

Manoj L. Rana.

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Advocate

Cell No. 9822826846

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FORMATE A
(Circular No. 28/2021)

To,
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub :- Title Clearance Certificate with respect to an area of 160.65 sq.mtrs AND an area of 2626.41 sq.mtrs. out of F.P.No. 286/1, situated at Chalisgaon, Tal. Chalisgaon, Dist Jalgaon (hereinafter referred as the said properties "Register in Maha Rera")

I have instigated the title of the said properties as per the request of **Prashant Vasudeo Jiyan et al., Partners of Jaynarayan Developers, Chalisgaon, Dist. Jalgaon**, I have investigated the Title on the basis of Title deeds and other documents more particularly described herein under and has taken search of the property for last 30 years in the respective offices and verify about encumbrances thereon.

I issue Title Search Report in respect of the properties described hereunder ----

(i) Description of Property owned by Jay Narayan Developers

- 1) Situation of property :- Chalisgaon.
(within City Survey & Municipal limits)
- 2) Registration Sub District :- Chalisgaon
- 3) Registrations District :- Jalgaon
- 4) Description of Property :-

An area of 160.65 sq.mtrs. i.e. 1729 sq.mtrs.

[out of a total area of 7324.95 sq.mtrs. owned by Ashtbhuja Builders]

out of a total area of 52316.57 sq.mtrs of Final Plot No.

286/1 (old S.No.443 & old C. S. No. 5338)

- 5) Area of Property :- **160.65 sq.mtrs. i.e. 1729 sq.mtrs.**



M. L. RANA

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Hanumanwadi, Chalisgaon

6) Boundaries of property as per sale deed

East – Part of F.P.No. 286/1, held by Ashbhuja Builders & Shankar Vijay Saw Mill

West – Part admeasuring 2626.41 sq.mtrs. out of F.P.No. 286/1, owned by Jaynarayan Developers.

North – Part of F.P.No. 286/1, held by Ganesh Construction i.e. Ganesh Complex

South – Station Road

(ii) Description of Property owned by Jay Narayan Developers

1) Situation of property :- Chalisgaon.
(within City Survey & Municipal limits)

2) Registration Sub District :- Chalisgaon

3) Registrations District :- Jalgaon

4) Description of Property :-

An area of 2626.41 sq.mtrs. i.e. 28260 sq.mtrs.

[out of a total area of 7324.95 sq.mtrs.owned by Ashtbhuja Builders]

out of a total area of 52316.57 sq.mtrs of Final Plot No. 286/1

(old S.No.443 & old C. S. No. 5338)

5) Area of Property :- **An area of 2626.41 sq.mtrs. i.e. 28260 sq.mtrs.**

6) Boundaries of property as per sale deed

East – Part of F.P.No. 286/1, held by Ashbhuja Builders & Shankar Vijay Saw Mill

West – Part of F.P.No. 286/1, held by Ashbhuja Builders

North – Part of F.P.No. 286/1, held by Ganesh Construction i.e. Ganesh Complex

South – Station Road

Inspection of necessary and relevant documents, relating to the property described hereinabove, standing in the name of **Prashant Vasudeo Jiyani & others, Partners of Jaynarayan Developers, Chalisgaon, Dist.Jalgaon** as specified hereunder, was made by me:-----

Sr. No	Date of Document	Description of Documents & Name of parties	Original/Certified/photocopy/true copy
1	26-06-1989	Copy of Certified extract of property register of City Survey relating to Final Plot No. 286/1, the entry dated 26-06-1989 relates to	Xerox copy of Certified

M. L. RANA

Advocate

Hanumanwadi, Chalisgaon

		<p>the letter of the Hon'ble Court Receiver, High Court Bombay (receiver in High Court/ B.C.C.C. Suit no. 3022/1947 between Bansilal Gulabchand V/s Vinod Khimji Lodaya etc.) to the City Survey Officer/ Tahsildar, Chalisgaon, Dist Jalgaon.</p> <p>It relates to the decree passed on 11th April 1986 by the Joint Civil Judge Senior Division Jalgaon in Spe. Civil Suit No. 98/1979 filed by the plaintiff Kundanmal Indarchand & others V/s Bansilal Gulabchand & others. It is further stated that the court Receiver High Court Bombay handed over the possession of the part measuring 11498.83 sq. mtrs. of Final Plot No. 286/1, to the decree holders Kundanmal Indarchand, Kanakmal Indarchand, Nyahalchand Dalichand, Ghevarchand Dalichand & Chunilal Dalichand.</p>	Copy
2	17-01-1990	Copy of Certified extract of property register of City Survey shows that after death of Kundanmal Indarchand, his 6 legal heirs viz. Dilipkumar Kundanmal, Naredrakumar Undanmal, Vijayabai Shantilal Prabhawati Lalitkumar Sancheti & Shantabai Kundamal were brought on record of Property register of City survey as per order dated 17-01-1990	Xerox copy
3	01-04-2001	partnership Deed executed on 01-04-2001 by & between the 16 Partners of partnership firm "Astabhuja Builders" viz. Dilip Ramrao Chaudhari, Balasaheb Ukha Chaudhari, Eknath Ramrao Chaudhari, Ravindra Girdhar Chaudhari, Vijay Nandlal Agrawal etc.	Not Available
4	09-05-2003	<p>Registered sale deed shows that the partnership firm viz. "Astabhuja Builders" was registered at Assistant Registrar of Firms, Mumbai, Sec 9 of Indian Partnership Firm 1932. The said firm is having registration No. 23650.</p> <p>It is also stated that the authority to registered sale deeds on behalf of Partnership Firm was given to Dilip Ramrao Chaudhari, Premchand Jawarilal Khivsara, Chitrasen Yashwantrao Patil & Pradip Somnath Kalantri</p>	Xerox copy
5	04-04-2001	xerox copy of Registered sale deed relating to the middle portion of Final Plot No. 286/1, having an area of 7324.95 sq. mtrs. i.e. 78845.76 sq.ft., executed on 04-04-2001, by Ghewarchand Dalichand Raka etc. 9, in favour of Dilip Ramrao Chaudhari, Balasaheb Ukha Chaudhari, Eknath Ramrao Chaudhari, Ravindra Girdhar Chaudhari, Vijay Madanlal Agrawal, Balasaheb Ramrao Patil, Gunwant Baburao Patil, Motilal Dayaram Patil, Gopal Baburao Patil, Sunil Tarachand Lodha, Premchand Jawrilal Khivsara, Arvind Jawrilal Khivsara Jain, Arun Deoram Shinde, Pradip Somnath Kalantri, Vinod Inderchand Sharma, the partners of "Astabhuja Builders"	xerox copy
6	03-05-2001	Certified extract of property register of City Survey shows that Dilip Ramrao Chaudhari etc. as owner and possessor of the middle portion of Final Plot No. 286/1, having an area of 7324.95 sq. mtrs. i.e. 78845.76 sq.ft.	xerox copy

7	18-11-2006	Sub-Divisional Officer, Pachora Division Pachora, passed an order dated 18-11-06, thereby regularizing and granting permission for non-agricultural use of commercial of an area of 1850 sq. mtrs. out of F.P.No. 286/1 (Part), owned by Dilip Ramrao Chaudhari etc. 15, the Partners of Astbhuja Builders.	Xerox Copy
8	18-11-2006	Certified extract of property register of City Survey shows that Sub-Divisional Officer, Pachora, passed an order dated 18-11-2006, thereby regularizing and granting permission for non-agricultural use of commercial of an area of 1850 sq.mtrs. of Final Plot No. 286/1 (Part), owned by Dilip Ramrao Chaudhari etc. 15 (vide entry dated 01-12-2006)	Xerox copy
9	06-11-2012	Admission Cum Retirement Deed executed on 06-11-2012, by & between Dilip Ramrao Chaudhari, Balasaheb Ukha Chaudhari, Eknath Ramrao Chaudhari, Ravindra Girdhar Chaudhari, Vijay Madanlal Agrawal, Balasaheb Ramrao Patil, Gunwant Baburao Patil, Chandrakant Tryambak Patil, Sunita Premchand Khivsara, Shalik Ranjit Patil, Sunil Tarachand Lodha, Premchand Jawarilal Khivsara, Arvind Jawarilal Khivsara, Arun Deoram Shinde, Pradip Somnath Kalantri, Vinod Indarchand Sharma, Latabai Ramesh Narhar Deed is showing Bhupesh Premchand Khivsara, Sharda Kapil Gupta, Chitrasen Yashwantra Patil, Monica Chitrasen Patil, Bapu Ramrao Chaudhari, Pandit Tryambak Chaudhari were newly joined the partnership firm & Shalik Ramil Patil, Arun Deoram Shinde, Chandrakant Deoram Patil & Latabai Ramesh Narhar were retired from partnership firm.	Xerox copy
10	09-03-2021	"Partnership Deed " executed by & between Prashant Vasudeo Jiyani, Jitendra Bhojraj Punshi, Raj Ramesh Punshi, Shobha Ashok Punshi, Suresh Sabaldas Rawlani, Ashok Sabaldas Rawlani, Arvind Jawarilal Khivsara, Premchand Jawarilal Khivsara, Jatin Hareesh Manglani, Pawan Rameshlal Kursija, Amit Rameshlal Kursija	Xerox Copy
11	22-06-2021	Registered Sale Deed No. 2487 dated 22-06-2021, relating to an area of 160.65 sq.mtrs. out of Final Plot No. 286/1 (Part) The deed of transfer was executed by Dilip Ramrao Chaudhari, Premchand Jawarilal Khivsara, Chitrasen Yashwantrao Patil, Pradip Somnath Kalantri, Balasaheb Ukha Chaudhari, Eknath Ramrao Chaudhari, Ravindra Girdhar Chaudhari, Vijay Madanlal Agrawal, Balasaheb Ramrao Patil, Gunwant Baburao Patil, Namit Arvind Jain, Arvind Jawarilal Jain, Vinod Indarchand Sharma, Bhupesh Premchand Khivsara, Sharada Kapil Gupta, Monika Chitrasen Patil, Bapu Ramrao Chaudhari, Pandit Tryambak Chaudhari, Sunita Premchand Khivsara, in favour of "Jaynarayan Developers Chalisgaon" by its partners viz. Prashant Vasudeo Jiyani, Jitendra Bhojraj Punshi, Raj Ramesh Punshi, Shobha Ashok Punshi, Suresh Sabaldas	Xerox Copy


M. L. RANA

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Hanumanwadi. Chalisgaon

		Rawlani, Ashok Sabaldas Rawlani, Arvind Jawarilal Khivsara, Premchand Jawarilal Khivsara, Jatin Haresh Manglani, Pawan Rameshlal Kursija, Amit Rameshlal Kursija, It is stated in sale deed that Prashant Vasudeo Jiyani & Suresh Sabaldas Rawlani are Authorized Partners who were given Right on behalf of the abovestated other partners of "Jaynarayan Developers Chalisgaon"	
12	22-06-2021	Registered Sale Deed No. 2488 dated 22-06-2021, relating to an area of 2626.41 sq.mtrs. i.e. 28260 sq.ft. out of Final Plot No. 286/1 (Part). The deed of transfer was executed by Dilip Ramrao Chaudhari, Premchand Jawarilal Khivsara, Chitrasen Yashwantrao Patil, Pradip Somnath Kalantri, Balasaheb Ukha Chaudhari, Eknath Ramrao Chaudhari, Ravindra Girdhar Chaudhari, Vijay Madanlal Agrawal, Balasaheb Ramrao Patil, Gunwant Baburao Patil, Namit Arvind Jain, Arvind Jawarilal Jain, Vinod Indarchand Sharma, Bhupesh Premchand Khivsara, Sharada Kapil Gupta, Monika Chitrasen Patil, Bapu Ramrao Chaudhari, Pandit Tryambak Chaudhari, Sunita Premchand Khivsara, in favour of in favour of "Jaynarayan Developers Chalisgaon" by its partners viz. Prashant Vasudeo Jiyani, Jitendra Bhojraj Punshi, Raj Ramesh Punshi, Shobha Ashok Punshi, Suresh Sabaldas Rawlani, Ashok Sabaldas Rawlani, Arvind Jawarilal Khivsara, Premchand Jawarilal Khivsara, Jatin Haresh Manglani, Pawan Rameshlal Kursija, Amit Rameshlal Kursija,	Certified Copy
13	03-08-2021	Certified extract of property register of City Survey shows that "Jaynarayan Developers Chalisgaon" as owner and possessor of an area of 2626.41 sq.mtrs. i.e. 28260 sq.ft. out of Final Plot No. 286/1 (Part)	xerox copy
14	18-08-2021	Certified extract of property register of City Survey shows that "Jaynarayan Developers Chalisgaon" as owner and possessor of an area of 160.65 sq.mtrs. out of Final Plot No. 286/1 (Part)	xerox copy
15	28-03-2023	copy of Plan of Shopping Complex" in Final Plot No. 286/1 (Part) drawn by Architect Er. Ashok Punshi and approved on 28-03-2023 by Chalisgaon Municipal Council	Xerox copy
16	28-03-2023	Xerox copy of the commencement certificate issued by Chief Officer, Municipal council, Chalisgaon thereby granting permission under Sec. 18/44 of The Maharashtra Regional and Town Planning Act, 1966 (read with Sec. 189) of the Maharashtra Councils Nagar Panchayats and Industrial Townships Act 1965, to "Jaynarayan Developers Chalisgaon" to carry out development work/building on Final Plot No. 286/1 (Part) at Chalisgaon	Xerox copy

Chain of Title

On inspection of the documents referred above and investigation of title to the said property, I find that the property bearing Final Plot No. 286/1, having


M. L. RANA

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a total area of 12316.57 sq.mtrs. was previously held by High Court Receiver, Bombay, it appears that there was litigation i.e. H.C./B.B.B. No. 3022/1947 between Bansilal Gulabchand etc.V/s Vinod Khimaji Lodaya & others, was pending in the High Court. Shri D.N.Khade was appointed as Court Receiver in the said suit.

It further appears that a Special Civil Suit No. 98/1979 was also pending in the Court of Civil Judge Senior Division Jalgaon, between Kundanmal Indarchand etc. & Bansilal Gulabchand etc.

That as per the decree of the said suit the property was handed over to Kundanmal Indarchand etc. In consequence of said decision in the pending suits and delivery of possession by the Court Receiver the property bearing Final plot No. 286/1 (Part measuring 11498.83 sq.mtrs.) was mutated in the name of Kundanmal & Kanakmal S/o Indarchand and Nyalchand, Ghewarchand and Chunilal S/o Dalichand.

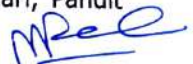
That after death of Kundanmal & Nyalchand their Legal heirs and representatives viz. Dilipkumar & Narendrakumar S/o Kudnamal etc. 6 were brought on record of property register of City Survey (vide entry dtd 26-06-89).

That Ghewarchand & Chunilal Dalichand Raka, Kanakmal Indarchand Raka, Prakash Nyalchand Raka, Shantabai Kundanmal Raka, Dilipkumar & Narendrakumar S/o Kudanmal Raka, Sau Vijayadevi Shantilal Bathiya, Sau Prabhawati Lalitkumar Sancheti and Sau Lalita Dhansuklal Bhandari executed a sale deed through their general power of attorney viz. Dilipkumar Kundanmal Raka. The deed of transfer was executed by him on 04-04-2001, in respect of the middle portion of Final Plot no. 286/1, measuring 7324.95 sq mtrs. in favour of Shri "Ashtabhuj Builders" Chalisgaon and its 16 partners. In consequence of this sale transaction an area of 7324.95 sq.mtrs. of Final Plot no. 286/1 was mutated in the name of the said firm and its 16 partners, in the property register of City Survey. (vide entry dated 14-05-2001).

That "Ashtabhuj Builders" Chalisgaon i.e. the above said firm regularized the Non Agricultural Use of commercial of an area of 1850 sq.mtrs of Final Plot no. 286/1, by virtue of the order of Sub-Divisional Officer, Pachora Division, Pachora dated 18-11-2006.

Prashant Vasudeo Jiyan, Jitendra Bhojraj Punshi, Raj Ramesh Punshi, Shobha Ashok Punshi, Suresh Sabaldas Rawlani, Ashok Sabaldas Rawlani, Arvind Javarilal Khivsara, Premchand Jawarilal Khivsara, Jatin Haresh Manglani, Pawan Rameshlal Kursija, Amit Rameshlal Kursija executed a "Partnership Deed" on 09-03-2021 between them (vide xerox copy of Partnership Deed)

Dilip Ramrao Chaudhari, Premchand Jawarilal Khivsara, Chitrasen Yashwantrao Patil, Pradip Somnath Kalantri, Balasaheb Ukha Chaudhari, Eknath Ramrao Chaudhari, Ravindra Girdhar Chaudhari, Vijay Madanlal Agrawal, Balasaheb Ramrao Patil, Gunwant Baburao Patil, Namit Arvind Jain, Arvind Jawarilal Jain, Vinod Indarchand Sharma, Bhupesh Premchand Khivsara, Sharada Kapil Gupta, Monika Chitrasen Patil, Bapu Ramrao Chaudhari, Pandit


M. L. RANA
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Tryambak Chaudhari, Sunita Premchand Khiwsara, the partners of "Ashtabhuja Builders" Chalisgaon, executed a registered sale deed No. 2487 dated 22-06-2021, relating to an area of 160.65 sq.mtrs. out of Final Plot No. 286/1 (Part), in favour of "Jaynarayan Developers Chalisgaon" by its partners viz. Prashant Vasudeo Jiyani, Jitendra Bhojraj Punshi, Raj Ramesh Punshi, Shobha Ashok Punshi, Suresh Sabaldas Rawlani, Ashok Sabaldas Rawlani, Arvind Jawarilal Khivsara, Premchand Jawarilal Khivsara, Jatin Haresh Manglani, Pawan Rameshlal Kursija, Amit Rameshlal Kursija. It is stated in sale deed that Prashant Vasudeo Jiyani & Suresh Sabaldas Rawlani are Authorized Partners who were given Right on behalf of the abovestated other partners of "Jaynarayan Developers Chalisgaon". This document registered at Sr.No. 2487/2021. (vide xerox copy of registered sale deed & relevant entry dated 18-08-2021)

Dilip Ramrao Chaudhari, Premchand Jawarilal Khivsara, Chitrasen Yashwantrao Patil, Pradip Somnath Kalantri, Balasaheb Ukha Chaudhari, Eknath Ramrao Chaudhari, Ravindra Girdhar Chaudhari, Vijay Madanlal Agrawal, Balasaheb Ramrao Patil, Gunwant Baburao Patil, Namit Arvind Jain, Arvind Jawarilal Jain, Vinod Indarchand Sharma, Bhupesh Premchand Khiwsara, Sharada Kapil Gupta, Monika Chitrasen Patil, Babu Ramrao Chaudhari, Pandit Tryambak Chaudhari, Sunita Premchand Khiwsara executed a registered sale deed on 22-06-2021, relating to an area of 2626.41 sq.mtrs. i.e. 28260 sq.ft. out of Final Plot No. 286/1 (Part). in favour of in favour of "Jaynarayan Developers Chalisgaon" by its partners viz. Prashant Vasudeo Jiyani, Jitendra Bhojraj Punshi, Raj Ramesh Punshi, Shobha Ashok Punshi, Suresh Sabaldas Rawlani, Ashok Sabaldas Rawlani, Arvind Jawarilal Khivsara, Premchand Jawarilal Khivsara, Jatin Haresh Manglani, Pawan Rameshlal Kursija, Amit Rameshlal Kursija. This document registered at Sr. No. 2487/2021. (vide xerox copy of registered sale deed & relevant entry dated 03-08-2021).

"Jaynarayan Developers Chalisgaon" by its partners viz. Prashant Vasudeo Jiyani, Jitendra Bhojraj Punshi, Raj Ramesh Punshi, Shobha Ashok Punshi, Suresh Sabaldas Rawlani, Ashok Sabaldas Rawlani, Arvind Jawarilal Khivsara, Premchand Jawarilal Khivsara, Jatin Haresh Manglani, Pawan Rameshlal Kursija, Amit Rameshlal Kursija planned to constructed a shopping complex on the purchased captioned property. The Plan of Shopping Complex" in Final Plot No.286/1 (Part) is drawn by Architect Er. Ashok Punshi and approved on 28-03-2023 by Chalisgaon Municipal Council. (vide copy of Building Plan)

Municipal council, Chalisgaon granted permission for construction under Sec. 18/44 of The Maharashtra Regional and Town Planning Act,1966(read with Sec. 189) of the Maharashtra Councils Nagar Panchayats and Industrial Townships Act 1965, to "Jaynarayan Developers Chalisgaon" to carry out development work/building on Final Plot No.286/1 (Part) at Chalisgaon (vide xerox copy of commencement certificate)


M. L. RANA

On perusal of the documents referred above, I am of the opinion that **"Jaynarayan Developers Chalisgaon"**, is having legal and valid title over a **total area of 2787.06 sq.mtrs. out of Final Plot No. 286/1 (Part)** situated at Chalisgaon, (within its City Survey & Municipal limits), Dist. Jalgaon

Date :-04-03-2023


(Manoj L. Rana)
Advocate

M. L. RANA
Advocate
Hanumanwadi, Chalisgaon

Manoj L. Rana,

B.A.(Hons) LL.B.

Advocate

Cell No. 9822826846

Flat No.3, Sneh Apartment, Hanumanwadi, CHALISGAON, Dist. Jalgaon Pin-424101

FORMATE – A
(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

- 1) Property Register Card as on date of application for registration**
- 2) Mutation Entry No.**
- 3) Search Report for 30 Years from 1993 to 2023 taken from Sub Registrar's Office at Chalisgaon**
- 4) Any other relevant title**

- 1) Registered Sale Deed No. 2488 dated 22-06-2021
- 2) Registered Sale Deed No. 2487 dated 22-06-2021

5) Litigations if any :- NIL

Date :-04-03-2023


(Manoj L. Rana)
Advocate

M. L. RANA
Advocate
Hanumanwadi. Chalisgaon