Mrs. P. D. Bhavsar
Advocate
7, Anand Colony, Near Court,
Amalner
Mob.No.9730763496
Email id :- pdbhavsar24@gmail.com

FORMAT – A

(Circular :- 28 / 2021)

To,

MAHA RERA

LEGAL TITLE REPORT

Sub. :- Title clearance certificate with respect to :-

City	Taluka	District	Gat No.	Plot No.	Row House No.	Area
Amalner	Amalner	Jalgaon	466	1	1	60.95 Sq.mtr.
Amalner	Amalner	Jalgaon	466	2	2	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	3	3	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	4	4	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	5	5	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	6	6	123.40 Sq.mtr.
Amalner	Amalner	Jalgaon	466	7	7	126.90 Sq.mtr.
Amalner	Amalner	Jalgaon	466	8	8	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	9	9	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	10	10	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	11	11	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	12	12	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	13	13	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	14	14	60.95 Sq.mtr.
Amalner	Amalner	Jalgaon	466	15	15	60.95 Sq.mtr.
Amalner	Amalner	Jalgaon	466	16	16	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	17	17	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	18	18	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	19	19	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	20	20	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	21	21	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	22	22	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	23	23	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	24	24	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	25	25	134.15 Sq.mtr.
Amalner	Amalner	Jalgaon	466	26	26	209.02 Sq.mtr.
Amalner	Amalner	Jalgaon	466	27	27	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	28	28	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	29	29	64.60 Sq.mtr.

P. D. BHAVSAR Advocate AMALNER

Amalner	Amalner	Jalgaon	466	30	30	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	31	31	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	32	32	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	33	33	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	34	34	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	35	35	90.10 Sq.mtr.
Amalner	Amalner	Jalgaon	466	36	36	90.10 Sq.mtr.
Amalner	Amalner	Jalgaon	466	37	37	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	38	38	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	39	39	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	40	40	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	41	41	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	42	42	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	43	43	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	44	44	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	45	45	171.00 Sq.mtr.
Amalner	Amalner	Jalgaon	466	46	46	111.35 Sq.mtr.
Amalner	Amalner	Jalgaon	466	47	47	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	48	48	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	49	49	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	50	50	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	51	51	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	52	52	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	53	53	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	54	54	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	55	55	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	56	56	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	57	57	90.10 Sq.mtr.
Amalner	Amalner	Jalgaon	466	58	58	90.10 Sq.mtr.
Amalner	Amalner	Jalgaon	466	59	59	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	60	60	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	61	61	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	62	62	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	63	63	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	64	64	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	65	65	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	66	66	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	67	67	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	68	68	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	69	69	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	70	70	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	71	71	219.39 Sq.mtr.

Above mentioned properties are situated at Amalner, Tal.- Amalner, Dist.-Jalgaon.

A. I have investigated the title of the said plot on the request of owner **Mr. Sachin Suryakant Bhamre** and following documents i.e. :-

1. Description of Property :- The properties are given below

City	Taluka	District	Gat No.	Plot No.	Row House No.	Area
Amalner	Amalner	Jalgaon	466	1	1	60.95 Sq.mtr.
Amalner	Amalner	Jalgaon	466	2	2	43.70 Sq.mtr.

MRS. P. D. BHAVSAR Advocate

Amalner	Amalner	Jalgaon	466	3	3	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	4	4	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	5	5	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	6	6	123.40 Sq.mtr.
Amalner	Amalner	Jalgaon	466	7	7	126.90 Sq.mtr.
Amalner	Amalner	Jalgaon	466	8	8	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	9	9	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	10	10	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	11	11	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	12	12	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	13	13	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	14	14	60.95 Sq.mtr.
Amalner	Amalner	Jalgaon	466	15	15	60.95 Sq.mtr.
Amalner	Amalner	Jalgaon	466	16	16	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	17	17	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	18	18	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	19	19	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	20	20	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	21	21	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	22	22	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	23	23	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	24	24	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	25	25	134.15 Sq.mtr.
Amalner	Amalner	Jalgaon	466	26	26	209.02 Sq.mtr.
Amalner	Amalner	Jalgaon	466	27	27	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	28	28	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	29	29	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	30	30	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	31	31	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	32	32	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	33	33	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	34	34	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	35	35	90.10 Sq.mtr.
Amalner	Amalner	Jalgaon	466	36	36	90.10 Sq.mtr.
Amalner	Amalner	Jalgaon	466	37	37	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	38	38	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	39	39	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	40	40	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	41	41	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	42	42	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	43	43	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	44	44	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	45	45	171.00 Sq.mtr.
Amalner	Amalner	Jalgaon	466	46	46	111.35 Sq.mtr.
Amalner	Amalner	Jalgaon	466	47	47	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	48	48	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	49	49	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	50	50	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	51	51	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	52	52	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	53	53	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	54	54	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	55	55	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	56	56	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	57	57	90.10 Sq.mtr.

P. D. BHAVSAR
Advocate
AMALNER

Amalner	Amalner	Jalgaon	466	58	58	90.10 Sq.mtr.
Amalner	Amalner	Jalgaon	466	59	59	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	60	60	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	61	61	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	62	62	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	63	63	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	64	64	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	65	65	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	66	66	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	67	67	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	68	68	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	69	69	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	70	70	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	71	71	219.39 Sq.mtr.

Above mentioned title properties are situated at Amalner, Tal.- Amalner, Dist.- Jalgaon.

The project name is " ---------- "

2. The Documents of allotment of Plot :-

:- A. Original Copy of Sale Deed of **Gat No.466 admeasuring 0H 82R** executed by Mrs.Snehalata Ratanlal Jain in favour of **1] Mr.Prasannachand Soubhagmal Parakh Prop. of Giriraj Developers and 2] Mr.Mihir Hemant Pawar Prop. of Giriraj Developers** by a Registered Sale Deed dated 05/03/2021 having it's Registration No.1497/2021.

B. Index II of Sale Deed dated 05/03/2021 having it's Registration No.1497/2021.

3. 7/12 extract issued by Talathi Office dated 16/12/2021, mutation entry no.560, 29303, 30411, 42246, 51615, 53949 dated 16/03/2021 as mentioned on 7/12 extract.

4. Search Report for 30 years from 06/01/1993 till 06/01/2022.

C. 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 / developer **1] Mr.Prasannachand Soubhagmal Parakh Prop. of Giriraj Developers and 2] Mr.Mihir Hemant Pawar Prop. of Giriraj Developers** are clear, marketable & without any encumbrances. (If any encumbrances please mention in separate sheet).

Owners of the land :-

1] Gat No.466 admeasuring 0H 82R situated at Amalner, Tal.- Amalner, Dist.-Jalgaon is owned & possessed by (1) Mr.Prasannachand Soubhagmal Parakh Prop. of Giriraj Developers and (2) Mr.Mihir Hemant Pawar Prop. of Giriraj Developers.

MRS. P. D. BHAVSAR Advocate AMALNER

2] (1) **Mr.Prasannachand Soubhagmal Parakh Prop. of Giriraj Developers and (2) Mr.Mihir Hemant Pawar Prop. of Giriraj Developers are absolute owners of Gat No.466 admeasuring 0H 82R situated at Amalner, Tal.- Amalner, Dist.-Jalgaon & they developed the Part portion admeasuring 7200.00 Sq.mtr. (0H 72R) out of total area 8200.00 Sq.mtr (0H 82R) from Gat No.466 is converted into 1 to 71 residential Plots** with proper permission from Nagarpalika Amalner & other respective authorities as per approved construction plan dated **18/06/2021 and construct thereon 71 Row Houses** & having possession over it.

D. The report reflecting the flow of the title of the owner) on the said land is enclosed herewith as annexure. **:- Annexure E**

Encl. :- Annexure.

Date :- 25/03/2022

Advocate
Stamp



Annexure E

SHEDULE OF TITLE PROPERTIES:-

City	Taluka	District	Gat No.	Plot No.	Row House No.	Area
Amalner	Amalner	Jalgaon	466	1	1	60.95 Sq.mtr.
Amalner	Amalner	Jalgaon	466	2	2	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	3	3	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	4	4	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	5	5	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	6	6	123.40 Sq.mtr.
Amalner	Amalner	Jalgaon	466	7	7	126.90 Sq.mtr.
Amalner	Amalner	Jalgaon	466	8	8	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	9	9	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	10	10	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	11	11	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	12	12	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	13	13	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	14	14	60.95 Sq.mtr.
Amalner	Amalner	Jalgaon	466	15	15	60.95 Sq.mtr.
Amalner	Amalner	Jalgaon	466	16	16	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	17	17	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	18	18	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	19	19	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	20	20	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	21	21	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	22	22	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	23	23	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	24	24	43.70 Sq.mtr.
Amalner	Amalner	Jalgaon	466	25	25	134.15 Sq.mtr.
Amalner	Amalner	Jalgaon	466	26	26	209.02 Sq.mtr.
Amalner	Amalner	Jalgaon	466	27	27	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	28	28	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	29	29	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	30	30	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	31	31	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	32	32	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	33	33	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	34	34	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	35	35	90.10 Sq.mtr.
Amalner	Amalner	Jalgaon	466	36	36	90.10 Sq.mtr.
Amalner	Amalner	Jalgaon	466	37	37	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	38	38	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	39	39	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	40	40	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	41	41	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	42	42	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	43	43	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	44	44	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	45	45	171.00 Sq.mtr.
Amalner	Amalner	Jalgaon	466	46	46	111.35 Sq.mtr.
Amalner	Amalner	Jalgaon	466	47	47	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	48	48	64.60 Sq.mtr.
Amalner	Amalner	Jalgaon	466	49	49	64.60 Sq.mtr.

M.S. P. D. BHAVSAR
Advocate
AMALNER