CHALLAN

MTR Form Number-6

GRN	MH011013306202223E	BARCODE		Date	22/11/2022-15:31:55	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Search Fee 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	750.00		Road/Street	MOHADI ROAD		
				Area/Locality	JALGAON		
				Town/City/District			
				PIN		4 2 5 0 0 1	
				Remarks (If Any)	Meharun plot no 134 Gat no 436/A adm 603.90sqm search for 30 years from 1993-2022		
Total		750.00		Amount In Words	Seven Hundred Fifty Rupees Only		
Payment Details	CANARA BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02400412022112200863	1062211202202400863
Cheque/DD No.				Bank Date	RBI Date	22/11/2022-15:32:47	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. : 9850240638

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 नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 22-11-2022 03:33:10

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ADV. SARANG M. KULKARNI
ROLL NO. MAH/2321/2005
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AIII (Life & General Insurance)
FIII (Life Insurance) Diploma in Cyber Law,
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. 134, admeasuring area 603.90 sq.meters, out of Gat No.436/A, situated at Meharun, Tal. Jalgaon, Dist. Jalgaon (hereinafter referred as the "said plot").**

I have investigated the title of the said plot on the request of M/s. Shiv Gajanan Construction, a partnership firm, through its partners 1) Shri Hemant Jagannath Nyati, 2) Shri Prashant Vitthaldas Mantri, 3) Aruna Manojkumar Laddha, 4) Shri Dipak Bhagwan Firke and 5) Shri Hemant Bhagwan Firke and following documents i.e.

1. **Description of the Property: -** Plot no. 134, admeasuring area 603.90 sq.meters, out of Gat No.436/A, situated at Mehrun, Tal. Jalgaon, Dist. Jalgaon. On the said plot a proposed residential building to be constructed called as "Bhagavanti Heights", which will consists Ground Floor for parking, First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor and Seventh Floor, having total built up area 1930.77 sq.meters.

2. **Documents of allotment of plot:-** 1) Copy of sale deed which was executed between Shri Bhagwan Krushna Firke, being the Purchaser and Shri Omkar Balaram and Co., Jalgaon, a partnership firm, through its partner Shri Purushottam Mishrilal Joshi,being the Vendor. The sale deed was registered in the office of Sub-Registrar,Jalgaon on document Sr.no.2326/1964, dated 17.09.1964.

2) Copy of Sale deed which was executed between M/s. Shiv Gajanan Construction, a partnership firm, through its partners 1) Shri Hemant Jagannath

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Nyati, 2) Shri Prashant Vitthaldas Mantri, 3) Aruna Manojkumar Laddha, 4) Shri Dipak Bhagwan Firke and 5) Shri Hemant Bhagwan Firke, being the Purchaser and Malti Bhagwan Firke, Dipak Bhagwan Firke and Hemant Bhagwan Firke, being the Vendors. The sale deed was registered in the office of Sub-Registrar,Jalgaon-2 on document Sr.No.312/2022 dated 12.01.2022.

3) 7/12 Extract issued Talathi Mehrun dated 01.11.2022, mutation entry no.97266.

4) Search Report for 30 years from 01/01/1993 till 22/11/2022.

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 M/s. Shiv Gajanan Construction, a partnership firm, through its partners 1) Shri Hemant Jagannath Nyati, 2) Shri Prashant Vitthaldas Mantri, 3) Aruna Manojkumar Laddha, 4) Shri Dipak Bhagwan Firke and 5) Shri Hemant Bhagwan Firke is clear, marketable and without any encumburances.

Owners of the land : - M/s. Shiv Gajanan Construction, a partnership firm, through its partners 1) Shri Hemant Jagannath Nyati, 2) Shri Prashant Vitthaldas Mantri, 3) Aruna Manojkumar Laddha, 4) Shri Dipak Bhagwan Firke and 5) Shri Hemant Bhagwan Firke Plot no. 134, admeasuring area 603.90 sq.meters, out of Gat No.436/A, situated at Mehrun, Tal. Jalgaon, Dist. Jalgaon.

Qualifying comments/remarks if any : Not applicable.

3/- The report reflecting the flow of the title of the M/s. Shiv Gajanan Construction, a partnership firm, through its partners 1) Shri Hemant Jagannath Nyati, 2) Shri Prashant Vitthaldas Mantri, 3) Aruna Manojkumar Laddha, 4) Shri Dipak Bhagwan Firke and 5) Shri Hemant Bhagwan Firke said plot is enclosed herewith as annexure.

Encl: Annexure

Date : 22/11/2022.

SARANG MADHAV KULKARNI ADVOCATE

(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 documents produced by the applicant said Gat No.436/1 was owned and possessed by Shri Omkar Balaram and Co., a partnership firm, Jalgaon. 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. LNA.SR.362, dated 23.03.1964, Layout was passed and plots were demarcated accordingly and necessary mutation entry no.6457 was effected in record of rights.

b) Thereafter Shri Omkar Balaram and Co., a partnership firm, through it's partner Shri Purushottam Mishrilal Joshi sold Plot no.134, area 603.90 sq.meters to Shri Bhagwan Krushna Firke for consideration of Rs.2000/-. The sale deed was registered in the office of Sub-Registrar, Jalgaon on document Sr.no.2326/1964 dated 17.09.1964. Necessary mutation was effected in record of rights.

c) Thereafter Shri Bhagwan Krushna Firke died on 01.08.1992,leaving behind his legal heirs i.e. wife Maltibai Bhagwan Firke, sons Shri Dipak Bhagwan Firke, Hemant Bhagwan Firke and daughter Sau. Nalini Hemchandra Firke. Their names were entered in record of rights, accordingly M.E. No.27996 dated 29.10.1992 was effected in record of rights.

d) Thereafter Sau. Nalini Hemchandra Firke relinquished her share, right, title and interest of above said property in favour Maltibai Bhagwan Firke, Shri Dipak Bhagwan Firke and Hemant Bhagwan Firke by way of relinquishment deed. The said relinquishment deed was registered in the office of Sub-Registrar,Jalgaon on document Sr.No.4212/2021 dated 14.06.2021, accordingly M.E. No.93860, dated 18.06.2021 was effected in record of rights.

e) Thereafter Maltibai Bhagwan Firke, Shri Dipak Bhagwan Firke and Hemant Bhagwan Firke sold Plot No.134, area 603.90 sq.meters out of Survey no. 436/A, situated at Mehrun, Tal. & Dist.Jalgaon to M/s. Shiv Gajanan Construction, a partnership firm, through its partners 1) Shri Hemant Jagannath Nyati, 2) Shri Prashant Vitthaldas Mantri, 3) Aruna Manojkumar Laddha, 4) Shri Dipak Bhagwan Firke and 5) Shri Hemant Bhagwan Firke for

SARANG MADHAV KULKARNI ADVOCATE JALGAON

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consideration of Rs.1,05,00,000/-. The sale deed was registered in the office of Sub-Registrar,Jalgaon on document Sr.no.312, dated 12.01.2022, accordingly M.E. No.97266, dated 31.03.2022 was effected in record of rights.

f) 1) Shri Hemant Jagannath Nyati, 2) Shri Prashant Vitthaldas Mantri, 3) Aruna Manojkumar Laddha, 4) Shri Dipak Bhagwan Firke and 5) Shri Hemant Bhagwan Firke executed partnership in the name of M/s. Shiv Gajanan Construction dated 14.06.2021.

g) Thereafter Shri Hemant Bhagwan Firke and Malti Bhagwan Firke purchased T.D.R. admeasuring area 1507.30 sq.meters of Jalgaon Survey no.488/2B from Savita Gopal Patil for consideration of Rs.8,00,000/-. The said deed was registered in the office of Sub-Registrar,Jalgaon on document Sr.no.3314/2021 dated 23.04.2021.

Thereafter the then owner of property obtained building permit and commencement certificate bearing no. T.P./B.P./0812 dated 15.09.2021 from Assistant Director of Town Planning, Jalgaon Municipal Corporation, Jalgaon

Thereafter Shri Hemant Bhagwan Firke obtained revised building permit and commencement certificate bearing no. T.P./B.P./1661 dated 31.03.2022 from Assistant Director of Town Planning, Jalgaon Municipal Corporation, Jalgaon for constructed residential building.

Thereafter M/s. Shiv Gajanan Construction, a partnership firm, through its partners 1) Shri Hemant Jagannath Nyati, 2) Shri Prashant Vitthaldas Mantri, 3) Aruna Manojkumar Laddha, 4) Shri Dipak Bhagwan Firke and 5) Shri Hemant Bhagwan Firke executed Deed of Declaration which was registered in the office Sub-Registrar, Jalgaon on document Sr.no.6839/2022 dated 29.08.2022. The residential building to be constructed called as "Bhagavanti Heights", which will consists Ground Floor for parking, First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor and Seventh Floor, having total built up area 1930.77 sq.meters.

Sr.No.

1) Copy of 7/12 extract of Plot No.134, out of Survey no.436/A, situated at Meharun, Tal. & Dist.Jalgaon.

2) Mutation Entry no. 27993,79078,93860 and 97266.

3) Copy of sale deed which was executed between Shri Bhagwan Krushna Firke, being the Purchaser and Shri Omkar Balaram and Co., Jalgaon, a partnership

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firm, through its partner Shri Purushottam Mishrilal Joshi,being the Vendor. The sale deed was registered in the office of Sub-Registrar,Jalgaon on document Sr.no.2326/1964, dated 17.09.1964.

4) Copy of Sale deed which was executed between M/s. Shiv Gajanan Construction, a partnership firm, through its partners 1) Shri Hemant Jagannath Nyati, 2) Shri Prashant Vitthaldas Mantri, 3) Aruna Manojkumar Laddha, 4) Shri Dipak Bhagwan Firke and 5) Shri Hemant Bhagwan Firke, being the Purchaser and Malti Bhagwan Firke, Dipak Bhagwan Firke and Hemant Bhagwan Firke, being the Vendors. The sale deed was registered in the office of Sub-Registrar,Jalgaon-2 on document Sr.No.312/2022 dated 12.01.2022.

5) Copy of Partnership Deed in the name of M/s. Shiv Gajanan construction.

6) Copy of Deed of Declaration bearing no. 6839/2022.

7) Copy of Revised Building Permit and Commencement Certificate dated 31.03.2022.

8) Copy of Approved Plan.

9) Copy of Layout Plan.

10) Copy of N.A. Order.

11) Copy of Relinquishment Deed bearing no. 4212/2021 dated 14.06.2021.

12) Copy of TDR Sale deed bearing no. 3314/2021 dated 23.04.2021.

13)Search Report for 30 years from 01/01/1993 to 22/11/2022 taken from Sub-Registrar Office at Jalgaon -1,2 & 3.

14)Any other relevant title - Not applicable.

15)Litigations if any - No.

Date : 22/11/2022.

SARANG MADHAV KULKARNI

(Sarang M. Kulkarni)
Advocate, Jalgaon