**H.G. Kirange**
Advocate
Super Seven, Block No.7.
Gajanan Housing Society, Jalgaon

Date :- 17/02/2021

To,
MahaRERA

# LEGAL TITLE REPORT

Sub :- Title Clearance certificate with respect to Plot No. CTS/Plot. No. 14+15 situated at Mehrun within the limits of Jalgaon Muncipal Corporation, Taluka/ District Jalgaon … (hereinafter referred as the said plot " 14 + 15")

I have investigated the title of the said plot on the request of (Name of owner/ promoter/developer/company) 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 Tahsildar dated 13/04/1987 mutation entry no. 19696, 34843, 35625, 35861, 37720, 41310, 43606, 43605, 68837, 68838, 70153, 70154, 89577
4) Search report for 30 years from 13/04/1987 till 13/03/2020

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 mention in separate sheet)

Owners of the land

1) Vastu Builders Partner Surendra G. Chavan., S. No. 459/2B.
2) ---------- CTS/ S. No. 459/2B
3) ---------- CTS/ S. No. 459/2B
4) Qualifying comments/ remarks if any ….

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.

Advocate.

Date :

(Stamp)

H. G. Kirange
Jalgaon
ADVOCATE

**H.G. Kirange**
Advocate
Super Seven, Block No.7.
Gajanan Housing Society, Jalgaon

Date :- 17/02/2021

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) 7/12 extract / P.R. Card as on date of application for registration.
2) Mutation Entry No. 19696, 34843, 35625, 35861, 37720, 41310, 43606, 43605, 68837, 68838, 70153, 70154, 89577
3) Search report for 30 years from 13/04/1987 – 13/03/2020 Taken from Sub- Registrar office at Jalgaon.
4) Any other relevant title.
5) Litigations if any.

Date : 17/02/2021

H. G. Kirange * Jalgaon * ADVOCATE

Advocate.

(Stamp)

अवलोकन दिनांक : 16/12/2020

# महाराष्ट्र शासन

## गाव नमुना सात ( अधिकार अभिलेख पत्रक )

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुधिलीत ठेवणे ) नियम, १९७१ यातील नियम ३,५,६ आणि ७ ]

गाव :- मेहरुण ( 900004 ) तालुका :- जळगाव जिल्हा :- जळगाव

गट क्रमांक व उपविभाग : 459/2ब/प्लॉट/14/15

भू-धारणा पध्दती : भोगवटादार वर्ग -1 शेताचे स्थानिक नाव :

| क्षेत्र, एकक व आकारणी | खाते क्र. | भोगवटादाराचे नांव | क्षेत्र | आकार | चौ.ख. | फे.फा. | कुळ, खंड व इतर अधिकार |
|---|---|---|---|---|---|---|---|
| क्षेत्राचे एकक आर.चौ.मी<br>अकृषिक क्षेत्र<br>बिन शेती 5.28.00<br>आकारणी 286.00 | 181305 | श्री रामजी किल्लेदार यांचे भागीदार सुरेश गुणवंतराव चव्हाण | 5.28.00 | 286.00 | | ( 91601 ) | कुळाचे नाव व खंड<br>इतर अधिकार<br>अकृषिक वापर<br>बिनशेती व लेआउट ( (91601) )<br>प्रलंबित फेरफार : नाही.<br>सेवटचा फेरफार क्रमांक : 91601 व दिनांक : 16/12/2020 |
| पूर्व फेरफार क्र. ( 33363 )( 35861 )( 37720 )( 41310 )( 43606 )( 68830 )( 78647 )( 83721 ) | | | | | | | शेरा आणि भूसंपादन विषे : |

## गाव नमुना बारा ( पिकांची नोंदवही )

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुधिलीत ठेवणे ) नियम,१९७१ यातील नियम ११ ]

गाव :- मेहरुण ( 900004 ) तालुका :- जळगाव जिल्हा :- जळगाव

गट क्रमांक व उपविभाग : 459/2ब/प्लॉट/14/15

| | | पिकाखालील क्षेत्राचा तपशील | | | | | | | | | लागवडीसाठी उपलब्ध असलेली जमीन | | जल सिंचनाचे साधन | शेरा |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | मिश्र पिकाखालील क्षेत्र | | | | | | निर्भेळ पिकाखालील क्षेत्र | | | | | | |
| | | | | | घटक पिके व इतरेकाखालील क्षेत्र | | | | | | | | | |
| वर्ष | हंगाम | मिश्रणाचा संकेत क्रमांक | जल सिंचित | अजल सिंचित | पिकाचे नाव | जल सिंचित | अजल सिंचित | पिकाचे नाव | जल सिंचित | अजल सिंचित | स्वरूप | क्षेत्र | | |
| (१) | (२) | (३) | (४) | (५) | (६) | (७) | (८) | (९) | (१०) | (११) | (१२) | (१३) | (१४) | (१५) |
| | | | आर. चौ.मी | आर. चौ.मी | | आर. चौ.मी | आर. चौ.मी | | आर. चौ.मी | आर. चौ.मी | | आर. चौ.मी | | |

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"शासकीय कामासाठी विनामूल्य दर."
दिनांक :- 02/07/2021
संकेतांक क्रमांक :- 27030007403090000472021123 1

( तयार :- राहू कडू बारी )
तलाठी साझा :- मेहरुण :- जळगाव जि :-जळगाव

तलाठी,मेहरुण

गाव नमुना ६

फेरफार नोंदवही ( फेरफार पत्रक )

[ महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम १० ]

गाव :- मेहरुण तालुका :- जळगाव जिल्हा :- जळगाव

| नोंदीचा अनुक्रमांक | संपादन केलेल्या अधिकाराचे स्वरुप | परिणाम झालेले गट क्रमांक | अधिकाऱ्याचे नाव , आद्याक्षरी व शेरा |
|---|---|---|---|
| 89577 ✓ | नोंदीचा प्रकार:- खरेदी<br>माहिती मिळालेचा दिनांक:- 17/03/2020<br>फेरफाराचा दिनांक:- 17/03/2020नोंदीचा प्रकार:- खरेदी<br>माहिती मिळालेचा दिनांक:- 17/03/2020<br>फेरफाराचा दिनांक:- 17/03/2020<br>लिहुन देणार:-<br>सुनिल काशिनाथ तळेले रा. मेहरुण(खाता क्रमांक1203034) यांचे गट/सर्व्हे क्रमांक459/2/ब/प्लॉट/14, बिगरशेती क्षेत्र 2.6400 आर.चौ.मी पैकी बिगरशेती क्षेत्र 2.6400 आर.चौ.मी हे त्यांनी<br>सुनिल काशिनाथ तळेले रा. मेहरुण(खाता क्रमांक1203034) गट/सर्व्हे क्रमांक459/2/ब/प्लॉट/15, बिगरशेती क्षेत्र 2.6400 आर.चौ.मी पैकी बिगरशेती क्षेत्र 2.6400 आर.चौ.मी हे त्यांनी<br>लिहुन घेणार :<br>वास्तू बिल्डर्सचे भागीदार सुरेन्द्र गुणवंतराव चव्हाण , (खाता क्रमांक :-180675) गट/सर्व्हे क्रमांक 459/2/ब/प्लॉट/14 बिगरशेती क्षेत्र 2.6400 आर.चौ.मी<br><br>वास्तू बिल्डर्सचे भागीदार सुरेन्द्र गुणवंतराव चव्हाण , (खाता क्रमांक :-180675) गट/सर्व्हे क्रमांक 459/2/ब/प्लॉट/15 बिगरशेती क्षेत्र 2.6400आर.चौ.मी<br>यांना दुय्यम निबधक जळगांव 3 जिल्हा जळगाव यांचेकडील खरेदी दस्त क्रमांक 1180 दिनांक 13/03/2020 प्रमाणे रक्कम रुपये 3000000 घेऊन खरेदी दिली.सबब खरेदी घेणा-याचे नाव गाव नमुना नं. 7/12 वर दाखल केले.<br><br>हितसंबधितांना नोटीस बजावल्याचा दि. 17/03/2020<br>फेरफार नोंद निर्गतीचा दि. 30/05/2020<br><br>( सचिन एकनाथ माळी)<br>तलाठी<br>मेहरुण साझा मेहरुण ता. जळगाव जि. जळगाव | 459/2/ब/प्लॉट/14,<br>459/2/ब/प्लॉट/15<br><br>एकूण :- 2 | हितसंबंधींना नोटीस बजावली आहे. नोंद प्रमाणित<br><br>(योगेश्वर भगवान नन्नवरे)<br>मंडळ अधिकारी:- जळगांव शहर<br>ता.: जळगाव<br>जि.: जळगाव<br>दि.: 30/05/2020 |

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 18/09/2020

सांकेतिक क्रमांक :- 27030007403090000492020310 62

( नाव :- सचिन एकनाथ माळी )

तलाठी साझा :- मेहरुण ता :- जळगाव जि :-जळगाव

तलाठी,मेहरुण

Kirange H. G.
Advocate B.A.L L.B
JALGAON

**H. G. Kirange**
Advocate
Super Seven, Block No.7,
Gajanan Housing Society, Jalgaon

**Date :- 17/02/2021**

## TITLE SEARCH REPORT

1) **Name of the Applicant :-**

Shri. Vastu Builder's Partner Surendra Gunvantrao Chavan, Age 58 years, Occu. Business, R/o. Gulmohar Colony, Jalgaon, Tal & Dist.Jalgaon.

2) **Purpose of Investigation :-**

To find out the clear and marketable title of Plot No.14/15 admeasuring 528.00 Sq.Mtrs. out of Survey No.459/2B of Mehrun within the limits of Jalgaon Municipal Corporation, Jalgaon, Tal. & Dist.Jalgaon

3) **Description of the Property :-**

Plot No.14/15 admeasuring 528.00 Sq.Mtrs. out of Survey No.459/2B of Mehrun within the limits of Jalgaon Municipal Corporation, Jalgaon, Tal. & Dist.Jalgaon. The said plot No.14/15 is bounded as under:-

| | | |
|---|---|---|
| On or towards East | - | Survey No.457 |
| On or towards West | - | Road |
| On or towards North | - | Adj.Plot No.16 |
| On or towards South | - | Adj.Plot No.13 |

4) **Past and previous title documents :-**

Before 1997 the said Survey No.459/2/2 admeasuring 2H-84R assessment Rs.20=19ps situated at Mehrun, Tal & Dist.Jalgaon was owned and possessed Ratilal Waman Naik

..2

On 13/04/1987, Ratilal Waman had executed sale deed of Northern side land admeasuring 0H-81R assessmentRs.3=25ps. out of Survey No.459/2/2 admeasuring 1H-98R + P.K. 0H-05R total admeasuring 2H-03R assessment Rs.14=34ps situated at Mehrun, Tal & Dist.Jalgaon in favour of Yashwant Waman Naik for consideration of Rs.60,000/- and having its serial No.2587 and M.E.No.19696 was effected in record of rights.

On 29/02/1997, Ratilal Waman Naik had executed registered sale deed of Survey No.459/2/2 admeasuring 1H-98R + P.K. 0H-05R total admeasuring 2H-03R assessment Rs.14=34ps situated at Mehrun, Tal & Dist.Jalgaon in favour of Sau.Kiran Dilip Chopda Prop.ABC Builders & Developers Jalgaon for consideration of Rs.7,41,000/- and having its serial No.1599 and M.E.No.34843 was effected in record of rights.

Kirange M. G.
Advocate B.A.L.L.B
JALGAON

According to pot hissa form No.12 and The Order of Tahsildar Jalgaon by his order No.LND/1/1097/10682/1902/97 dated 10/07/1997 of Survey No.459/2/2 & 459/2/1 Mehrun Pot hissa changes as under:-

| S.No. | Ademasuring | Assess |
|---|---|---|
| 459/2/A | 0H-80R+P.K. 0H-01R | Rs.3=25 |
| 459/2/B | 1H-98R+P.K. 0H-05R | Rs.14=94 |

Therefore M.E.No.35625 was effected in record of rights.

The Hon'ble Collector, Jalgaon was pleased to grant a non-agricultural permission by his order No.LND/1097/SR/145/97 dated 18/12/1997 of S.No.459/2/2 of Mehrun, Tal & Dist.Jalgaon and M.E.No.35861 was effected in record of rights.

The Hon'ble Town Planner Municipal Council Jalgaon granted a demarketed layout by his letter No.887 of S.No.459/2B Plot No.1 to 59 of Mehrun, Tal & Dist.Jalgaon as under :-

| S.No. | Plot No. | Ademasuring |
|---|---|---|
| 459/2B | 14 | 264.00 Sq.Mtrs. |
| 459/2B | 15 | 264.00 Sq.Mtrs. |

Therefore M.E.No.37720 was effected in record of rights.

On 01/12/1999, ABC Builders and Developers Proprietor Sau.Kiran Dilip Chopda through its General Mukhtyar Dilip Hastimal Chopda had executed a registered sale deed of Plot No.14 admeasuring 264.00 Sq.Mtrs. out of Survey No.459/2B of Mehrun, Tal & Dist.Jalgaon in favour of Rajendra Hinaprasad Desai through General Mukhtyar Madanlal Narayanrao Bajecha for consideration of Rs.39000/- and having its serial No.7675 and M.E.No.41310 was effected in record of rights.

Kirange M. S.
Advocate B.A.L L.B
JALGAON

On 24/03/2000, ABC Builders and Developers Proprietor Sau.Kiran Dilip Chopda through its General Mukhtyar Dilip Hastimal Chopda had executed a registered sale deed of Plot No.15 admeasuring 264.00 Sq.Mtrs. out of Survey No.459/2B of Mehrun, Tal & Dist.Jalgaon in favour of Rajendra Hinaprasad Desai through General Mukhtyar Madanlal Narayanrao Bajecha for consideration of Rs.39000/- and having its serial No.2321 and M.E.No.41310 was effected in record of rights.

On 27/02/2001,Rajendra Hinaprasad Desai through General Mukhtyar Madanlal Narayandas Bapecha had executed registered sale deed of Plot No.14 admeasuring 264.00 Sq.Mtrs. out of Survey No.459/2B of Mehrun, Tal & Dist.Jalgaon in favour of 1) Rajendra Babulal Jain, 2) Prashant Premarajji Pagariya, 3) Nitin Vasantlal Redasani for consideration of Rs.60,000/- and having its serial No.1209 and M.E.No.43606 was effected in record of rights.

On 27/02/2001,Rajendra Hinaprasad Desai through General Mukhtyar Madanlal Narayandas Bapecha had executed registered sale deed of Plot No.15 admeasuring 264.00 Sq.Mtrs. out of Survey No.459/2B of Mehrun, Tal & Dist.Jalgaon in favour of 1) Rajendra Babulal Jain, 2) Prashant Premarajji Pagariya, 3) Nitin Vasantlal Redasani for consideration of Rs.60,000/- and having its serial No.1210 and M.E.No.43605 was effected in record of rights.

On 30/10/2010, Rajendra Babulal Jain and others - 2 had executed registered sale deed of Plot No.14 admeasuring 264.00 Sq.Mtrs. out of Survey No.459/2B of Mehrun, Tal & Dist.Jalgaon in favour of Sushil Shamsundar Nawal for consideration of Rs.2,64,000/- and having its serial No.7399 and M.E.No.68837 was effected in record of rights.

Kirange H. S.
Advocate B.A.L.L.B.
JALGAON

On 30/10/2010, Rajendra Babulal Jain and others - 2 had executed registered sale deed of Plot No.15 admeasuring 264.00 Sq.Mtrs. out of Survey No.459/2B of Mehrun, Tal & Dist.Jalgaon in favour of Sushil Shamsundar Nawal for consideration of Rs.2,64,000/- and having its serial No.7400 and M.E.No.68838 was effected in record of rights.

On 22/01/2013, Sushil Shamsundar Nawal had executed a registered sale deed of Plot No.14 admeasuring 264.00 Sq.Mtrs. out of Survey No.459/2B of Mehrun, Tal & Dist.Jalgaon in favour of Sushil Kashinath Talele for consideration of Rs.5,15,000/- and having its serial No.422 and M.E.No.70153 was effected in record of rights.

On 22/01/2013, Sushil Shamsundar Nawal had executed a registered sale deed of Plot No.15 admeasuring 264.00 Sq.Mtrs. out of Survey No.459/2B of Mehrun, Tal & Dist.Jalgaon in favour of

Sushil Kashinath Talele for consideration of Rs.5,15,000/- and having its serial No.421 and M.E.No.70154 was effected in record of rights.

On 13/03/2020, Sushil Kashinath Talele had executed a registered sale deed of Plot No.14 admeasuring 264.00 Sq.Mtrs. & Plot No.15 admeasuring 264.00 Sq.Mtrs. out of Survey No.459/2B of Mehrun, Tal & Dist.Jalgaon in favour of Shri.Vastu Builder's Partner Surendra Gunvantrao Chavan for consideration of Rs.30,00,000/- and having its serial No.1180 and M.E.No.89577 was effected in record of rights.

The Hon'ble Sub-Divisional Officer, Jalgaon pleased to grant a Amalgamation by his order No.LND/Kavi/ETapal/2020/05 dated 17/09/2020 of Plot No. 14 & 15 out of Survey No.459/2B of Mehrun as under :-

| S.No. | Plot No. | Area | Amalgamation Area | Name |
|---|---|---|---|---|
| 459/2B | 14 | 264 Sq.Mtrs. | | Vastu Builders Partner |
| 459/2B | 14 | 264 Sq.Mtrs. | 528.00 | Surendra Gunvantrao Chavan |

Therefore M.E.No.91601 was effected in record of rights.

On 27/07/2020, 1) Vikas Pandit Kolhe, 2) Chandrakant Purshottam Kolhe and 3) Dnyaneshwar Purshottam Kolhe had executed a registered T.D.R.Sale Deed aea 218.42 Sq.Mtrs. out of Survey No.460/2A+460/2B of Jalgaon for Plot No.14 and Plot No.15 out of Survey No.459/2B of Mehrun, Tal & Dist.Jalgaon in favour of Vastu Builder's Partner Surendra Gunwantrao Chavan for consideration of Rs.90,000/- and having its serial No.1973.

The Hon'ble Assistant Director of Town Planning, Jalgaon Muncipal Corporation issued a commencement certificate by his letter

..6

Kirange K. G.
Advocate B.A.L.L.B
JALGAON

No.Approval No.DDMCT/B/2020/APL/01145 dated 28/10/2020 of Plot No.14/15 admeasuring 518.00 Sq.Mtrs. out of Survey No.459/2B of Mehrun, Tal & Dist.Jalgaon

**5) Searches Taken :-**

1) Record of Sub-Registrar Office, Jalgaon from 1991 to 2021
2) 7/12 Extract dated 08/02/2021
3) M.E.Concerning the said Plot
4) Zerox copy of Sale Deed dated 13/03/2020
5) Zerox copy of T.D.R.Sale Deed dated 27/07/2020
6) Zerox copy of Amalgamation order dated 17/09/2020
7) Zerox copy of commencement certificate dated 28/10/2020

**6) Legal Opinion:-**

On perusal of the documents submitted to me and I have taken search of Sub-Registrar, Jalgaon, I am the opinion that the applicant **Shri.Vastu Builder's Partner Surendra Gunvantrao Chavan** is the absolute owner and possessor of **Plot No.14/15 admeasuring 528.00 Sq.Mtrs. out of Survey No.459/2B of Mehrun within the limits of Jalgaon Municipal Corporation, Jalgaon, Tal. & Dist.Jalgaon** having their clear and marketable title which is free from all encumbrances.

Hence this title report.

**Jalgaon**

**Date :- 17/02/2021**

**H. G. Kirange**
**Advocate, Jalgaon**

Kirange H. G.
Advocate B.A.L L.B
JALGAON