

JAYANT LAXMAN PHADKE**ADVOCATE**

B.Com , LLB

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

Office Phone No:- 0257-2222000

Mobile No. : 9422771035

E- Mail: advocatejayant1967@gmail.com

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

Sub: Title clearance certificate with respect of total Open Plot area 514.5 Sq.M. bearing Final Plot No. 279 out of Town Planning Scheme No. 2 (Old City Survey No. 2677/A-1 plot area 565.1 sq. mt.) which situated at Jalgaon City, 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 (Name of owner/promoter/~~developer~~/company) **M/s. Arihant Construction Jalgaon, a partnership firm, through partner Shri. Manish Chhabildas Shah of Arihant Plaza, Ring Road, Jalgaon** who had following property and documents i.e.:-

1) Description of the property - Total Open Plot area 514.5 Sq.M. bearing Final Plot No. 279 out of Town Planning Scheme No. 2 (Old City Survey No. 2677/A-1 plot area 565.1 sq. mt.) which situated at Jalgaon City, Tal. Jalgaon & Dist. Jalgaon, within the limits of Jalgaon Municipal Corporation, at Jalgaon. The owner has purchased said property under Registered sale deed bearing No. 4091/2021 dated 13.12.2021 and same is subject matter of this report which is bounded by :

East : Road,

West : Road,

North : Road,

South : CTS No. 2677/2A.



JAYANT LAXMAN PHADKE**ADVOCATE**

B.Com , LLB

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

Office Phone No:- 0257-2222000

Mobile No. : 9422771035

E- Mail: advocatejayant1967@gmail.com

2) The documents of allotment of said plot : Under Registered sale deed bearing No. 4091/2021 dated 13.12.2021.

3) ~~7/12-extract~~ or property card issued by City Survey Office, Jalgaon dated 07.04.2022.

4) Regular search and e-Search for 30 years from 1992 till May 2022.

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 Construction Jalgaon, a partnership firm, through partner Shri. Manish Chhabildas Shah of Arihant Plaza, Ring Road, Jalgaon**

(1) Property: Total Open Plot area 514.5 Sq.M. bearing Final Plot No. 279 out of Town Planning Scheme No. 2 (Old City Survey No. 2677/A-1 plot area 565.1 sq. mt.) which situated at Jalgaon City, 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: 12.05.2022



J. Phadke
Jayant Laxman Phadke
(Advocate, Jalgaon)

JAYANT LAXMAN PHADKE**ADVOCATE**

B.Com , LLB

12, Baliram Peth, M.G.Road,
 Jalgaon- 425001
 Office Phone No:- 0257-2222000
 Mobile No. : 9422771035

E- Mail: advocatejayant1967@gmail.com

FLOW OF THE TITLE OF THE SAID LAND

Description of the property - Total Open Plot area 514.5 Sq.M. bearing Final Plot No. 279 out of Town Planning Scheme No. 2 (Old City Survey No. 2677/A-1 plot area 565.1 sq. mt.) which situated at Jalgaon City, Tal. Jalgaon & Dist. Jalgaon, within the limits of Jalgaon Municipal Corporation, at Jalgaon. The said property is purchased under Registered sale deed bearing No. 4091/2021 dated 13.12.2021 and subject matter of this report which is bounded by :

East : Road, West : Road,
 North : Road, South : CTS No. 2677/2A.

- A. N. A. Order Date 25.12.2007 by Collector Jalgaon.
- B. Original Sale Deed No. 1695/1987 dated 09.03.1987 in favour of previous owner Mrs. Nila Narendra Shah.
- C. Original Sale Deed No. 1696/1987 dated 09.03.1987 in favour of previous owner Mrs. Sneha Rameshchandra Shah.
- D. Original Sale Deed No. 4091/2021 dated 13.12.2021 in favour of Present owner M/s. Arihant Construction Jalgaon, a partnership firm, through partner Shri. Manish Chhabildas Shah
- E. City Survey extracts on dated 07.04.2022

1) Flow of The Title :-

- 1.1 From the record it is seen that, Mr. Chimanaraoji Mansingh Jagtap was the owner since 1966, when land / plot was numbered as C.T.S. No. 2677A-1 having total plot area 565.1 sq. mt. which situated at Jalgaon City, Tal. Jalgaon and Dist. Jalgaon.



JAYANT LAXMAN PHADKE**ADVOCATE**

B.Com , LLB

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

Office Phone No:- 0257-2222000

Mobile No. : 9422771035

E- Mali: advocatejayant1967@gmail.com

- 1.2 Then Town Planning Scheme-II was made applicable and said C.T.S. 2677/A-1 and it was given Final Plot No. 279 having total plot area of 514.5 SQ. M. under the said scheme.
- 1.3. The documents discloses that above owner Chimajirao has sold out above property into two parts by two separate sale deeds, which are narrated hereunder :
- 1.3.1 Sale deed bearing Registration No.1695/1987 date 09.03.1987, thereby sold one half ownership in the land with ownership of constructed house and right the recover possession from Tenant J.D.C.C. Bank, Jalgaon on first floor out of entire building to Mrs. Neela Narendra Shah.
- 1.3.2 Registration No.1696/1987 date 09.03.1987, one half ownership in the land along with ownership of ground floor constructed house, garage area and right the recover possession from Tenant J.D.C.C. Bank, Jalgaon, out of entire building was sold out to Mrs. Sneha Rameshchandra Shah.
- 1.4 Since the above date of sale in the year 1987, names of aforesaid two purchasers viz. Mrs. Sneha Rameshchandra Shah and Mrs. Neela Narendra Shah are continuously appearing in CTS extracts of 2677/A-1 and it was given Final Plot No. 279 having total plot area of 514.5 SQ. M. being owners and person in possession of the said concerned property. I have seen Property Card i.e. CTS extracts, mutation entries carefully.
- 1.5 Lastly, present owner M/s. Arihant Construction Jalgaon, a partnership firm, through partner Shri. Manish Chhabildas Shah of Jalgaon had purchased concerned 2677/A-1 and It was given Final Plot No. 279 having total plot area of 514.5 SQ.M. from Mrs. Sneha



JAYANT LAXMAN PHADKE**ADVOCATE**

B.Com , LLB

12, Baliram Peth, M.G.Road,
Jalgaon- 425001
Office Phone No:- 0257-2222000
Mobile No. : 9422771035

E- Mail: advocatejayant1967@gmail.com

Rameshchandra Shah and Mrs. Neela Narendra Shah vide registered sale deed bearing No. 4091 dated on 13.12.2021 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.

- 1.6 Then there is approval of building plans from Jalgaon Municipal Corporation vide letter No. TP/BP/1814 dated 17.03.2022 for an apartment Seven Storied Building Apartment viz. **"SUKRUTI CENTRUM"**.
- 1.7 In the above manner there is clear, uninterrupted flow of title till the present owners i.e. partnership firm viz. M/s. Arihant Construction Jalgaon, through partner Shri. Manish Chhabildas Shah of Arihant Plaza, Ring Road, Jalgaon.

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 Construction 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. Total Open Plot area 514.5 Sq.M. bearing Final Plot No. 279 out of Town Planning Scheme No. 2 (Old City Survey No. 2677/A-1 plot area 565.1 sq. mt.) which situated at Jalgaon City, shown above.

Jalgaon**Date: 12.05.2022**

Jayant Laxman Phadke
Jayant Laxman Phadke
(Advocate, Jalgaon)



CHALLAN
MTR Form Number-6



GRN MH001375943202223E		BARCODE 		Date 03/05/2022-13:15:19		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee Other Items				TAX ID / TAN (If Any)			
				PAN No. (If Applicable)			
Office Name JLG2_JALGAON 2 JOINT SUB REGISTRAR				Full Name		ADVOCATE JAYANT LAXMAN PHADKE	
Location JALGAON							
Year 2022-2023 From 03/05/1992 To 03/05/2022				Flat/Block No.		12 BALIRAM PETH	
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)		
					TPS II FINAL PLOT NO 279 AREA 514.5 SQ.M. SITUATED AT JALGAON		
					SHAHAR		
Total			750.00		Amount in Words Seven Hundred Fifty Rupees Only		
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				69103332022050311756		2744044698	
Cheque/DD No.				Bank Date		RBI Date	
				03/05/2022-13:17:21		Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9422771035

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

खदर चलन 'रदुष ऑफ पेमेंट' गरी नगुद कारणसारीच लागू आहे. इतर कारणसारीची किंवा नोंदणी न करावयाच्या दस्ताराची लागू नाही.

