



CHALLAN
MTR Form Number-6



GRN MH010458833202223E	BARCODE	Date 11/11/2022-16:14:11	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name JLG3_JALGAON 3 JOINT SUB REGISTRAR	Full Name	ADV SARANG MADHAV KULKARNI	
Location JALGAON			
Year 2022-2023 One Time	Flat/Block No.	27 MOHAN NAGAR	
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	325.00	Road/Street	MOHADI ROAD
		Area/Locality	JALGAON
		Town/City/District	
		PIN	4 2 5 0 0 1
		Remarks (If Any)	
		Savkheda Bk Gat no 182/1 plot no 16/17 search for 13 years from 2010 to 2022	
		Amount In	Three Hundred Twenty Five Rupees Only
Total	325.00	Words	
Payment Details CANARA BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 02400412022111100830 1061111202202400830
Cheque/DD No.		Bank Date	RBI Date 11/11/2022-16:15:04 Not Verified with RBI
Name of Bank		Bank-Branch	CANARA BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्त्यासाठी लागू नाही.

Mobile No. : 9858240638



CHALLAN
MTR Form Number-6



GRN MH01109012820223E	BARCODE 	Date 23/11/2022-17:12:57	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID / TAN (If Any)	
Type of Payment Search Fee		PAN No.(If Applicable)	
Office Name JLG3_JALGAON 3 JOINT SUB REGISTRAR		Full Name ADV SARANG MADHAV KULKARNI	
Location JALGAON			
Year 2022-2023 One Time		Flat/Block No. 27 MOHAN NAGAR	
Account Head Details		Premises/Building	
0030072201 SEARCH FEE		MOHADI ROAD	
Amount In Rs. 425.00		Road/Street	
		Area/Locality JALGAON	
		Town/City/District	
		PIN 4 2 5 0 0 1	
		Remarks (If Any)	
		Savkhede Bk plot no 16/17 Gat no 182/1 search from 1993 to 2009	
		Amount In Four Hundred Twenty Five Rupees Only	
Total 425.00		Words	
Payment Details CANARA BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 02400412022112300931 1062311202202400931
Cheque/DD No.		Bank Date	RBI Date 23/11/2022-17:14:05 Not Verified with RBI
Name of Bank		Bank-Branch	CANARA BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

Mobile No. : 9858240638

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ADV. SARANG M. KULKARNI

ROLL NO. MAH/2321/2005
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Diploma in Cyber Crime Investigation,
Specialised Diploma in Marine Insurance.

FORMAT – A

(Circular No. 28/2021)

To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No.16/17, admeasuring area 1048.12 sq.meters out of Gat No.182/1 at Savkhede Bk., Tal. & Dist. Jalgaon (hereinafter referred as the "said plot").

I have investigated the title of the said plot on the request of Sai Krushna Associates, a partnership firm, through it's Partners viz. 1) Shri Hemant Jagannath Nayati and 2) Sau. Archana Jitendra Lathi (being as "Developer") and Shri Vinit Balkrushna Birla (being as "Owner") and following documents i.e.

1. Description of the Property: -

A proposed residential cum Commercial Construction property which consists, Ground Floor, First Floor, Second Floor, Third Floor, Fourth Floor and Fifth Floor which is constructed on Plot No.16/17, admeasuring area 1048.12 sq.meters out of Gat No.182/1 at Savkhede Bk., Tal. & Dist. Jalgaon..

2. Documents of allotment of plot:-

1) Copy of Gift deed which was executed between Shri Vinit Balkrushna Birla being the Donee and Shri Balkrushna Motilal Birla being the Doner. The Gift Deed was registered in the office of Sub-Registrar, Jalgaon on document Sr.No.745/2017 dated 29.03.2017.

2) Copy of Development Agreement which was executed between Shri Vinit Balkrushna Birla being the Owner and Sai Krushna Associates, a partnership firm, through it's Partners viz. 1) Shri Hemant Jagannath Nayti and 2) Sau. Archana Jitendra Lathi being the Developer. The said Development agreement was registered in the office of Sub-Registrar, Jalgaon-3 on document Sr.No. 1133/2022, dated 11/04/2022.



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3) 7/12 Extract issued Talathi Mehrun dated 08.11.2022, mutation entry no.17946.

4) Search Report for 30 years from 01/01/1993 till 23/11/2022.

2/- On perusal of above mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of Shri Vinit Balkrushna Birla (as "Owner") and Sai Krushna Associates, a partnership firm, through it's Partners viz. 1) Shri Hemant Jagannath Nayti and 2) Sau. Archana Jitendra Lathi, (as "Developer") of the above said proposed residential cum Commercial Construction property which consists, Ground Floor, First Floor, Second Floor, Third Floor, Fourth Floor and Fifth Floor which is constructed on Plot No.16/17, admeasuring area 1048.12 sq.meters out of Gat No.182/1 at Savkhede Bk., Tal. & Dist. Jalgaon is clear, marketable and without any encumbrances.

Owners of the land : - Shri Vinit Balkrushna Birla (as "Owner") and Sai Krushna Associates, a partnership firm, through it's Partners viz. 1) Shri Hemant Jagannath Nayti and 2) Sau. Archana Jitendra Lathi, (as "Developer") of Plot No.16/17, admeasuring area 1048.12 sq.meters out of Gat No.182/1 at Savkhede Bk., Tal. & Dist. Jalgaon

Qualifying comments/remarks if any : Not applicable.

3/- The report reflecting the flow of the title of the Shri Vinit Balkrushna Birla (as "Owner") and Sai Krushna Associates, a partnership firm, through it's Partners viz. 1) Shri Hemant Jagannath Nayti and 2) Sau. Archana Jitendra Lathi, (as "Developer") of said plot is enclosed herewith as annexure.

Encl: Annexure

Date : 22/11/2022.




(Sarang M. Kulkarni)
Advocate, Jalgaon

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FORMAT – A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

- a) As per the available record and produced by the applicant said Gat No.182/1 of Savkhede Bk. was owned and possessed by Shri Balkrushna Motilal Birla and other 1. They gave application to the Hon'ble Collector, Jalgaon to convert said agricultural land into non-agricultural purpose i.e. residential purpose As per their application Hon'ble Collector passed N.A. Order bearing no. Land/1097/SR/135/97 dated 22.12.1997, accordingly M.E. No.2560 dated 15.01.1998 was effected in record of rights.
- b) Layout was passed and plots were demarcated as per order of Assistant Director of Town Planning, Jalgaon vide letter no.1792 dated 29.08.1998. Thereafter Balkrushna Motilal Birla and Kashinath Motilal Birla were give application to made partition of above said plots and accordingly Plot No.11 to 33 and Plot No.38,42 were goes in the name of Shri Balkrushna Motilal Birla and Plot No.1 to 10, 34 to 37 and 39 to 41 goes in the name of Kashinath Motilal Birla, Accordingly M.E. No.2561 dated 15.01.1998 was effected in record of rights.
- c) Thereafter Shri Balkrushna Motilal Birla executed a gift deed through it he gifted plot no.15 to 17 out of Gat No.182/1 in favour his son Shri Vinit Balkrushna Birla. The said gift deed was registered in the office of Sub-Registrar, Jalgaon-3 on document Sr.No.745/2017 dated 29.03.2017. Accordingly M.E. no.17946 dated 29/11/2018 was effected in record of rights.
- d) Thereafter Shri Vinit Balkrushna Birla gave application for amalgamation the plot no.16 & 17 and as per his application an order was passed by Sub-Divisional Officer, Jalgaon Division, Jalgaon vide order No. Land/Kavi/Etpal/2020/37/2021 dated 25.02.2021 and Assistant Director of Town Planning, Jalgaon took necessary further steps vide letter no. Amalgamation/Division/At Savkhede Bk. Tal.Jalgaon/Gat No.182/1/Bhu.No.16 & 17/Ss-Jal/434 dated 08.02.2021. As per amalgamation area of Plot No.16/17 is 1018.12 sq.meters. Accordingly M.E. No.21283, dated 19.03.2021 was effected in record of rights
- e) Thereafter Shri Vinit Balkrushna Birla obtained revised building permit and commencement certificate regarding above said proposed residential cum Commercial Construction property, which will be constructed on Plot no.16\17 out of Gat No.182/1 of Savkhede Bk., Tal. & Dist. Assistant Director of Town Planning, Jalgaon bearing letter No. 2692 dated 29.08.2022.



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f) Thereafter the owner Shri Vinit Balkrushna Birla being the Owner of the Property executed Development Agreement regarding the above said building Construction with Sai Krushna Associates, a partnership firm, through it's Partners viz. 1) Shri Hemant Jagannath Nayti and 2) Sau. Archna Jitendra Lathi being the Developer. The said Development agreement was registered in the office of Sub-Registrar, Jalgaon-3 on document Sr.No. 1133/2022, dated 11/04/2022.

As per above said Development Agreement 25% share will belong to land owner and 75% share will belong to Developer.

Sr.No.

- 1) Copy of 7/12 extract of Plot No.16/17, out of Gat No.182/1 at Savkhede Bk., Tal. & Dist. Jalgaon.
- 2) Mutation Entry no. 2560, 2561, 17946 & 21283.
- 3) Copy of Gift deed which was executed between Shri Vinit Balkrushna Birla being the Donee and Shri Balkrushna Motilal Birla being the Doner. The Gift Deed was registered in the office of Sub-Registrar, Jalgaon on document Sr.No.745/2017 dated 29.03.2017.
- 4) Copy of Development Agreement which was executed between Shri Vinit Balkrushna Birla being the Owner and Sai Krushna Associates, a partnership firm, through it's Partners viz. 1) Shri Hemant Jagannath Nayti and 2) Sau. Archna Jitendra Lathi being the Developer. The said Development agreement was registered in the office of Sub-Registrar, Jalgaon-3 on document Sr.No. 1133/2022, dated 11/04/2022.
- 5) Copy of Sanction of Building Permit and Commencement Certificate bearing No. 2692, dated 29.08.2022.
- 6) Zerox copy of Proposed Building Plan.
- 7) Copy of Amalgamation Plan
- 8) Copy of Amalgamation Order.
- 9) Search Report for 30 years from 01/01/1993 to 23/11/2022 taken from Sub-Registrar Office at Jalgaon -1,2 & 3.
- 10) Any other relevant title - Not applicable.
- 11) Litigations if any - No.

Date : 22/11/2022.



(Signature)
(Sarang M. Kulkarni)
Advocate, Jalgaon