

ADV. MAHESH R. BHOKARIKAR

B.A.LL.M; D.H.L.; D.T.L; D.T.L. Mah./2137/2004

16, Advocate Chambers, Shahu Complex, Shahunagar, Jalgaon - 425001,

Tel- (0257) 2238176, 9326653707, 9325553707,

bhokarikar@gmail.com.

FORMAT - A

(Circular No.:- 28 /2021)

To

Maha RERA

.....

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Gat No. 151/1, Plot no. 8, admeasuring area 462.00 Sq. meters situated at Pimprala Taluka and District Jalgaon.(hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of (Name of owner/promoter/developer/company) and following documents i.e.:-

Developers : - Parashuram Eknath Patil and Shradha Harish Surve partners of/in Sahyadri Shikhar Developers.

1) Description of the property.

I hereby submit my Legal Title Search Report in relation to All the piece and parcel of land situated at **Pimprala**, within the registration division , Taluka- and District Jalgaon, within the local limits of Municipal Corporation and Sub-Registrar-Jalgaon, the property bearing Gat No. 151/1, Plot no. 8, admeasuring area 462.00 Sq. meters which is at present owned and possessed by 1. Sitaram Baburav Tayade 2. Babulal Lakshman Rajput 3. Nathu Lakshman Patil 4. Sitaram Lakshman Rajput 5. Latabai Asaram Mahajan 6. Manoj Asaram Mahajan 7. Kishor Asaram Mahajan 8. Manisha Mukesh More.

2) The documents of allotment of plot.

- 1) Photo copy of Sale deed No.509/1992 dated 12.02.1992
- 2) Photo Copy of Sale deed no. 465/2004 dated 12.02.2004.
- 3) Photo copy of Sale deed No.263/2011 with Index II dated 14.01.2011.
- 4) Photo Copy of TDR Purchase Deed no. 162/2022 with RR no. 203 and Index II dated 18.01.2022.
- 5) Photo Copy of POA Deed no. 7606/2021 with RR no. 9124 dated 27.10.2021.
- 6) Photo Copy of Development Agreement Deed no. 7605/2021 with RR no. 9123 dated 27.10.2021.

- 7) Photo Copy of Deed of Declaration no. 3550/2022 with RR no. 4191 and Index II dated 27.04.2022.
- 8) Photo Copy NA order no. LAND/1085/7045/602 dated 04.02.1986.
- 9) Photo Copy of Development Certificate dated 19.08.2020.
- 10) Digital 7/12 Extract of Gat No.151/1 Plot no.8 dated 23.11.2021.
- 11) Photo copy of Sanction of Building permit and Commencement. Certificate dated 15.02.2022.
- 12) Photocopy of M.E 40018.
- 13) Photocopy of M.E 29265.
- 14) Photocopy of M.E 15360.
- 15) Photocopy of M.E 50207.
- 16) Photocopy of 7/12 Extract of Gat No.151/1 Plot no.8 dated 29.05.2005.
- 17) Photo Copy of Building Plan of Gat No.151/1 Plot no.8.

Search report for 30 years from 07.06.1990 till 07.06.2022

3. 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/promoter/developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

1. Sitaram Baburav Tayade 2. Babulal Lakshman Rajput 3. Nathu Lakshman Patil 4. Sitaram Lakshman Rajput 5. Latabal Asaram Mahajan 6. Manoj Asaram Mahajan 7. Kishor Asaram Mahajan 8. Manisha Mukesh More

4. The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl: Annexure.

Advocate.

(Stamp)

Date: 07.06.2022

Mahesh R. Bhokariker

BALLB, D.LL, D.P.L, D.LL

Mah 2157/2004

10, Advocate Chambers, Bhabu Complex, Jalgaon,
9326853707, 9325553707

ADV. MAHESH R. BHOKARIKAR

B.A.L.L.M; D.H.L.; D.T.L; D.T.L. Mah./2137/2004

16, Advocate Chambers, Shahu Complex, Shahunagar, Jalgaon - 425001,

Tel- (0257) 2238176, 9326653707, 9325553707,

bhokarikar@gmail.com.

FORMAT - A

(Circular No:- 28 /2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation Entry No 40018.
- 3) Mutation Entry No 29265.
- 4) Mutation Entry No 15360.
- 5) Mutation Entry No 50207.
- 6) Search report for 30 years from 07.06.1990 Taken from Sub-Registrar's office at Jalgaon.
- 7) Any other relevant title. NA
- 8) Litigations if any. NA

Date: 07.06.2022

Advocate.

(Stamp)

Mahesh R. Bhokarikar

Mahesh R. Bhokarikar

B.A.L.L.B; D.H.L; D.F.L; D.L.L.

Mah 2137/2004

16, Advocate Chambers, Shahu Complex, Jalgaon,

9326653707, 9325553707

ADV. MAHESH R. BHOKARIKAR

B.A.LL.M; D.H.L.; D.T.L; D.T.L. Mah./2137/2004

16, Advocate Chambers, Shahu Complex, Shahunagar, Jalgaon - 425001,
Tel- (0257) 2238176, 9326653707, 9325553707,
bhokarikar@gmail.com.

FORMAT - A
(Circular No:- 28 /2021)

FLOW OF THE TITLE OF THE SAID LAND.

1. On 12.02.1992, Sudhakar Ramdas Bhetade has executed Sale Deed bearing no. 3387/1992 of property Gat No. 151/1 Plot no. 8 admeasuring area 462.00 Sq. meters in favour of Asaram Kondu Mahajan, Babulal Laxman Rajput, Nathu Laxman Patil, Gokuldas Dhansingh Rajput, Ratan Jaysingh Rajput, Sitaram Baburav Tayade for valid consideration. (**M.E. 15360**).
2. On 12.02.2004, Ratan Jaysingh Rajput has executed Sale Deed bearing No. 465/2004 of the property Gat No. 151/1 Plot No. 8 Eastern-Southern side admeasuring area 46.45 Square Meters out of the total admeasuring area 462.00 Sq. meters in favour of Sitaram Baburav Tayade for valid consideration. (**M.E. 29265**)
3. On 14.01.2011, Gokulsingh Dhansingh Rajput has executed Sale Deed bearing no. 263/2011 of the property Gat No. 151/1 Plot No. 8 western central side admeasuring area 46.45 Square Meters out of total admeasuring area of 462.00 Square Meters in favour of Sitaram Laxman Rajput for valid consideration. (**M. E. 40018**).
4. On 14.05.2015, Asaram Kondu Mahajan died and the names of his legal heirs i.e. 1. Latabai Asaram Mahajan 2. Manoj Asaram Mahajan 3. Kishor Asaram Mahajan 4. Manisha Mukesh More were mutated in the record of rights. (**M.E. 50207**)
5. Sitaram Baburav Tayade 2. Babulal Lakshman Rajput 3. Nathu Lakshman Patil 4. Sitaram Lakshman Rajput 5. Latabai Asaram Mahajan 6. Manoj Asaram Mahajan 7. Kishor Asaram Mahajan 8. Manisha Mukesh More executed Development Agreement and Power of attorney of Gat No. 151/1 Plot No. 8 in favour of **Sahyadri Shikhar Developers through partner Parashuram Eknath Patil and Shradha Harish Surve.**

Date: 07.06.2022

Advocate.

(Stamp)
Mahesh R. Bhokarikar

B.A.LL.B; D.H.L.; D.F.L; D.L.L.

Mah 2137/2004

16, Advocate Chambers, Shahu Complex, Jalgaon,
9326653707, 9325553707