



Kishore M. Sonawane  
LL.M.

Advocate, Shirpur, Dist-Dhule

Office-Near Civil Court, Shirpur, Dist- Dhule. Mob. No. 9881193711

Date 25/01/2023

To  
MahaRera  
-----

### **LEGAL TITLE REPORT**

**Sub : Title Clearance certificate with respect to Plot No. 58 and 59, S. No. 26/1/D/2, Situated at Mandal, Tal. Shirpur, Dist. Dhule (hereinafter referred as the said plot).**

1/- I have investigated the title of the said plot on the request of M/s Navjeevan Developers and Infrastructure Services and following documents i.e.

- 1) Description of the property.
- 2) The documents of allotment of plot.
- 3) 7/12 extract or property card issued by competent authority, dated 25/01/2023 , mutation entry no 2266, 2655, 2999, 3049, 3157, 3222, 6976, 8260, 10823, 11739, 12205, 12220.
- 4) Search report for 30 years from 1994 till 2023.

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner /promoter /developer /company) is clear, marketable and without any encumbrances. (If any encumbrances please mentioned in the separate sheet).

Owners of the land

**M/s Navjeevan Developers and Infrastructure Services through partners Vishal Inderchand Jain, Ritesh Inderchand Jain, Shital Vishal Jain, Seema Ritesh Jain and Bhavesh Subhashchandra Agrawal is the owner of Plot**

**No. 58 and 59, S. No. 26/1/D/2, Situated at Mandal, Tal. Shirpur, Dist. Dhule**

1) Qualifying comments /remarks if any – Title is clear, vlid and marketable.

3/- The report reflecting the flow of the title of the (owner /promoter /developer /company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Date : 25/01/2023

*K. Sonawane*

Advocate.





ADVOCATE

**Kishore M. Sonawane**

**LL.M.**

**Advocate, Shirpur, Dist-Dhule**

**Mob. No. 9881193711**

**Office-Near Civil and Criminal Court, Shirpur, Dist- Dhule.**

Date 25/01/2023

### **FLOW OF THE TITLE OF THE SAID LAND.**

**(Plot No. 58 and 59, S. No. 26/1/D/2, situated at Mandal, Tal. Shirpur, Dist. Dhule)**

In the year 2002, Ramesh Dalpat Sonawane has repaid the loan taken from P.K Anna Janata Sahkari Bank and hence, the encumbrance of the said bank on the said number has been minimized by mutation entry number 2266.

In the year 2006, Rameshrao Dalpat Sonawane has repaid the loan taken from Mandal V.K. Co-operative society and hence, the encumbrance of the said society on the 7/12 extract of the said Gat number has been minimized by mutation entry number 2655.

In the year 2008, Navneet GirdhariLal Rakhecha, Naresh Fulchand Oswal, Sanjay Fulachand Oswal, Amarchand Askaran Jain, Deepak Shantilal Jain, Sunil Maganlal Jain, Anil Chhaganlal Jain has purchased 2 Hecter 13 of Gat No 26/1-A/2 from Sanjiv Ramesh Sonawane, Ajay Ramesh Sonawane, Ramesh Daulat Jadhav and Ramesh Dalpat Mali by registered Sale Deed and hence, their names were mutated property by mutation entry number 2999.

In the year 2008, by the order of Inspector of Land Records, Shirpur in accordance with hissa form number 12, Gat Number 26 /1-a / 2 has been converted to Gat number 26 / 1 / d / 2 which is duly mutated by mutation entry number 3049 in the revenue record.

In the year 2009, by the order of Hon'ble Sub Divisional Officer, Shirpur bearing no. Binsheti/NASR/34/08, the survey no. 26/1/d/2 has been converted from agriculture land to non-agricultural residential purpose, by which mutation entry no. 3157 is duly mutated in the revenue record.

In the year 2009, by the order of Hon'ble Sub Divisional Officer, Shirpur, gat no. 26/1/d/2, in accordance with the sanad, has been divided into various plots, by which mutation entry no. 3222 has been duly mutated in the revenue record.

In the year 2016, in accordance with the government circular, the handwritten and computerized record of rights has been duly matched by re-edit module by which mutation entry no. 6976 has been duly mutated in the revenue record.

In the year 2018, in accordance with the government circular, the handwritten and computerized record of rights has been duly matched by re-edit module, by which mutation entry no. 8260 has been duly mutated in the revenue record.

In the year 2021, Navneet Girdharilal Rakhecha, Naresh Fhulchand Oswal, Sanjay Fulchand Oswal, Amarchand Askaran Jain, Dipak Shantilal Jain, Sunil Maganlal Jain and Anil Chhaganlal Jain has sold their 194.75 square meter and 205.20 square meter impartible share respectively, out of plot Number 58 and 59 of survey no. 26/1/d/2 to Vishal Inderchand Jain, Ritesh Inderchand Jain, Shital Vishal Jain and Seema Ritesh Jain by registered sale deed vide document no. 1582/2021, dated 30th of April 2021, by which mutation entry no. the 10823 is duly mutated in the revenue record.

In the year 2022, Inderchand Devichand Jain and Mangalabai Inderchand Jain has sold his impatible share in plot no. 58, admeasuring 48.68 square meter and plot no. 59, admeasuring 51.30 square meter, out of the total area of the said plots, out of survey no. 26/1/d/2 to Bhavesh Subhashchandra Agrawal by registered sale deed vide document no. 1019/2022 dated 3rd of March 2022, by which mutation entry no. 11739 has been duly mutated in the revenue record.

In the year 2022, the plot no. 58 and 59 has been amalgamated by the order of Hon'ble Sub Divisional Officer, Shirpur bearing no. Kaksh/Ekatreekaran/Kavi/336/2022, dated 30th of September 2022, by which mutation entry no. 12205 is duly mutated in the revenue record.

In the year 2022, Vishal Inderchand Jain, Ritesh Inderchand Jain, Shital Vishal Jain, Seema Ritesh Jain and Bhavesh Subhashchandra Agrawal formed Navjeevan Developers and Infrastructure Services partnership firm and hence, the plot no. 58 and 59 has been mutated in the name of partnership firm through its above mentioned partners, which is duly mutated by mutation entry no. 12220 in the revenue record.

In this way Navjeevan Developers and Infrastructure Services through partners Vishal Inderchand Jain, Ritesh Inderchand Jain, Shital Vishal Jain, Seema Ritesh Jain and Bhavesh Subhashchandra Agrawal are become the owner of plot no. 58 and 59, out of survey no. 26/1/d/2, situated at Mandal, Tal. Shirpur, Dist. Dhule.

| Sr. No. | Description                                                                                 |
|---------|---------------------------------------------------------------------------------------------|
| 01      | 7/12 extract /P.R. Card as on the date of application for registration.                     |
| 02      | Mutation Entry No2266, 2655, 2999, 3049, 3157, 3222, 6976, 8260, 10823, 11739, 12205, 12220 |
| 03      | Search report for 30 years from 1994 to 2023 taken from Sub-Registrar office Shirpur.       |
| 04      | Any other relevant title.                                                                   |
| 05      | Litigations if any.                                                                         |

Date : 25/1/2023

  
Advocate.

