



LEGAL TITLE REPORT

To
Maha RERA

Sub: Title clearance certificate with respect to **Plot No. 11** area admeasuring **929.35 Sq Mtr** out of **S.No. 408/409** situated at **Mehrun Tal. & Dist. Jalgaon.**

I have Verified the title of the said plot on the request of **M/s Arihant Sapphire** through its partner **Prakash Kapoorchand Kotecha, Rahul Prakash Kotecha & Sachin Prakash Kotecha.**

1) Description of the property.- **Plot No. 11** area admeasuring **929.35 Sq Mtr** out of **S.No. 408/409** situated at **Mehrun Tal. & Dist. Jalgaon.**

2) The documents of allotment of plot-

Latest 7/12 Extract (Original)

Sale Deed Sr.No.2847 dated 31.03.2021 (Original)

Sale Deed Sr.No. 5450 dated 05.12.2012 (Original)

Sale Deed Sr.No. 4794 dated 09.09.2011 (Original)

Sale Deed Sr.No. 3574 dated 19.11.2009 (Original)

N.A Permission (Photo Copy)

3) **7/12 extract** or ~~Property card~~ issued by **Talathi of Mehrun Tal & Dist Jalgaon** dated. **28.12.2021.** mutation entry no.....

4) Title report for 30 years from 1993 to 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 **M/s Arihant Sapphire** through its partner **Prakash Kapoorchand Kotecha, Rahul Prakash Kotecha & Sachin Prakash Kotecha** is clear, marketable and without any encumbrances.

Sunil





Owner/s of the land - **M/s Arihant Sapphire** through its partner **Prakash Kapoorchand Kotecha, Rahul Prakash Kotecha & Sachin Prakash Kotecha.**

1. CTS/C.S. No.
2. CTS/C.S. No.
3. CTS/C.S. No.
4. Qualifying comments/remarks if any - Nil.

3/- The Report reflecting the flow of the title of the **M/s Arihant Sapphire a Partnership Firm** on the said land is enclosed herewith as annexure.

Encl : Annexure.

Jalgaon:

Date : 07.04.202


(*Sunil S. Tare*)
Advocate, Jalgaon





FORMAT- A

FLOW OF THE TITLE OF THE SAID LAND-

- a) As per the available record & the information received by the applicant, S.No.408/409 of Mehrun was in the name of M/s Anandshanti Builders & Developers through its partner Dilip Ananda Kolhe till the year 2008.
- b) On 07.02.2009, N.A Permission for residential purpose granted to S.No.408/409 of Mehrun by Hon'ble Collector Jalgaon vide its order No. LAND/1/SR/112/2008 dated 07.11.2008. lay out sanctioned by the concern authority, plots made out in the said land, M.E.No. 57481 was accordingly effected at relevant record of rights
- c) On 02.02.2010, as M/s Anandshanti Builders & Developers through its partner Dilip Ananda Kolhe with consent from Mukesh Lalwani & Others sold out relevant Plot No. 11 area admeasuring 929.35 Sq Mtr out of S.No. 408/409 of Jalgaon to Sapana Abhay Jain for consideration of Rs 9,99,900/- by Regd sale deed bearing No.3574 dated 19.11.2009, M.E.No. 60007 was accordingly effected at relevant record of rights.
- d) On 15.09.2011, as Sapana Abhay Jain Plot No. 11 area admeasuring 929.35 Sq Mtr out of S.No. 408/409 of Jalgaon to Vasant Murlidhar Joshi & others for consideration of Rs 15,00,000/- by Regd sale deed bearing No.4794 dated 09.09.2011, M.E.No. 65489 was accordingly effected at relevant record of rights.
- e) On 05.12.2012 Vasant Murlidhar Joshi & others sold out Plot No. 11 area admeasuring 929.35 Sq Mtr out of S.No. 408/409 of Jalgaon to Arihantam Infra Project Pvt Ltd for consideration of Rs.18,00,000/- by Regd sale deed bearing No.5450 dated 05.12.2012, Mutation Entry was not accordingly effected at relevant record of rights.
- f) On 01.04.2021 Arihantam Infra Project Pvt Ltd sold out Plot No. 11 area admeasuring 929.35 Sq Mtr out of S.No. 408/409 of Jalgaon to M/s Arihant Sapphire through its

Sunil Tare





partner Prakash Kapoorchand Kotecha, Rahul Prakash Kotecha & Sachin Prakash Kotecha for consideration of Rs 1,50,000,00/- by Regd sale deed bearing No.2847 dated 01.04.2021, Mutation Entry was not accordingly effected at relevant record of rights.

- 1) 7/12 extract / ~~P.R. Card~~ as on date of application for registration dt. 28.12.2021
- 2) Mutation Entries No – mentioned in flow of title.
- 3) Title report for 30 years from Taken from Sub-Registrar' office at Jalgaon
- 4) Any other relevant title - Nil
- 5) Litigations if any – No

Jalgaon:

Date : 07.04.2022


(Sunil S. Tare)
Advocate, Jalgaon

