JAYANT LAXMAN PHADKE
ADVOCATE

12, Baliram Peth, Mahatma Gandhi Road,
Sane Guruji Chowk, Jalgaon - 425001
☎:(0257) 2222000, Mob. : 9422771035
E-mail : advocatejayant1967@gmail.com

TITLE INVESTIGATION REPORT

(TO WHOM SO EVER IT MAY CONCERN)

1) DESCRIPTION OF PROPERTY :-

Plot No. 2 having area of 5880.65 SQ. M., from and out of field Gat No. 22 (Part) of Pimprala Shivar, within the limits of Jalgaon Municipal Corporation, at Jalgaon, which is bounded by :

East :- Proposed 12.20 M. W. D.P. Road then Plot No.1 ,

West :- 10 M. Shiv Road , **North :-** Gat No. 22/1 , Open Space & Road , **South :-** Gat No. 22/2 & Road,

SUKRUTI PINNACLE, a flat scheme of apartment buildings in various wings etc., is constructed in the above plot.

1.1 N. A. Order bearing No. LAND/1/NA/SR/69/2010 dated 04.05.2012 by Collector Jalgaon District Jalgaon.

1.2 Partially revised demarcated layout of plots was finally sanctioned and approved by Jalgaon Municipal Corporation Jalgaon, vide its order No. 309 dated 06.10.2015 on terms and conditions mentioned therein.

1.3 By above process, our concerned plot No. 2 having area of 5880.65 Sq. M. came into existence

2) Present Owners :- Arihant Developers Jalgaon a partnership firm, through partner Mr.Manish Chabildas Shah R/o. 4, Jai Nagar Jalgaon by Registered sale deed No. 6775 dated 31.12.2011

3) flow of title :-

3.1 Record shows that field Gat No. 22 Part having area of 0 H. 77 R. was owned by Mr. Jagannath Hiraji Dhangar .

3.2 Mr. Jaganath Hiraji Dhanagar sold undivided common share to the extent of 0 H. 30 R. from the said entire are of 0 H. 77 R, to Mr. Bhagwat Rajaram Patil on or about 14.12.1990, Sale deed bearing number 5317. mutation 14349 was effected for the same, by the revenue authorities for 7/12 purposes.

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3.3 Again Mr. Jaganath Hiraji Dhanagar sold remaining undivided common share to the extent of 0 H. 47 R. from said entire are of 0 H. 77 R to Mr. Bhagwat Rajaram Patil on or about 19.02.1991, Sale deed bearing number 990. mutation 14350 was effected for the same and name of new owner was recorded in 7/12

3.4 New owner Mr. Bhagwat Rajaram Patil sold back said undivided common share of 0 H. 47 R. in the said land to Mr. Jaganath Hiraji Dhanagar on or about 14.05.1991, Sale deed bearing number 2524. mutation 14582 was effected for the same.

3.5 Jaganath Hiraji Dhanagar & Consent Parties viz.Mrs. Pavatabai Jaganath Dhanager. Mr. Devidas Jaganath Dhanager sold said area of 0 H. 47 R. to Mr. Dililp Hastimalji Chopda on or about 07.02.1998, Sale deed bearing number 420. mutation 19866 was effected for the same.

3.6 Bhagavt Rajaram Patil sold Eastern Side Agriculture Land area 0 H.30 R. to Mr. Dililp Hastimalji Chopda on 16.01.2007, Sale deed bearing number 114. mutation 32698 was effected for the same.

3.7 In the above manner by virtue of two sale deeds noted above at 3.5 and 3.6, Mr. Dilip Hastimalji Chopda, became full owner of entire area of 0 H. 77 R of agriculture land.

3.8 Finally Mr. Dililp Hastimalji Chopda sold Agriculture Land Total area 0 H. 77 R. it to Present owner Arihant Developers, Jalgaon a partnership firm, through partner Shri. Manish Chabildas Shah on or about 31.12.2011, Sale deed bearing number 6775.

3.9 Record shows that Present owner Arihant Developers, got N. A. permission for residential purpose & sanction to layout was granted to the said land and in all 2 plots were laid therein. Separate 7/12 for two plots was made. In process concerned plot No. 2 having area of 5880.65 Sq. M. came into existence.

3.10 With intend to construct apartment buildings scheme over the said plot No. 2, the owner Arihant Developers had purchased Transfer of Development Rights (T.D.R.) for the said plot no. 2, vide registered sale deed bearing No2214 dated 24.08.2015 for the same, a T.D.R. area of 155.00 Sq M. of "C" Zone.

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3.11 It is seen from papers that Apartment buildings scheme of various wings having flats, amenities, etc. by name SUKRUTI PINNACLE was constructed by sanction of building plans, etc. and by using the T.D.R. so purchased, which is noted above.

3.12 The Present owner Arihant Developers has also executed first Deed of Declaration under Apartment Ownership Act, 1970 vide registration No. 1286 dated 13.04.2016, disclosing construction of said Apartment buildings and flats, common areas and facilities, parking places and other constructions, rights etc. therein. Further, an amendment to the said Deed of Declaration by way of "amended deed of declaration" was also executed by the developers, vide document registration No.3293 dated 20.10.2016 for the same.

3.13 In the above manner there is clear, uninterrupted flow of title till the present owners i.e. partnership firm viz. Arihant Developers, Jalgaon in respect of above plot No.2 only.

3.14 It is to be noted that above scheme is a huge scheme and owner Arihant Developers has entered into various registered conveyances in respect of some of the flats and partitions of the said scheme, buildings and wings therein.

3.15 Hence this title report is restricted to flow of title till the owner of Arihant Developers in respect of plot No. 2 only.

OPINION

I hereby opine that I have personally searched and verified the information furnished in this report. The statements and the information given in the report are correct and true. Certify that **OWNER ARIHANT DEVELOPERS A PARTNERSHIP FIRM THROUGH PARTNER MR. MANISH CHABILDAS SHAH OF JALGAON,** described above has got a valid, clear, absolute, and marketable title over the property i.e. Plot No. 2 from and out of Pimprala Shivar, Jalgaon shown above. Payment receipt enclosed.

JAYANT LAXMAN PHADKE 07/01/17 JALGAON ADVOCATE

07/01/17

(Jayant Laxman Phadke) Advocate, Jalgaon.

CHALLAN

MTR Form Number-6

GRN	MH007464801201617E	BARCODE	Date	07/01/2017-19:13:28	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee	TAX ID (If Any)	
	Other Items	PAN No. (If Appliacable)	
Office Name	JLG1_HQR SUB REGISTRAR JALGAON 1	Full Name	JAYANT PHADKE ADVOCATE
Location	JALGAON		
Year	2016-2017 One Time	Flat/Block No.	12 BALIRAM PETTH
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	M G ROAD
		Area/Locality	JALGAON
		Town/City/District	
		PIN	4 2 5 0 0 1
		Remarks (If Any)	PLOT NO 2 has AREA 5880.65 SQ M IN FIELD GAT No 22 PART PIMPRALA TAHL DIST JALGAON
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	BANK OF BARODA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	REF No	02003942017010701175	59167712
Cheque/DD No		Date		07/01/2017-19:19:15	
Name of Bank		Bank-Branch		BANK OF BARODA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9422771035

JAYANT LAXMAN PHADKE ADVOCATE JALGAON 7/17

06/01/2017

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. जळगांव 3

दस्त क्रमांक : 1286/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) पिप्राळा

(1)विलेखाचा प्रकार	घोषणापत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:जळगांव म.न.पा.इतर वर्णन :, इतर माहिती: मौजे पिप्राळा शेत गट नं.22 पै बखळ प्लॉट नं.2 याचे एकूण क्षेत्र 5880.65 चौ.मी.आहे.या प्लॉट जागेवरील सुकृती पिनॅकल या फ्लॅट सिस्टीमच्या विंग ए -बिल्डींग नं.ए,विंग बी 1 - बिल्डींग नं.बी 1,विंग बी 2 - बिल्डींग नं.बी 2,विंग सी-बिल्डींग नं.सी,विंग डी- बिल्डींग नं.डी या इमारतीचे घोषणापत्र.((GAT NUMBER : 22 पै ;))
(5) क्षेत्रफळ	1) 5880.65 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पता.	1): नाव:-अरिहंत डेव्हलपर्स जळगाव चे भागीदार व वहिवाटदार मनिष छबिलदास शाह वय:-49; पता:-प्लॉट नं: 4, माळा नं: -, इमारतीचे नाव: विभोर , ब्लॉक नं: -, रोड नं: जयनगर जळगाव ता जि जळगाव , महाराष्ट्र, जलगांव. पिन कोड:-425001 पॅन नं:-AASFA3430C
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पता	
(9) दस्तऐवज करुन दिल्याचा दिनांक	13/04/2016
(10)दस्त नोंदणी केल्याचा दिनांक	13/04/2016
(11)अनुक्रमांक,खंड व पृष्ठ	1286/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	Affidavit

06/01/2017

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. जळगांव 3

दस्त क्रमांक : 3293/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) पिंप्राळा

(1)विलेखाचा प्रकार	घोषणापत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:जळगांव म.न.पा.इतर वर्णन :, इतर माहिती: मौजे पिंप्राळा शेत गट नं.22 पै बखळ प्लॉट नं.2 याचे एकूण क्षेत्र 5880.65 चौ.मी.आहे.या प्लॉट जागेवरील सुकृती पिनॅकल या फ्लॅट सिस्टीमच्या विंग ए -बिल्डींग नं.ए,विंग बी 1 - बिल्डींग नं.बी 1,विंग बी 2 - बिल्डींग नं.बी 2,विंग सी- बिल्डींग नं.सी,विंग डी- बिल्डींग नं.डी या इमारतींचे घोषणापत्राबाबतचे दुरुस्तीपत्र.सदरची दुरुस्ती दस्ताप्रमाणे आहे.((GAT NUMBER : 22 पै :))
(5) क्षेत्रफळ	1) 5880.65 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अरिहंत डेव्हलपर्स जळगाव चे भागीदार व वहिवाटदार मनिष छबिलदास शाह वय:-49: पत्ता:-प्लॉट नं: 4, माळा नं: -, इमारतीचे नाव: विभोर , ब्लॉक नं: -, रोड नं: जयनगर जळगाव ता जि जळगाव , महाराष्ट्र, जलगांव. पिन कोड:-425001 पॅन नं:-AASFA3430C
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करुन दिल्याचा दिनांक	20/10/2016
(10)दस्त नोंदणी केल्याचा दिनांक	20/10/2016
(11)अनुक्रमांक,खंड व पृष्ठ	3293/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील :-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
	Affidavit