

W.	As per M.E. No. 6641 on dated 03/10/2006 Mr. Prakash Mohanlal kankariya Gift above property i.e. All that piece & parcel of Plot No. 10, 26, 27 out of Gat No. 182/3 of Savkheda Bk. Tal. & Dist. Jalgaon for without consideration to Mrs. Jalyesh Mukesh Lalwani By D. No. 2306 on dated 03/09/2006
X.	As per M.E. No. 6666 on dated 16/10/2006 Mr. Sukhabala Ravikumar Burad Sold above property i.e. All that piece & parcel of Plot No. 32 to 35 & 41 out of Gat No. 182/3 of Savkheda Bk. Tal. & Dist. Jalgaon to Mr. Mukesh Shantilal Lalwani By D. No. 2944 on dated 12/10/2006.
Y.	As per M.E. No. 6823 on dated 30/03/2007 Mr. Mukesh Shantilal Lalwani etc., Amalgamated and divided above plots i.e. Plot No. 2 to 10, 16 to 13 and 26 to 49 of Gat No. 182/3 of Savkheda Bk. Tal. & Dist. Jalgaon with permission Hon'ble Sub-Divisional Officer, Jalgaon above as Plot No. 2 to 10, 16 to 23, 26 to 49/A admeasuring aea 4680.19 Sq.Mtr. and Plot No. 2 to 10, 16 to 23, 26 to 49/B admeasuring aea 2563.75 Sq.Mtr. of Gat No. 182/3 of Savkheda Bk. Tal. & Dist. Jalgaon.
Z.	As per M.E. No. 7728 on dated 16/11/2009 Mr. Rajesh Shantilal Lalwani Mrs. Surekha Rajesh Lalwani Gift above property i.e. there share in Plot No. 2 to 10, 16 to 23, 26 to 49/A admeasuring aea 4680.19 Sq.Mtr. and Plot No. 2 to 10, 16 to 23, 26 to 49/B admeasuring aea 2563.75 Sq.Mtr. of Gat No. 182/3 of Savkheda Bk. Tal. & Dist. Jalgaon for without consideration to Mr. Mukesh Shantilal Lalwani By D. No. 3743 on dated 11/11/2009
AA.	As per M.E. No. 7729 on dated 16/11/2009 Mr. Shantilal Rupchand Lalwani Mrs. Mamta Ajay Lalwani Mrs. Sangita Nilesh Lalwani Gift above property i.e. there share in Plot No. 2 to 10, 16 to 23, 26 to 49/A admeasuring aea 4680.19 Sq.Mtr. and Plot No. 2 to 10, 16 to 23, 26 to 49/B admeasuring aea 2563.75 Sq.Mtr. of Gat No. 182/3 of Savkheda Bk. Tal. & Dist. Jalgaon for without consideration to Mrs. Pramila Mukesh Lalwani Mr. Jayesh Mukesh Lalwani By D. No. 3742 on dated 11/11/2009
BB.	Thereafter Mukesh Shantilal Lalwani etc. obtain commencement Certificate and approved plan regarding said property from Grampanchayat Savkheda Bk. Tal. & Dist. Jalgaon on dated 06/09/2009
CC.	As per M.E. No. 11005 on dated 28/03/2012 1. Mr. Mukesh Shantilal Lalwani 2. Mrs. Chandrakala Mukesh Lalwani 3. Mr. Jayesh Mukesh Lalwani 4. Mr. Parimal Mukesh Lalwani Made & Registered Partnership Deed regarding partnership firm Chandra Construction and include above property of partners in said firm therefore Plot No. 2 to 10, 16 to 23, 26 to 49/A admeasuring aea 4680.19 Sq.Mtr. and Plot No. 2 to 10, 16 to 23, 26 to 49/B admeasuring aea 2563.75 Sq.Mtr. of Gat No. 182/3 of Savkheda Bk. Tal. & Dist. Jalgaon is own by M/s.Chandra Construction Through Partner 1. Mr. Mukesh Shantilal Lalwani 2. Mrs. Chandrakala Mukesh Lalwani 3. Mr. Jayesh Mukesh Lalwani 4. Mr. Parimal Mukesh Lalwani



DD.	As per information given by applicant M/s.Chandra Construction Mortgage above property i.e. All piece and parcel 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 for loan amount of Rs. 1,00,00,000/- to State Bank of India																																								
EE.	As per No Dues Certificate on dated 13/12/2012. M/s.Chandra Construction Release above property i.e. All piece and parcel 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 by repayment of loan amount of Rs. 1,00,00,000/- to State Bank of India																																								
FF.	Thereafter M/s.Chandra Construction obtain Completion Certificate regarding Wing D of above property from Grampanchayat Savkheda Bk. Tal. & Dist. Jalgaon on dated 05/05/2013.																																								
GG.	As per Index II record of Sub-Registrar office Jalgaon M/s.Chandra Construction Through Partner 1. Mr. Mukesh Shantilal Lalwani 2. Mrs. Chandrakala Mukesh Lalwani 3. Mr. Jayesh Mukesh Lalwani 4. Mr. Parimal Mukesh Lalwani No. 1 for him self and Power of Attorney holder No. 2 to 4 Sold Wing D of above property i.e. <table><tr><th>Sr. No.</th><th>Property</th><th>Consideration</th><th>D. No.</th><th>Name of Owner</th></tr><tr><td>01.</td><td>BLOCK No.23</td><td>25,00,000/-</td><td>2648/13</td><td>Dnyaneswar Baburao Patil</td></tr><tr><td>02.</td><td>BLOCK No.24</td><td>25,00,000/-</td><td>4730/13</td><td>1. Mahendrasing Ekanath Patil 2. Kalpana Mahendrasing Patil</td></tr><tr><td>03.</td><td>BLOCK No.25</td><td>30,00,000/-</td><td>4379/13</td><td>1. Pramod Shriniwas Parulekar 2. Samta Pramod Parulekar</td></tr><tr><td>04.</td><td>BLOCK No.26</td><td>25,00,000/-</td><td>529/14</td><td>1. Anil Motilal Sharma 2. Sunita Anil Sharma</td></tr><tr><td>05.</td><td>BLOCK No.27</td><td>25,00,000/-</td><td>528/14</td><td>1. Kailaschandra Murlidhar Sharma 2. Pushpa Kailaschandra Sharma</td></tr><tr><td>06.</td><td>BLOCK No.28</td><td>25,00,000/-</td><td>3039/13</td><td>1. Mahesh Onkarlal Kabre 2. Subhangi Mahesh Kabre</td></tr><tr><td>07.</td><td>BLOCK No.29</td><td>45,00,000/-</td><td>5496/12</td><td>1. Vijay Madanlal Bafana 2. Nirmala Vijay Bafana</td></tr></table>	Sr. No.	Property	Consideration	D. No.	Name of Owner	01.	BLOCK No.23	25,00,000/-	2648/13	Dnyaneswar Baburao Patil	02.	BLOCK No.24	25,00,000/-	4730/13	1. Mahendrasing Ekanath Patil 2. Kalpana Mahendrasing Patil	03.	BLOCK No.25	30,00,000/-	4379/13	1. Pramod Shriniwas Parulekar 2. Samta Pramod Parulekar	04.	BLOCK No.26	25,00,000/-	529/14	1. Anil Motilal Sharma 2. Sunita Anil Sharma	05.	BLOCK No.27	25,00,000/-	528/14	1. Kailaschandra Murlidhar Sharma 2. Pushpa Kailaschandra Sharma	06.	BLOCK No.28	25,00,000/-	3039/13	1. Mahesh Onkarlal Kabre 2. Subhangi Mahesh Kabre	07.	BLOCK No.29	45,00,000/-	5496/12	1. Vijay Madanlal Bafana 2. Nirmala Vijay Bafana
Sr. No.	Property	Consideration	D. No.	Name of Owner																																					
01.	BLOCK No.23	25,00,000/-	2648/13	Dnyaneswar Baburao Patil																																					
02.	BLOCK No.24	25,00,000/-	4730/13	1. Mahendrasing Ekanath Patil 2. Kalpana Mahendrasing Patil																																					
03.	BLOCK No.25	30,00,000/-	4379/13	1. Pramod Shriniwas Parulekar 2. Samta Pramod Parulekar																																					
04.	BLOCK No.26	25,00,000/-	529/14	1. Anil Motilal Sharma 2. Sunita Anil Sharma																																					
05.	BLOCK No.27	25,00,000/-	528/14	1. Kailaschandra Murlidhar Sharma 2. Pushpa Kailaschandra Sharma																																					
06.	BLOCK No.28	25,00,000/-	3039/13	1. Mahesh Onkarlal Kabre 2. Subhangi Mahesh Kabre																																					
07.	BLOCK No.29	45,00,000/-	5496/12	1. Vijay Madanlal Bafana 2. Nirmala Vijay Bafana																																					
HH.	As per Partnership Deed of admission cum retirement Mr. Parimal Mukesh Lalwani is retired as a partner of M/s.Chandra Construction and Mr. Rohan Mukesh Lalwani is added as New partner of M/s.Chandra Construction from dated 01/04/2016.																																								
II.	Thereafter M/s.Chandra Construction obtain Commencement Certificate and approved plan regarding above property from Sub-Divisional Officer, Jalgaon on dated 23/10/2018.																																								
JJ.	As per Index II record of Sub-Registrar office Jalgaon M/s.Chandra Construction Through Partner 1. Mr. Mukesh Shantilal Lalwani 2. Mrs. Chandrakala Mukesh Lalwani 3. Mr. Jayesh Mukesh Lalwani And Confirming Party 1. Mr. Parimal Mukesh Lalwani 2. Mr. Rohan Mukesh Lalwani Made and registered Deed of Declaration under apartment ownership act 1970 regarding "Vastu Nagar" Wing-A, Wing-B, Wing-C and Wing-D situated on 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 By D. No. 6013 on dated 20/11/2018.																																								



8) Opinion :-

I personally gone through the Available Index II records of sub registrar office Jalgaon from the year 1989 upto 23/11/2018. 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 i.e. Wing-A, Wing-B, Wing-C, is own by **Chandra Construction Through Partner, 1. Mr. Mukesh Shantilal Lalwani, 2. Mrs. Chandrakala Mukesh Lalwani, 3. Mr. Jayesh Mukesh Lalwani, 4. Mr. Rohan Mukesh Lalwani** 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.

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 : 23/11/2018

Place : Jalgaon



R. R. Zawar

**Rahul R. Zawar
Advocate, Jalgaon.**