

JAYANT LAXMAN PHADKE**ADVOCATE**

B.Com , LLB

12, Baliram Peth, M.G.Road,
Jalgaon- 425001

Office Phone No:- 0257-2222000

E- Mail: advocatejayant1967@gmail.com

Mobile No. : 9422771035

FORMAT - A
(Circular No:- 28/2021)To,
MAHARERA**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect of total Open Plot area 1216.35 Sq.M. bearing Plot No. 20 out of field SurveyNo. 408+409/P situated at Mehrun Shivar, Tal. Jalgaon & Dist. Jalgaon, within Corporation limits of City of Jalgaon Municipal Corporation, Jalgaon(hereinafter referred as the "said Plot").

I have investigated the title of the said plot at the request of **M/s. Arihant Developers Jalgaon, a partnership firm, through partner Shri. Manish Chhabildas Shah of Arihant Plaza, Ring Road, Jalgaon** (Name of owner/promoter/developer/company) had following documents i.e.:-

1) Description of the property - Total Open Plot area 1216.35 Sq. M. having Plot No. 20 out of field Survey No. 408+409/P situated at Mehrun Shivar, Tal. Jalgaon & Dist. Jalgaon, which situate at Village Mehrun Shivar within the limits of Jalgaon Municipal Corporation, at Jalgaon. The owner has purchased said property under Registered sale deed bearing No. 485/2021 dated 03.02.2021 and same is subject matter of this report which is bounded by :

East : 12.00 Mt. Road, West : Plot No. 19,
North : Plot No. 9 & Plot No. 10, South : 9.00 Mt. Road.

2) The documents of allotment of said plot : Under Registered sale deed bearing No. 485/2021 dated 03.02.2021.



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3) 7/12 extract or ~~property card~~ issued by Mehrun Talathi dated 03.10.2021, mutation entry no. 92238 dated 03.10.2021.

4) Regular search and e-Search for 30 years from 1991 till December 2021

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: **M/s. Arihant Developers Jalgaon, a partnership firm, through partner Shri. Manish Chhabildas Shah of Arihant Plaza, Ring Road, Jalgaon**

(1) Property: Total Open Plot area 1216.35 Sq. M. having Plot No. 20 out of field Survey No. 408+409/P situated at Mehrun Shivar, Tal. Jalgaon & Dist. Jalgaon,

(2) Qualifying comments/ remarks if any - NA

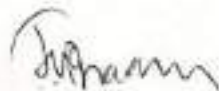
3/- The report reflecting the flow of the title of the (owner/~~promoter/developer/company~~) on the said land is enclosed herewith as annexure.

Encl: **Annexure**

Jalgaon

Date: 25.12.2021




Jayant Laxman Phadke
(Advocate, Jalgaon)

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FLOW OF THE TITLE OF THE SAID LAND

Description of the property - Total Open Plot area 1216.35 Sq. M. bearing Plot No. 20 out of field Survey No. 408+409/P situated at Mehrun Shivar, Tal. Jalgaon & Dist. Jalgaon, which situate at Village Mehrun Shivar within the limits of Jalgaon Municipal Corporation, at Jalgaon. The said property is purchased under Registered sale deed bearing No. 485/2021 dated 03.02.2021 and subject matter of this report which is bounded by :

East : 12.00 Mt. Road,

West : Plot No. 19,

North : Plot No. 9 & Plot No. 10,

South : 9.00 Mt. Road.

A. N. A. Order No. JAMIN/SR/87/2008 Date 16.12.2008 by Collector Jalgaon.

B. Demarked Layout Certificate No. M.N.PA./NR/77 Date 06.02.2009 by Jalgaon Municipal Corporation, at Jalgaon

C. Original Sale Deed No. 3336/2009 dated 08.10.2009 in favour of previous owner Mrs. Bhavana Atul Jain.

D. Original Sale Deed No. 485/2021 dated 03.02.2021 in favour of Present owner M/s. Arihant Developers Jalgaon, a partnership firm, through partner Shri. Manish Chhabildas Shah

E. 7/12 extracts on dated 03.10.2021

F. Mutation entries on dated 03.10.2021

1) Flow of The Title :-

1.1 From the record it is seen that there was field Survey No.408 having land area 3 H. 70 R. + Pot Kharab 0 H 61 R = 4 H. 31 R. in Mehrun Shivar and Survey No.409 having land area 2 H. 98 R. + Pot Kharab 0 H 46 R = 3 H. 44 R. These two fields were owned by Sanstha viz. Panjara Pol Santhan, Jalgaon since long time.



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- 1.2 Than Mutation entry No. 56526 shows that above Sanstha viz. PanjaraPolSanthan, Jalgaon being owners of said two fields Survey No.408 and Survey No.409has sold outto A partnership firm Anand Shanti Builders & Developers partnership through partner Mr. Dilip Ananda Kolhe, vide registered sale deed bearing no. 2045 dated 13.08.2008.
- 1.3 Than Mutation entry No. 57481 shows that, field Survey No. 408 + 409having area 77500.00 Sq. M. (i.e. land area 7 H. 75 R.) N. A. permission for residential purposes in respect of use of said land vide order No. Jamin/1/1008/SR/87/2008 dated 16.12.2008 was granted by Collector Jalgaon to the said land and in all 61 plots was laid therein.
- 1.4 Layout of plots was sanctioned for the said land and in all 1 to 61 plots was laid therein which can be noted from Mutation entry no. 57481 dated 07.02.2009. Revenue authorities made separate 7/12 for each such plots.**In process concerned, plot No. 20 having area of 1216.35 Sq. Mt. came into existence.**
- 1.5 Demarcated Layout was sanctioned vide Order No. 2077 dated 06.02.2009 by the Jalgaon City Municipal corporation, Jalgaon of the said land and in all 61 plots were shown therein. The said firm has sold out plots to various persons.
- 1.6 Mutation entry No. 57481 shows that, said partnership firm i.e. Anand Shanti Builders & Developers partnership through partner Mr. Dilip Ananda Kolhe with consent of 1) Mr. Mukesh Shantilal Lalwani, 2) Mr. Rajesh Shantilal Lalwani and 3)Mr. Satyanarayan Gopaldas Khatod has sold out concerned plot No. 20 (Total plot area 1216.35



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Sq.M.) to Mrs. Bhavana Atul Jain, vide registered sale deed bearing no. 3336 dated 08.10.2009.

- 1.7 Since October 2009, name of Mrs. Bhavana Atul Jain is continuously appearing in 7/12 extracts being owner and person in possession of the said concerned Plot No.20 out of Survey No. 408 + 409 of Mehrun Shivar. I have seen 7/12 extracts, mutation entries carefully.
- 1.8 Mutation entry No. 78467 discloses it is effected for creation of computerized revenue record and 7/12 of village Mehrun record, by verifying handwritten and computerized data.
- 1.9 Lastly, present owner M/s. Arihant Developers Jalgaon, a partnership firm, through partner Shri. Manish Chhabildas Shah of Jalgaon had purchased concerned Plot No. 20 from Mrs. Bhavana Atul Jain, vide registered sale deed bearing No. 3331 dated on 03.02.2021 for the same. A copy of sale deed is perused by me. It complies with all formalities of registration and it gives, full, clear title to the present owner. As usual mutation entry No. 92238 was made to record name of present owner in 7/12 extract of said Plot No.20 out of Survey No. 408 + 409 of Mehrun Shivar.
- 1.10 Then there is approval of building plans from Jalgaon Municipal Corporation vide letter No. TP/BP/0599 dated 07.09.2021 for an apartment Seven Storied Building Apartment viz."**SUKRUTI SERENITY**".
- 1.11 In the above manner there is clear, uninterrupted flow of title till the present owners i.e. partnership firm viz. M/s. Arihant Developers Jalgaon, through partner Shri. Manish Chhabildas Shah of Arihant Plaza, Ring Road, Jalgaon.



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OPINION

I hereby opine that I have personally e-searched and verified the information furnished in this report. The statements and the information given in the report are correct and true. Certify that present Owner **M/s. Arihant Developers Jalgaon, A Partnership Firm, Through Partner Shri. Manish Chhabildas Shah of Arihant Plaza, Ring Road, Jalgaon**, described above has a valid, clear, absolute, and marketable title over the property i.e. Open total Plot area 1216.35 Sq. M. having Plot No. 20 out of field Survey No. 408+409/P situated at Mehrun Shivar, Tal. Jalgaon & Dist. Jalgaon, which situate at village Mehrun Shivar within the limits of Jalgaon Municipal Corporation, at Jalgaon, shown above.

Jalgaon

Date: 25.12.2021



Jayant Laxman Phadke
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 (Advocate, Jalgaon)