

Pushkar P. Kulkarni

ADVOCATE

Laxmi Nagar,

Chalisgaon, Dist – Jalgaon

Mob. No.- 9022669060

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

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no 19 admeasuring -607.3 Sq.mtr. out of Survey No. 389/2A/2/1, 387/2, 387/4 situated at Chalisgaon Taluka – Chalisgaon District Jalgaon (hereinafter referred as the said plot" Register In Maha Rera ").

I have investigated the title of the said plot on the request of **M/s Shree Swami Samarth Traders Builders and Developrs** , Partnership firm, Through its partners 1) Mr. Pravin Balkrishna Bhokare 2) Mr. Popatrao Bhikanrao Patil 3) Mr. Ajay Anandrao Somvanshi , R/o, Chalisgaon , Dist. Jalgaon , owner and developer of the above Plot

1) Description of the property.

The Property is situated within the Municipal Limits of Chalisgaon Municipal Council At Chalisgaon , Dist – Jalgaon.

Survey No. : 389/2A/2/1 , 387/2 , 387/4

Plot No. : 19

Plot Admeasuring : 607.30 sq.mtr.

The above plot is bounded as under –

On East : Plot no. 20

On West : Adjacent Survey No.389/1

On South : Open Space

On North : 12 mtr. Wide Road



2) The documents of allotment of above plot.:

- A) The original registered Sale deed of the above plot property is executed between seller Mr. Vijay Jagannath Chaudhari & others and purchaser Shree Swami Samarth Traders Builders and Developers, Partnership Firm , through its partners 1) Mr. Pravin Balkrishna Bhokare and Others as per Reg. dast no. 1406 & Dt. 21/04/2022.
- B) The Index II record Dt. 21/04/2022 for the above sale deed transaction.
- C) The original registration partition deed of the above plot property and other plot property is executed between owners Mr. Vijay Jagannath Chaudhari & others as per Reg. dast no. 1099/2019 Dt. 18/03/2019.
- D) The Index II record Dt. 18/03/2019 for the above sale deed transaction.
- E) The proposed residential Building Plan for the above property approved by the Chief Officer, Municipal Council Chalisgaon as per their letter dt. 21/04/2023.
- F) The Commencement Certificate for the above property issued by Chief Officer, Municipal Council , Chalisgaon as per their letter Dt. 27/03/2023.

3) 7/12 extract of the above plot property or Property card issued by Talathi office Chalisgaon on 16.02.2024, mutation entry no 65602 :-

4) Search report for 30 years from Date 01/01/1995 till Date 01/01/2024

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 **Shree Swami Samarth Traders Builders and Developers**, Partnership Firm, 1) Pravin Balkrishna Bhokare & others is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

1) Shree Swami Samarth Traders Builders and Developers , Partnership Firm , 1) Mr. Pravin Balkrishna Bhokare & Others on the said land is enclosed herewith as Annexure.

2) Qualifying comments/remarks if any NO.



Encl:- Annexure

1. Xerox Copy of Sale Deed and Partition Deed.
2. Xerox Copy of Index II
3. Xerox Copy of Commencement Certificate
4. Copy of Proposed Residential Building Plan
5. 7/12 Extract
6. Mutation Entries

Date: 03/04/2024



Advocate (Stamp)

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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7 /12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No 65602
- 3) Search report for 30 years from 01/01/1995 Taken from Sub-Registrar' office at Chalisgaon
- 4) Any other relevant title.
- 5) Litigations if any.

Date:03/04/2024



Advocate (Stamp)