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Office Phone No:- 0257-2222000
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FORMAT - A
(Circular No:- 28/2021)

To,
MAHARERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect of Agricultural land i.e. East side land area 0 H. 84.88 R. (i.e. 8488.00 Sq.M.) out of East side area 1 H. 84.32 R. (i.e. 18432.00 Sq.M.) out of field Gat No. 339/2/1 (Total land area 2 H. 18.76 R. i.e. 21876.00 Sq.M.) Situated at Pimprala Shivar, Tal. Jalgaon and Dist. Jalgaon, within the limits of Jalgaon Municipal Corporation, at Jalgaon. (hereinafter referred as the "said Plot").

I have investigated the title of the said plot at the request of **M/S. SURATNA INFRA LLP JALGAON, THROUGH IT'S PARTNER MR. MANISH CHHABILDAS SHAH, Business at 468, Arihant Plaza, Ring Road, Jalgaon** (Name of owner/~~promoter/ developer /company~~) had following documents i.e.:-

1) Description of the property - Agricultural land i.e. East side land area 0 H. 84.88 R. (i.e. 8488.00 Sq.M.) out of East side area 1 H. 84.32 R. (i.e. 18432.00 Sq.M.) out of field Gat No. 339/2/1 (Total land area 2 H. 18.76 R. i.e. 21876.00 Sq.M.) Situated at Pimprala Shivar, Tal. Jalgaon and Dist. Jalgaon, within the limits of Jalgaon Municipal Corporation, at Jalgaon. The owner has purchased said property under Registered sale deed bearing No. 3318 dated 05.06.2023 and same is subject matter of this report which is bounded by :

East : Gat No. 342, West : Road of Gat No. 339/2/1,

North : Pimprala-Nimkhadi Road, South : Gat No. 339 Part.

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2) The documents of allotment of said plot : Under Registered Sale deed bearing No. 3318/2023 dated 05.06.2023.

3) Digital 7/12 extract or ~~property card~~ dated 22.07.2023, mutation entry no. 70456.

4) Regular search and e-Search for 30 years from 1993 till 22.07.2023.

2/- 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: **M/S. SURATNA INFRA LLP JALGAON, THROUGH IT'S PARTNER MR. MANISH CHHABILDAS SHAH, Business at 468, Arihant Plaza, Ring Road, Jalgaon.**

(1) Property: Agricultural land i.e. East side land area 0 H. 84.88 R. (i.e. 8488.00 Sq.M.) out of East side area 1 H. 84.32 R. (i.e. 18432.00 Sq.M.) out of field Gat No. 339/2/1 (Total land area 2 H. 18.76 R. i.e. 21876.00 Sq.M.) Situated at Pimprala Shivar, Tal. Jalgaon and Dist. Jalgaon, within the limits of Jalgaon Municipal Corporation, at Jalgaon.

(2) Qualifying comments/ remarks if any - NA

3/- 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**

Jalgaon
Date: 24.07.2023

JAYANT LAXMAN PHADKE ★ ADVOCATE ★ JALGAON

Jayant Laxman Phadke
(Advocate, Jalgaon)

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FLOW OF THE TITLE OF THE SAID LAND

Description of the property – Agricultural land i.e. East side land area 0 H. 84.88 R. (i.e. 8488.00 Sq.M.) out of East side area 1 H. 84.32 R. (i.e. 18432.00 Sq.M.) out of field Gat No. 339/2/1 (Total land area 2 H. 18.76 R. i.e. 21876.00 Sq.M.) Situated at Pimprala Shivar, Tal. Jalgaon and Dist. Jalgaon, within the limits of Jalgaon Municipal Corporation, at Jalgaon. The owner has purchased said property under Registered sale deed bearing No. 3318 dated 05.06.2023 and same is subject matter of this report which is bounded by :

East : Gat No. 342, West : Road of Gat No. 339/2/1,

North : Pimprala-Nimkhadi Road, South : Gat No. 339 Part.

A. Xerox copy of registered Gift Deed No. 2457/2017 dated 31.07.2017 in favour of previous owner Mrs. Triptee Rajesh Jain.

B. Original Sale Deed No. 3318 dated 05.06.2023 in favour of Present owner M/s. Suratna Infra LLP Jalgaon, Through it's Partner Mr. Manish Chhabildas Shah.

C. Digital copy of 7/12 extracts on dated 22.07.2023

D. Xerox copy of Mutation entries on dated 22.07.2023

1) Flow of The Title :-

1.1 Pimprala Shet Gat No. 332/2A admeasuring 1 hect. 72 R assessed at Rs.2.58 paisa is purchased by Suresh Bhikamchand Jain from Gajanana Namdev Talale by registered sale deed which is noted from **mutation entry no. 4811** was effected in the record rights.

1.2 Pimprala Shet Gat No.338/2/1 admeasuring 0 hect. 79 R is purchased by Suresh Bhikamchand Jain from Chhabildas Tukaram

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Khadke on 28.11.1980 and accordingly **mutation entry no. 4812** was effected in the record of rights.

1.3 Pimprala Shet Gat No.339/1B admeasuring 7 hector 00 R out of which Eastern side 3 hect. 11 R. assessed at Rs.10.03 paise is purchased by Ramesh Bhikamchand Jain from Chhabildas Tukaram Khadke on 02.12.1980 and because which the said land is divided into two parts Eastern side 3 hect. 11 R. assessed at 10.03 paise is given to the Ownership and possession of Ramesh Bhikamchand Jain and which has given Gat No.339/1B/2 and remaining land admeasuring 3 hect. 89 R. assessed at Rs.11.85 paise remain in Ownership and possession of Chhabildas Tukaram Khadke, which has given Gat No.339/2B/1.

1.4 Out of Gat No.339/2B/1 middle part land admeasuring 3 hect. 10 R. was purchased by Satish Bhikamchand Jain on 12.12.1980 and hence, the said Gat number is divided into two parts Gat No.339/1/B/1/A admeasuring 3 hect. 10 R. assessed at Rs.10.05 paise was owned and possessed by Satish Bhikamchand Jain and Gat No.339/1/B/1B admeasuring 0 hect. 79 R. assessed at Rs.1.85 paise was owned and possessed by Chhabildas Tukaram Khadke and accordingly **mutation entry no. 4813** was affected in the record of rights.

1.5 Premkumari Bhikamchand Jain, Satishkumar Bhikamchand Jain, Rameshkumar Bhikamchand Jain and Sureshkumar Bhikamchand Jain partition the Gat no. 338/1/2, 339/2, 332/2, 339/3, 332/3 as per the partition dated 31.03.1983 and accordingly Gat Nos. 338/1/2, 339/2, 332/2, 339/3, 332/3 came to be share of Sureshkumar Bhikamchand Jain and on application dated 15.03.1984 name was effected in record of rights as per **mutation entry no. 6766**.

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1.6 On application of Suresh Bhikamchand Jain to Talathi Pimprala land Gat No. 332/2, 339/3, 338/1/2 given to the share of Shailesh Suresh Jain and Gat Nos. 339/2, 332/2 given to the share of Rajesh Suresh Jain and accordingly on application only **mutation entry no. 7857** was effected and certified on 31.08.1985 in the record of rights. There is no registered partition deed to that effect. From the year 1985 the ownership and possession in respect of our concerned field Gat No.339/2 continues in the name of Mr. Rajesh Suresh Jain.

1.7 **Mutation entry No. 52994** discloses it is effected for creation of computerized revenue record and 7/12 of village Mehrun record, by verifying handwritten and computerized data.

1.8 After that said owner Mr. Rajesh Suresh Jain has made a gifted said field Gat No. 339/2 (Total area 3 H. 10 R.) to his wife Mrs. Triptee Rajesh Jain under vide registered gift deed bearing No. 2457 dated 31/07/2017 which is recorded in revenue records under **mutation entry No. 53204**.

Record shows that concerned field Gat No.339/2 is separated in the following manner :-

1.9 **Firstly for an area admeasuring 0 H. 29.24 R by Sale Deed**, Mrs. Triptee Rajesh Jain through power of Attorney Holder Mr. Kishor Ramkrishna Bhavsar sold out her West-North corner side area 0 H. 29.24 R. of Gat No. 339/2 (Total area 3 H. 10 R.) to present owner M/s. Arihant Developers Jalgaon, a partnership firm, through partner Mr. Manish Chhabildas Shah Vide Registered sale deed bearing No.4344 dated 30.12.2020 which is recorded in revenue records under **mutation entry No. 61743**.

1.10 **Secondly, an area admeasuring 9124.79 Sq. M. was amalgamated with adjoining land Gat No.332 etc., for N A and**

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layout Than Mutation entry No. 64874 shows that, N. A. permission (Non-Agricultural permission order under section 42(a)) for residential purposes in respect of use of said part land (i.e. 9124.79 Sq. M. out of 280760.00 Sq. Mt. out of field Gat No. 339/2) vide order No. Jamin/1/SR/64/2021 dated 29.10.2021 was granted by Tahsildar Jalgaon to the said land.

1.11 In view of above N A and layout of plots for an area admeasuring 9124.79 Sq. M. of field Gat No.339/2 (1.10 above) under amalgamation with adjoining fields, revenue record has effected **Mutation entry No. 66600** and made separate 7/12 for agriculture land admeasuring 2 H. 18.76 R. and it was renumbered as Field Gat No. 339/2/1 (Total land area 2 H. 18.76 R. i.e. 21876.00 Sq.M.) This mutation entry is comprehensive in nature and includes and depicts all other areas of adjoining field, which were taken for N A permission and layout of plots. However, for our purposes we are concerned with field Gat No. 339/2/1 admeasuring 2 H. 18.76 R of land, for which separate 7/12 was made and it shows ownership in the following manner :-

A) West-North corner side area 0 H. 29.24 R. (i.e. 2924.00 Sq.Mt) owned by M/s. Arihant Developers Jalgaon, a partnership firm, through partner Mr. Manish Chhabildas Shah.

B) East side area 1 H. 89.52 R. (i.e. 18952.00 Sq.M.) owned by Mrs. Triptee Rajesh Jain.

C) Than **Mutation entry No. 67962** shows that East side area owned by original owner Mrs. Triptee Rajesh Jain, was affected by 18 M Wide D P Road under development plan of Jalgaon Municipal Corporation, Jalgaon. Therefore, the name of Commissioner Municipal Corporation Jalgaon was mutated for an area admeasuring 520.98 Sq M.

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1.12 In view of above 1.10 -- A, B, C the ownership of an area admeasuring 1 H. 84.32 R remained in field Gat No.339/2/1 remained with original owner Mrs. Triptee Rajesh Jain.

1.13 Since August 2022, name of Mrs. Triptee Rajesh Jain is continuously appearing in 7/12 extracts being owner and person in possession of the said concerned Agricultural land an area 1 H. 84.32 R. of field Gat No. 339/2/1 of Pimprala Shivar. I have seen 7/12 extracts, mutation entries in respect of above changes.

1.14 Lastly, present owner M/s. Suratna Infra LLP Jalgaon, Through its Partner Mr. Manish Chhabildas Shah. had purchased concerned Agricultural land an East side land area 0 H. 84.88 R. (i.e. 8488.00 Sq.M.) out of East side area 1 H. 84.32 R. (i.e. 18432.00 Sq.M.) out of field Gat No. 339/2/1 (Total land area 2 H. 18.76 R. i.e. 21876.00 Sq.M.) Situated at Pimprala Shivar, from Mrs. Triptee Rajesh Jain, vide registered sale deed bearing No. 3318 dated on 05.06.2023 for the same. A copy of sale deed is perused by me. It complies with all formalities of registration and it gives, full, clear title to the present owner. As usual **mutation entry No. 70456** was made to record name of present owner in 7/12 extract of said Agricultural land an area East side area 1 H. 84.32 R. (i.e. 18432.00 Sq.M.) out of field Gat No. 339/2/1 (Total land area 2 H. 18.76 R. i.e. 21876.00 Sq.M.) of Pimprala Shivar.

1.15 The above land purchased by present owner comes within Corporation limits of Jalgaon Municipal Corporation. Therefore, in view of amendments to Maharashtra Land Revenue Code, 1966, Maharashtra Regional Town Planning Act, Maharashtra Municipal Corporation and development Control Rules building bye laws, the Municipal Commissioner is authorized to grant approvals of plans etc. in respect of our concerned land.

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1.16 As such there is approval of building plans from Jalgaon Municipal Corporation vide letter No. TP/BP/347 dated 20.07.2023 for Buildings which comprises of basement parking and various wings, Apartments buildings etc. which is named as "**SUKRUTI SURATNA".**

1.17 In the above manner there is clear, uninterrupted flow of title till the present owner M/s. Suratna Infra LLP Jalgaon, Through It's Partner Mr. Manish Chhabildas Shah.

OPINION

I hereby opine that I have personally e-searched and verified the information furnished in this report. The statements and the information given in the report are correct and true based on documents referred herin.I therefore, Certify that present Owner **M/S. SURATNA INFRA LLP JALGAON, THROUGH IT'S PARTNER MR. MANISH CHHABILDAS SHAH,** described above has a valid, clear, absolute, and marketable title over the property Agricultural land i.e. East side land area 0 H. 84.88 R. (i.e. 8488.00 Sq.M.) out of East side area 1 H. 84.32 R. (i.e. 18432.00 Sq.M.) out of field Gat No. 339/2/1 (Total land area 2 H. 18.76 R. i.e. 21876.00 Sq.M.) Situated at Pimprala Shivar, Tal. Jalgaon and Dist. Jalgaon, within the limits of Jalgaon Municipal Corporation, at Jalgaon, shown above.

Jalgaon
Date: 24.07.2023

JAYANT LAXMAN PHADKE ADVOCATE JALGAON

Jayant Laxman Phadke
(Advocate, Jalgaon)

CHALLAN
MTR Form Number-6

GRN MH005652238202324E	BARCODE	Date 24/07/2023-19:23:19	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	JLG1_HQR SUB REGISTRAR JALGAON 1	Full Name	JAYANT LAXMAN PHADKE ADVOCATE
Location	JALGAON		
Year	2023-2024 From 24/07/1993 To 24/07/2023	Flat/Block No.	12 BALIRAM PETH
		Premises/Building	
		Road/Street	M G ROAD
		Area/Locality	JALGAON
		Town/City/District	
		PIN	4 2 5 0 0 1

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Remarks (If Any)

East side land area 0 H. 84.88 R. i.e. 8488.00 Sq.M. out of field Gat No. 339/2/1 at Pimprala

Amount In Words: Seven Hundred Fifty Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	691033320230724207 46	2819935954
Cheque/DD No.		Bank Date	RBI Date	24/07/2023-19:24:08	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9422771035

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 कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

JAYANT LAXMAN PHADKE ADVOCATE JALGAON

Print Date 24-07-2023 07:24:20