Bhuma Gavali Sold above property i.e. All that piece & parcel of Plot No. 14 to 16, 19, 36 to 39, 42 & 44 out of Gat No. 182/2 of Savkheda Bk. Tal. & Dist. Jalgaon for consideration of Rs. 1,98,531/- to Mr. Mukesh Shantilal Lalwani Mrs. Mamta Ajay Lalwani Mrs. Sangita Nilesh Lalwani By D. No. 2321 on dated 24/06/1999.



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Q.	As per M.E. No. 3299 on dated 10/01/2000 Mr. Rajendra Dnyandeo Patil Sold above property i.e. All that piece & parcel of Plot No. 1, 3, 7 and 8 out of Gat No. 182/2 of Savkheda Bk. Tal. & Dist. Jalgaon for consideration of Rs. 1,75,000/- to 1. Mr. Mukesh Shantilal Lalwani 2. Mrs. Chandrakala Mukesh Lalwani By D. No. 3736 on dated 11/11/1999.																											
R.	As per M.E. No. 3300 on dated 10/01/2000 Mrs. Usha Rajendra Patil Sold above property i.e. All that piece & parcel of Plot No. 2 & 9 out of Gat No. 182/2 of Savkheda Bk. Tal. & Dist. Jalgaon for consideration of Rs. 1,26,000/- to Mrs. Chandrakala Mukesh Lalwani Mr. Mukesh Shantilal Lalwani By D. No. 3777 on dated 15/12/1999.																											
S.	As per M.E. No. 6161 on dated 02/08/2005 Mr. Mukesh Shantilal Lalwani etc., Amended Layout and sanctioned New layout for Plot No. 1 to 82 out of Gat No. 182/2 with the permission of Hon'ble Collector, Jalgaon therefore Plot No. 1 to 82 out of Gat No. 182/2 was changed as Plot No. 1 to 82 out of Gat No. 182/3 and as per New layout news plots came in the share as follows- <table><tr><th>Sr. No.</th><th>Own Name</th><th>Plot No.</th></tr><tr><td>01.</td><td>Mr. Mukesh Shantilal Lalwani Mrs. Chandrakala Mukesh Lalwani</td><td>1 to 3, 7 to 9, 11 to 12</td></tr><tr><td>02.</td><td>Mr. Mukesh Shantilal Lalwani</td><td>5, 13, 14, 25, 30, 31</td></tr><tr><td>03.</td><td>Mr. Sukhabala Ravikumar Burad</td><td>32 to 35 & 41</td></tr><tr><td>04.</td><td>Mr. Shantilal Rupchand Lalwani Mrs. Mamta Ajay Lalwani Mrs. Sangita Nilesh Lalwani</td><td>15, 16, 19, 36 to 39, 42, 44</td></tr><tr><td>05.</td><td>Mr. Mohanlal Deepchand Kankariya</td><td>4, 6, 17, 18, 20, 21, 22, 23, 28, 29</td></tr><tr><td>06.</td><td>Mr. Prakash Mohanlal Kankariya</td><td>10, 24, 26, 27</td></tr><tr><td>07.</td><td>Mr. Vijay Mohanlal Kankariya</td><td>40, 43, 45, 46</td></tr><tr><td>08.</td><td>Mr. Rajesh Shantilal Lalwani Mrs. Surekha Rajesh Lalwani</td><td>47, 48, 49, 50</td></tr></table> And others plots of others owners.	Sr. No.	Own Name	Plot No.	01.	Mr. Mukesh Shantilal Lalwani Mrs. Chandrakala Mukesh Lalwani	1 to 3, 7 to 9, 11 to 12	02.	Mr. Mukesh Shantilal Lalwani	5, 13, 14, 25, 30, 31	03.	Mr. Sukhabala Ravikumar Burad	32 to 35 & 41	04.	Mr. Shantilal Rupchand Lalwani Mrs. Mamta Ajay Lalwani Mrs. Sangita Nilesh Lalwani	15, 16, 19, 36 to 39, 42, 44	05.	Mr. Mohanlal Deepchand Kankariya	4, 6, 17, 18, 20, 21, 22, 23, 28, 29	06.	Mr. Prakash Mohanlal Kankariya	10, 24, 26, 27	07.	Mr. Vijay Mohanlal Kankariya	40, 43, 45, 46	08.	Mr. Rajesh Shantilal Lalwani Mrs. Surekha Rajesh Lalwani	47, 48, 49, 50
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T.	As per M.E. No. 6638 on dated 03/10/2006 Mr. Mohanlal Deepchand kankariya Gift above property i.e. All that piece & parcel of Plot No. 4, 6, 17, 18, 20, 21 out of Gat No. 182/3 of Savkheda Bk. Tal. & Dist. Jalgaon for without consideration to Mrs. Chandrakala Mukesh Lalwani By D. No. 2306 on dated 03/09/2006																											
U.	As per M.E. No. 6639 on dated 03/10/2006 Mr. Mohanlal Deepchand kankariya Gift above property i.e. All that piece & parcel of Plot No. 22, 23, 28, 29 out of Gat No. 182/3 of Savkheda Bk. Tal. & Dist. Jalgaon for without consideration to Mrs. Chandrakala Mukesh Lalwani By D. No. 2305 on dated 03/09/2006																											
V.	As per M.E. No. 6640 on dated 03/10/2006 Mr. Vijay Mohanlal kankariya Gift above property i.e. All that piece & parcel of Plot No. 40, 43, 46, 54 out of Gat No. 182/3 of Savkheda Bk. Tal. & Dist. Jalgaon for without consideration to Mr. Pramila Mukesh Lalwani By D. No. 2308 on dated 03/09/2006																											