NIRAJ PRADIP GUJRATHI

ADVOCATE

177, Navi Peth, Bank Street , JALGAON – 425 001. Mobile : 94044 94333

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

To,
MAHARERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect of bearing Plot No. 18 out of Survey No. 428/1/2, Now CTS No. 5127 total plot area 513.5 Sq.M. situated at Mehrun Shivar, Tal. Jalgaon & Dist. Jalgaon, within Corporation limits of City of Jalgaon Municipal Corporation, Jalgaon (hereinafter referred as the "said Plot").

I have investigated the title of the said plot at the request of Mr. Om Uday Potdar - Owner and Jalgaon Projects Pvt. Ltd. Through Its Director Mr. Rupesh Rameshchandra Munot – Developer (Name of owners/promoter/ ~~developer /company~~) had following documents i.e.:-

1) Description of the property - Plot No. 18 out of Survey No. 428/1/2, Now CTS No. 5127 total plot area 513.5 Sq.M. of situated at Mehrun Shivar, Tal. Jalgaon & Dist. Jalgaon, within the limits of Jalgaon Municipal Corporation, at Jalgaon. and Same is subject matter of this report which is bounded by :

On or towards East – 9.00 Mt. Road, On or towards West – Plot No. 2,
On or towards North – Plot No. 19, On or towards South – Plot No. 17.

2) The documents of allotment of said plot : NA

3) CTS extract or property card issued by City Survey Office, Jalgaon dated 30.10.2023

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

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Owners of the land : Mr. Om Uday Potdar of Jalgaon.

(1) Property : Plot No. 18 out of Survey No. 428/1/2, Now CTS No. 5127 total plot area 513.5 Sq.M. of situated at Mehrun Shivar, Tal. Jalgaon & 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 (Present owner ~~/promoter/ developer/ company~~) on the said land is enclosed herewith as annexure.

Encl: **Annexure**

Jalgaon
Date : 15.12.2023

NIRAJ PRADIP GUJRATHI ADVOCATE Reg.No. MAH/4069/2012 M.9404494333 JALGAON

Niraj Pradip Gujrathi
(Advocate, Jalgaon)

FLOW OF THE TITLE OF THE SAID LAND

Description of the property - Plot No. 18 out of Survey No. 428/1/2, Now CTS No. 5127 total plot area 513.5 Sq.M. of situated at Mehrun Shivar, Tal. Jalgaon & Dist. Jalgaon, within the limits of Jalgaon Municipal Corporation, at Jalgaon. and Same is subject matter of this report which is bounded by :

On or towards East – 9.00 Mt. Road, On or towards West – Plot No. 2,
On or towards North – Plot No. 19, On or towards South – Plot No. 17.

1) Flow of The Title :-

1.1 Form 1992, City Survey property card is prepared for concerned property. The said property card extracts i.e. Plot No. 18 out of Survey No. 428/1/2, Now CTS No. 5127 total plot area 513.5 Sq.M. of situated at Mehrun Shivar, Tal. & Dist.

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Jalgaon was owned by Mrs. Rohini Chandrakant Neve and Mrs. Nirmala Arun Neve.

1.2 Finally, Property Card Mutation Entry No. 26553 dated 18.07.2022 shows that, Above two owners Mrs. Rohini Chandrakant Neve and Mrs. Nirmala Arun Neve sold out concerned Plot No. 18 out of Survey No. 428/1/2, Now CTS No. 5127 to Present owner Mr. Om Uday Potdar, vide registered Sale Deed bearing no. 929 dated 25.02.2022.

1.3 The said above Present owner Mr. Om Uday Potdar have purchased T.D.R. of 1560.75 Sq.M. for said Plot No. 18 out of Survey No. 428/1/2, Now CTS No. 5127 vide registered Sale Deed no. 2216 dated 03.08.2022 from Mr. Dnyaneshwar Kashinath Kolhe for the same. As such a huge plot area with TDR area was available to builder.

1.4 The said above Present owner Mr. Om Uday Potdar had made construction of building by name "**OM RESIDENCY**" apartment by approval of building plans by competent authority i.e. Jalgaon City Municipal Corporation Jalgaon under Commencement Certificate No. T.P./B.P./1041 dated 16.01.2023 for the same. *The said "OM RESIDENCY" building comprises 12 Flats only.*

1.5 Then above owner of concerned Plot No. 18 out of Survey No. 428/1/2, Now CTS No. 5127 (total area 513.5 Sq.M.) at Village Mehrun Shivar viz. Mr. Om Uday Potdar made development agreement with developer Jalgaon Projects Pvt. Ltd. Through Its Director Mr. Rupesh Rameshchandra Munot vide registered Development Agreement bearing No. 1988 dated 14.07.2023 and also Irrevocable Power of Attorney bearing no. 3624 dated 13.12.2023. By this document the developer firm named above jointly conferred with right of development of said concerned Plot No. 18 out of Survey No. 428/1/2, Now CTS No. 5127 (total area 513.5 Sq.M.) and make construction newly built constructed area thereof and to make agreements and sale deeds etc. of such newly constructed parts from newly constructed and developed building.

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1.6 The said present owner Mr. Om Uday Potdar and developer Jalgaon Projects Pvt. Ltd. Through Its Director Mr. Rupesh Rameshchandra Munot also Deed of Declaration No. 3625 dated 13.12.2023 duly registered, discloses that apartment building consisting of flats, etc., by name **"OM RESIDENCY"** was constructed over the said Plot No. 18 out of Survey No. 428/1/2, Now CTS No. 5127 comprising of various 12 Flats only. By said Deed of Declaration the said building is submitted to the provisions of Maharashtra Apartment Ownership Act, 1970. This Deed of declaration was verified from Index II registers in office of Sub Registrar also.

1.7 In the above manner there is clear, uninterrupted flow of title till the Mr. Om Uday Potdar and developer Jalgaon Projects Pvt. Ltd. Through Its Director Mr. Rupesh Rameshchandra Munot in respect of above Building Project of 12 flats by Name **"OM RESIDENCY"** on Plot No. 18 out of Survey No. 428/1/2, Now CTS No. 5127 total plot area 513.5 Sq.M. Situated at Mehrun Shivar.

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. Certify that present Owner Mr. Om Uday Potdar of Jalgaon, described above has a valid, clear, absolute, and marketable title over the property i.e. Plot No. 18 out of Survey No. 428/1/2, Now CTS No. 5127 total plot area 513.5 Sq.M. situated at Mehrun Shivar, Tal. Jalgaon & Dist. Jalgaon, within the limits of Jalgaon Municipal Corporation, at Jalgaon, shown above.

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Jalgaon
Date : 15.12.2023

Niraj Pradip Gujrathi
(Advocate, Jalgaon)