

**OFFICE AND RESIDENCE:-**

82, HOUSING SOCIETY,  
BEHIND DISTRICT COURT,  
JALGAON.425001.  
MOBILE: 9422664544

EMAIL: nikhilkulkarni1234@gmail.com

**BAR COUNCIL REGD. NO. MAH/2351/2002 DATED 27/08/2002**

Date- 22/10/2021

**NIKHIL N. KULKARNI**  
B.S.L. LL.M.  
**ADVOCATE**

**FORMAT-A**

(Circular No. 28/2021)

To,

MahaRERA

**LEGAL TITLE REPORT**

**Subject- Title clearance certificate with respect of Plot no. 2 admeasuring 364.25 Sq.M. out of Gat no. 28, situated at Pimprala, within the Jalgaon Municipal Corporation area at Jalgaon, Taluka and District Jalgaon.**

I have investigated the title of the above mentioned plot on the request of Jalgaon Projects Pvt. Ltd. and following documents viz.-

**1) Description of the property-**

The property situated at Plot No. 2 admeasuring 364.25 Sq.M. out of Gat no. 28, situated at Pimprala, within the Jalgaon Municipal Corporation area at Jalgaon, Taluka and District Jalgaon

**Bounded as-**

**East- 9 Mtr Road, West- Plot No. 1, North- Plot No. 3, South- 15 Mtr Road.**

**2) The documents of allotment of Plot- as per registered sale deed bearing no. 155/2021 dated 11/01/2021**

**3) 7/12 extract issued by Talathi Pimprala Mutation entry no. 61692**

**4) Search report for 30 years from 1992 to 2021**



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2/ On perusal of the above mentioned documents and all other relevant documents relating to the title of the mentioned property I am of the opinion that the title of Jalgaon Projects Pvt. Ltd. Through its Director Pravin Hiralal Gagadani is clear marketable and without any encumbrances.

Owner of the land situated at Plot No. 2 admeasuring 364.25 Sq.M. out of Gat no. 28, situated at Pimprala, within the Jalgaon Municipal Corporation area at Jalgaon, Taluka and District Jalgaon is as under-

Jalgaon Projects Pvt. Ltd. Through its Director Pravin Hiralal Gagadani R/at Jalgaon

**Qualifying comments/ remarks, if any –No**

3/ the report reflecting the flow of the title of the owners on the said land is enclosed herewith as annexure.

Place- Jalgaon

Date- 22/10/2021



*Nikhil Kulkarni*

**Nikhil N. Kulkarni**

**Advocate, Jalgaon.**

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**Flow of the tile of the said land**

A) On 25/11/1982, the Fruit Sale Society Jalgaon through its Chairman applied to Hon'ble Collector, Jalgaon for N.A. permission of Gat no. 28 situated at Pimprala, Taluka and District Jalgaon. The Hon'ble Collector Jalgaon vide its order no. RB/LNA/SR/242/83 dated 07/10/1983 granted N.A. use of Gat no. 28 situated at Pimprala, Taluka and District Jalgaon. Accordingly mutation entry bearing 6551 was recorded at record of rights of the property.

B) On 30/10/1984 Ramkrushna Ganji Chirmade by way of registered sale deed purchased Plot No. 2 admeasuring 364.25 Sq.M. out of Gat no. 28, situated at Pimprala, within the Jalgaon Municipal Corporation area at Jalgaon, Taluka and District Jalgaon for the consideration of Rs. 32,346.51/- from the Fruit Sale Society Jalgaon through its President Shri. Shankar Hari Choudhari. Accordingly mutation entry bearing 29067 was recorded at the record of rights of the property.

C) On 22/07/2005 Shri. Suresh Ramkrushna Chirmade and Arun Ramkrushna Chirmade purchased Plot No. 2 admeasuring 364.25 Sq.M. out of Gat no. 28, situated at Pimprala, within the Jalgaon Municipal Corporation area at Jalgaon, Taluka and District Jalgaon by way of registered sale deed for the consideration of Rs. 2,00,000/- from Ramkrushna Ganji Chirmade. Accordingly mutation entry bearing no. 30628 was recorded at the record of rights of the property.

D) On 28/03/2019, Sau. Asha Sharad Patil and Shri. Sharad Ramesh Patil purchased Plot No. 2 admeasuring 364.25 Sq.M. out of Gat no. 28, situated at



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Pimprala, within the Jalgaon Municipal Corporation area at Jalgaon, Taluka and District Jalgaon by way of registered sale deed no. 1051/2019 for the consideration of Rs. 26,80,000/- from Shri. Suresh Ramkrushna Chirmade and Arun Ramkrushna Chirmade. Accordingly mutation entry bearing no. 56529 was recorded at the record of rights of the property.

E) On 11/01/2021 Jalgaon Projects Pvt. Ltd. Jalgaon Through its Director Pravin Hiralal Gagadani purchased Plot No. 2 admeasuring 364.25 Sq.M. out of Gat no. 28, situated at Pimprala, within the Jalgaon Municipal Corporation area at Jalgaon, Taluka and District Jalgaon by way of registered sale deed no. 155/2021 for the consideration of Rs. 30,00,000/- from Sharad Ramesh Patil and Asha Sharad Patil. Accordingly mutation entry bearing no. 61692 was recorded at the record of rights of the property.

- 1) 7/12 extract as on date of the application for registration dated 27/08/2021
- 2) M.E. no. 6551, 29067, 30638, 56529, 61692
- 3) Search report for 30 years from 1992- 2021 taken from Sub- Registrar Office, Jalgaon
- 4) Any other relevant title- No
- 5) Litigation if any- No

Place- Jalgaon

Date- 22/10/2021



*Nikhil Kulkarni*

**Nikhil N. Kulkarni**

**Advocate Jalgaon**