

YOGESH KISHOR SANKHALA

ADVOCATE

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FORMAT A

(Circular No.- 28/2021)

To,

MahaRERA

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to Plot No.135, S. No. 436/1A, CTS No.5960, situated at Adarsh Nagar, Mehrun, Taluka - Jalgaon, District - Jalgaon (hereinafter referred as the said plot)

1. I have investigated the title of the said plot on the request of M/s Samarth Constrowell Private Limited and following documents i.e :-

- City Survey Extract / 7/12th Extract
- Mutation Entries
- Lay Out
- Building Approved Plan Commencement Certificate
- Development Agreement
- All Sale Deeds
- Bank Letters / Release / NOC Letter
- Completion Certificate

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 1) Sau. Suman Suresh Patil, 2) Manoj Satyanarayan Daga and Usha Manoj Daga, 3) Satyanarayan Nemichand Daga and Surajdevi Satyanarayan Daga, 4) Popatlal Premraj Ostawal, 5) Nanak Ramchandra Karda, 6) Rajendra Bhaurao Joshi, 7) Hansa Indravardhan Shah, 8) Mukesh Kantilal Sharma is clear, marketable and without any encumbrances.

Owners of the land -

- a) Sau. Suman Suresh Patil,
- b) Manoj Satyanarayan Daga and Usha Manoj Daga,
- c) Satyanarayan Nemichand Daga and Surajdevi Satyanarayan Daga,
- d) Popatlal Premraj Ostawal,
- e) Nanak Ramchandra Karda,
- f) Rajendra Bhaurao Joshi,



- g) Hansa Indravardhan Shah and
- h) Mukesh Kantilal Sharma

Developer of the land –

M/s Samarth Constrowell Private Limited

3. The report reflecting the flow of the title of the Owner / Developer on the said land is enclosed herewith as annexure.

Encl – Annexure.

Date – 24.06.2024


Advocate
YOGESH K.SANKHALA
Advocate
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New B.J. Market Jalgaon
761 882276

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FORMAT A

(Circular No.28/2021)

FLOW OF THE TITLE OF THE SAID LAND

I Mr. Yogesh Kishor Sankhala, Advocate, Jalgaon, do hereby submit the report in respect of the property mentioned hereinafter for title verification and Search Report as under. I have investigated title and searched following documents for the same –

- City Survey Extract / 7/12th Extract
- Mutation Entries
- Lay Out
- Building Approved Plan Commencement Certificate
- Development Agreement
- All Sale Deeds
- Bank Letters / Release / NOC Letter
- Completion Certificate

Flow of the Title -

1) That, Samartha Controwell Pvt. Ltd, through its Director Shri. Abhishek Shantaram Patil is Developer of property of Plot no. 135 of Survey no. 436/1A admeasuring about 519.60 square meter situated at Mehrun, Tal. & Dist. Jalgaon by way of Development Agreement between the Owners and Developer dated 13/03/2024 by document number 852/2024 (The property is more specifically described in Schedule annexed herewith)

2) That, Samartha Controwell Pvt.Ltd, through its Director Shri. Abhishek Shantaram Patil is Developer has acquired rights over this land by virtue of following documents and transactions.

That title history of the property for last 30 years from 1995 to 2024 shows the following chain of transactions -

- 1) Sau. Suman Suresh Patil was the Owner of the property in the year 1995 and since then she had right and title over the property.
- 2) By Application No.349 of 17/05/2001 Sau. Suman Suresh Patil had applied for Plan Approval for Construction of Building which was approved by Jalgaon Nagar Palika on 02/06/2001 by letter No. 001224 dated 02/06/2001.



- 3) Sau. Suman Suresh Patil has authorised by Development Agreement and Power of Attorney to M/s Arihant Constructions to develop and to prepare and execute Deed of Declaration of the Plot no. 135 of Survey no. 436/1A admeasuring about 519.60 square meter situated at Mehrun, Tal. & Dist. Jalgaon as per approved plan.
- 4) On 29/11/2001 M/s Arihant Construction has executed the Deed of Declaration by document No. 6588 of Plot no. 135 of Survey no. 436/1A admeasuring about 519.60 square meter situated at Mehrun, Tal. & Dist. Jalgaon as per approved plan in which 7 Flats i.e. Family Units and 10 Shops were to be built naming the building as "Suvruddhi Apartment".
- 5) On 27/03/2002 Sau. Suman Suresh Patil has received Completion Certificate of the building built upon Plot no. 135 of Survey no. 436/1A admeasuring about 519.60 square meter situated at Mehrun, Tal. & Dist. Jalgaon from Nagar Palika Parishad Jalgaon bearing document No.4873 dated 27/03/2002.
- 6) As per Development Agreement between Sau. Suman Suresh Patil and M/s Arihant Constructions Shop No.1 to 10 built on the Plot no. 135 of Survey no. 436/1A admeasuring about 519.60 square meter situated at Mehrun, Tal. & Dist. Jalgaon are and will be owned by Sau. Suman Suresh Patil only.
- 7) As per Registered Sale Agreement dated 13/11/2003 1. Sau. Suman Suresh Patil – Owner and 2. M/s Arihant Constructions – Developer have executed Registered Sale Agreement Flat No.3 of Suvruddhi Apartment for consideration of Rs. 5,00,000/- to Popatlal Premraj Ostwal by D.No. 2985/2003 on dated 13/11/2003.
- 8) As per Mutation Entry No.5033 dated 01/04/2004 1. Sau. Suman Suresh Patil – Owner and 2. M/s Arihant Constructions – Developer have executed Sale Deed and sold Flat No.3 of Suvruddhi Apartment for consideration of Rs. 5,00,000/- to Popatlal Premraj Ostwal By D.No.548/2004 on dated 21/02/2004.
- 9) As per Mutation Entry No.5095 dated 29/04/2004 Popatlal Premraj Ostwal have executed Registered Mortgage Deed in favour of Central Bank of India, Jalgaon and mortgaged Flat No.3 of Suvruddhi Apartment for consideration of Rs. 5,25,000/- to By D.No.1123/2004.
- 10) As per Mutation Entry No.5546 dated 20/09/2004 1. Sau. Suman Suresh Patil – Owner and 2. M/s Arihant Constructions – Developer have executed Sale Deed and sold Flat No.7 of Suvruddhi Apartment for consideration of Rs. 3,00,000/- to Mukesh Shantilal Sharma By D.No.2326/2004 on dated 27/07/2004.
- 11) As per Mutation Entry No.6758 dated 11/10/2005 1. Sau. Suman Suresh Patil – Owner and 2. M/s Arihant Constructions – Developer have executed Sale Deed and sold Flat No.5 of Suvruddhi Apartment for consideration of Rs. 4,50,000/- to 1. Shri. Pruthviraj Meghraj Kucheriya, and 2. Usha Pruthviraj Kucheriya By D.No.2169/2005.
- 12) As per Mutation Entry No.6757 dated 11/10/2005 1. Sau. Suman Suresh Patil – Owner and 2. M/s Arihant Constructions – Developer have executed Sale Deed and sold Flat No.4 of Suvruddhi Apartment for consideration of Rs. 4,50,000/- to 1. Shri. Pruthviraj Meghraj Kucheriya, and 2. Usha Pruthviraj Kucheriya By D.No.2170/2005.
- 13) As per Mutation Entry No.7969 dated 17/10/2006 1. Sau. Suman Suresh Patil – Owner and 2. M/s Arihant Constructions – Developer have executed Sale Deed and sold Flat No.2 of



Suvruddhi Apartment for consideration of Rs. 6,50,000/- to 1. Shri. Satyanarayan Nemichand Daga, and 2. Sau. Surajdevi Satyanarayan Daga By D.No.2208/2006 dated 12/09/2006.

- 14) As per Mutation Entry No.7971 dated 17/10/2006 1. Sau. Suman Suresh Patil – Owner and 2. M/s Arihant Constructions – Developer have executed Sale Deed and sold Flat No.1 of Suvruddhi Apartment for consideration of Rs. 6,50,000/- to 1. Shri. Manoj Satyanarayan Daga, and 2. Sau. Usha Manoj Daga By D.No.2207/2006 dated 12/09/2006.
- 15) As per Mutation Entry No.10433 dated 25/09/2008 1. Shri. Pruthviraj Meghraj Kucheriya, and 2. Usha Pruthviraj Kucheriya have executed Sale Deed and sold Flat No.4 of Suvruddhi Apartment for consideration of Rs. 9,20,000/- to Shri. Atul Liladhar Agrawal By D.No.2169/2008.
- 16) As per Mutation Entry No.11197 dated 15/04/2009 1. Shri. Pruthviraj Meghraj Kucheriya, and 2. Usha Pruthviraj Kucheriya have executed Sale Deed and sold Flat No.5 of Suvruddhi Apartment for consideration of Rs. 10,00,000/- to Shri. Rajendra Bhaurao Joshi By D.No.817/2009.
- 17) As per Mutation Entry No.13611 dated 21/01/2011 Shri. Atul Liladhar Agrawal have executed Sale Deed and sold Flat No.4 of Suvruddhi Apartment for consideration of Rs. 9,20,000/- to Shri. Rahul Ashok Khatwani By D.No.6996/2010.
- 18) As per Mutation Entry No.14817 dated 20/01/2012 1. Sau. Suman Suresh Patil – Owner and 2. M/s Arihant Constructions – Developer have executed Sale Deed and sold Flat No.6 of Suvruddhi Apartment for consideration of Rs. 5,00,000/- to Smt. Hansa Indrawardhan Shah By D.No.813/2010 dated 23/02/2010.
- 19) As per Mutation Entry No.13611 dated 21/01/2011 Shri. Rahul Ashok Khatwani have executed Sale Deed and sold Flat No.4 of Suvruddhi Apartment for consideration of Rs. 9,75,000/- to Shri. Laxman Narumala Panjwani By D.No.6470/2012.
- 20) As per Mutation Entry No.28309 dated 22/06/2023 Shri. Laxman Narumala Panjwani have executed Sale Deed and sold Flat No.4 of Suvruddhi Apartment for consideration of Rs. 25,00,000/- to Shri. Nanak Ramchandra Karda By D.No.198/2023 dated 10/01/2023.
- 21) As per Mutation Entry Shri. Nanak Ramchandra Karda have executed Registered Mortgage Deed in favour of Dombivali Nagari Sahakari Bank Ltd., Branch – Navi Peth, Jalgaon and mortgaged Flat No.4 of Suvruddhi Apartment for consideration of Rs. 20,00,000/- to By D.No.147/2023 dated 17/01/2023.
- 22) Central Bank of India has issued Release / NOC Letter bearing JALGAO/2023-24/42 dated 17/06/2023 to Shri. Popatlal Premraj Ostwal against Flat No.3 of Suvruddhi Apartment for repayment of loan.
- 23) Dombivali Nagari Sahakari Bank Ltd., Branch – Navi Peth, Jalgaon has issued Release / NOC Letter bearing DNSB/CO/CLPC/RDY/194/2023-24 dated 20/02/2024 to Shri. Nanak Ramchandra Karda against Flat No.4 of Suvruddhi Apartment for repayment of loan.
- 24) That, Samartha Controwell Pvt. Ltd, through its Director Shri. Abhishek Shantaram Patil and all the Owners i.e. 1) Sau. Suman Suresh Patil, 2) Manoj Satyanarayan Daga and Usha Manoj Daga, 3) Satyanarayan Nemichand Daga and Surajdevi Satyanarayan Daga, 4) Popatlal Premraj



Ostawal, 5) Nanak Ramchandra Karda, 6) Rajendra Bhaurao Joshi, 7) Hansa Indravardhan Shah, 8) Mukesh Kantilal Sharma of Plot no. 135 of Survey no. 436/1A admeasuring about 519.60 square meter situated at Mehrun, Tal. & Dist. Jalgaon have prepared and executed Development Agreement between the Owners and Developer dated 13/03/2024 by document number 852/2024.

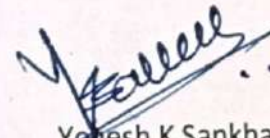
- 25) That, Samarth Controwell Pvt. Ltd, through its Director Shri. Abhishek Shantaram Patil had made an Application for Sanction of Building Permit and Commencement on Plot no. 135 of Survey no. 436/1A admeasuring about 519.60 square meter situated at Mehrun, Tal. & Dist. Jalgaon which application was sanctioned by document bearing number T.P./B.P./204 dated 22/05/2024 by Jalgaon City Municipal Corporation.

Note / Disclaimer –

- 1) The report does not comment on – The technical regularity (adherence to bye laws / approvals) or otherwise of the said property, whether the said property is a subject matter of any pending legislation, authenticity of the documents examined. All the above said is outside the scope of the working reference to this report.
- 2) It is advised to ensure that in case the subject property is owned/being purchased by a company, the applicable company documentation (ROC search, Board Resolution and Form 8, etc.)
- 3) It is advised to ensure that the said property is in possession of the borrower/s proof of possession in the form of latest house tax, electricity, water bills notices, assessments, challan receipts, etc. should be made available and deposited with the company.
- 4) I have not carried out any personal (physical) inspection of the above property nor have made inquiries of the above property and so no liability in that respect.
- 5) Onward 2002 computer systems installed of Sub-Register Office Jalgaon but each and every entry of all registered document is not properly filed up in computer systems. Therefore above Title Verification done as per available computer record.

Place – Jalgaon

Date - 24.06.2024


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