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FORMAT — A
Circular No. 28/2021
LEGAL TITLE REPORT

To,
MAHA RERA
Mumbai

Sub: Title clearance certificate with respect to Plot No 38 to 43 Part of Gut No. 84 Majarehol Tq. Chopda Dist. Jalgaon (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of Dipak Bhika Chaudhari and Vasant Bhika Chaudhari Partners of M/s Pride Leela Builders & Developers and following documents i.e.:-

1) Description of the property.

Plot No 38 to 43 Part of Gut No. 84 Majarehol Tq. Chopda Dist. Jalgaon.

2) The documents of allotment of plot.

3) 7/12 extract of Gut No. 84 Majarehol Tq. Chopda Dist. Jalgaon & Mutation Entry No. 2731.

4) Search report for 30 years from 1992 till 2022.

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the property I am of the opinion that the title of Dipak Bhika Chaudhari and Vasant Bhika Chaudhari Partners of M/s Pride Leela Builders & Developers is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

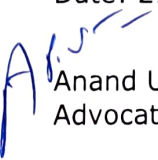
Owner of the Land

Dipak Bhika Chaudhari and Vasant Bhika Chaudhari Partners of M/s Pride Leela Builders & Developers

3/- The report reflecting the flow of the title of the Dipak Bhika Chaudhari and Vasant Bhika Chaudhari Partners of M/s Pride Leela Builders & Developers on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 21.10.2022

 Anand Umrikar
Advocate.



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FLOW OF THE TITLE OF THE SAID LAND

Trace of title/History of passing of title details of antecedent title deeds:

NA Plot no. 28 to out of NA land Gat No 84 of Majarehol Tal. Chopda The land Gat no 84 situated at Majarehol Tq. Chopda Dist Jalgaon was previously owned and possessed by Shn. Tukaram Bhivsan Chaudhari since 1985 thereafter Shri Tukaram Bhivsan Chaudhari has been given land Gat no. 84 admeasuring area 2H-93R and assessment of Rs. 19.95 paise of Majarehol Tal Chopda to his grandson Dipak Bhika Chaudhari and Vasant Bhika Chaudhari through legal guardian mother Tukaram Bhika chaudhari in that respect the mutation entry no 129 was effected on dated 15/8/1985 and certified on dated 16/7/1985.

Thereafter The 7/12 extract of land NA Gat no 64 of Majarehol Tal Chopda from the year of 1999-2000 to 2010-11 it is mentioned Dipak Bhika Chaudhary and Vasant Bhika Chaudhan are become major persons so the remark of Legal guardian Bhika Tukaram Chaudhan was reduced on dated 5/2/2001.

Thereafter I have seen the Mutation entry no. 645 it is mentioned that As per order No. LAQ/SP/SR/29/87 on dated 31/12/1990 area of Gat no 84 admeasuring area OH-05R out of total area 2H-93R of Majarchol Tal Chopda was reduced for Hathur Dam Project and remaining area 2H-88R of Gat no 84 of Majarehol Tal chooda mutated on 7/12 extract of Gat no 84 of Majarehol Tal. chopda in that respect the mutation entry no 645 was effected on dated 15/1/2005 and certified on dated 30/1/2005.

Thereafter I have seen that Sanad given by Tahasildar Chopda ti mentioned by Gat no. 84 admeasuring area 28800.00 sq mt of Majarehol Tal Chopda was converted in to non-agricultural use for residential purpose for that purpose Dipak Bhika Chaudhari and Vasant Bhika Chaudhari obtained final certificate out ward no 3894/2018-19 on dated 7/3/2019 for development purpose and also paid assessment Rs. 150915 and 30183/- on dated 11/4/2019 to the Government of Maharashtra for NA use of land of Gat no 84 of Majarehol Tal chopda.

Thereafter I have seen the mutation entry no. 2788 it is mentioned that As per order of Tahasildar Chopda passed order no. Land-1/Kaw/252/2019 on dated 24/6/2019 and open new 7/12 extract of Plot No 1 to 104 out of Gat no. 84 of Majarehol Tal Chopda in that respect the mutation entry no, 2788 was affected on dated 20/8/2019 and certified on dated 4/9/2019.

In this way Dipak Bhika Chaudhari and Vasant Bhika Chaudhari become the owner and possessor of said NA Plot No 38 to 43 of Majarehol Tal, chopda

Thereafter I have seen the order of Tahasildar Chopda passed order no Kulkayada/ kavi/ 752/ 2010 on dated 11/2/2019 and Mutation entry no. 2656 in



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revenue record of Gat no. 84 it is mentioned that Remark of illegal transaction was mutated in other right column of 7/12 extract of Gat no. 84 of Majarehol Tal chopda but Dipak Bhika Chaudhari and Vasant Bhika Chaudhari applied to the Tahasildar Chopda for the reducing the Remark of illegal transaction from other right column of 7/12 extract of Gat no. 84 of Majarehol Tal chopda for that purpose Tahasildar Chopda by his office order directed to the Dipak Bhika Patil and Vasant Bhika Patil to pay penalty Rs. 1/- to Government of Maharashtra and as per that direction they paid penalty Rs. 301/- vide Challan no. MH012331253201819M to the Govt se that Remark of illegal transaction from other right column of 7/12 extract of Gat no 84 of Majarehol Tal, chopda was reduced in that respect the mutation entry no. 2656 was effected on dated 10/3/2019 and certified on dated 18/3/2019

I have seen the Mutation entry no. 2731 in revenue record of Gat no. 84 it is mentioned that Dipak Bhika Chaudhari and Vasant Bhika Chaudhari repaid the encumbrances of E karar to the Chopda Malharpura Vivid karykari seva Sahakari vikas Society for that purpose said society given a letter to the Talathi Majarehol for reducing said encumbrances of E karar Rs. 50,000/- which is obtained on dated 20/7/2001 in that respect the mutation entry no. 2731 was effected on dated 5/7/2019 and certified on dated 22/7/2019

in this way the link in the chain of title have been properly established and said property is having good, clear and marketable title free from all encumbrances.

Sr. No.

1. 7/12 extract of Gut No. 84 Majarehol Tq. Chopda Dist. Jalgaon & Mutation Entry No. 2731
3. Search report for 30 years from 1991 taken from Sub-Registrar' office at Aurangabad.
4. Any other relevant title. No
5. Litigations if any. no

Date: 21.10.022


Anand Umrikar
Advocate.





CHALLAN
MTR Form Number-6



GRN MH009642619202223P		BARCODE 		Date 21/10/2022-09:39:48	Form ID
Department Inspector General Of Registration			Payer Details		
Type of Payment Search Fee Other Items			TAX ID / TAN (If Any)		
			PAN No.(If Applicable)		
Office Name DIG1_PUNE D I G OF REG			Full Name		Adv Anand Umrikar
Location PUNE					
Year 2022-2023 One Time			Flat/Block No.		
Account Head Details		Amount In Rs.	Premises/Building		
0030072201 SEARCH FEE		750.00	Road/Street		
			Area/Locality		
			Town/City/District		
			PIN		
			Remarks (If Any)		
			30 Years Search From 1991 to 2022		
			Amount In	Seven Hundred Fifty Rupees Only	
Total		750.00	Words		
Payment Details SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	10000502022102100287 5029802318229
Cheque/DD No.			Bank Date	RBI Date	21/10/2022-09:41:54 Not Verified with RBI
Name of Bank			Bank-Branch		SBIEPAY PAYMENT GATEWAY
Name of Branch			Scroll No. , Date		Not Verified with Scroll

Department ID : Mobile No. : 9850197594
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 करावयाच्या दस्त्यासाठी लागू नाही.