Mrs. P. D. Bhavsar
Advocate
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Amalner
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FORMAT – A
(Circular :- 28 / 2021)

To,
Maha RERA

LEGAL TITLE REPORT

Sub. :- Title clearance certificate with respect to **Part portion admeasuring 860.46 sq.mtr. out of total area 1472.6 Sq.mtr.from T.P. No.169/C situated at Amalner, Tal.- Amalner, Dist.-Jalgaon.**

A. I have investigated the title of the said plot on the request of owner **Mr. Sachin Suryakant Bhamre** and following documents i.e. :-

1. Description of Property :-

:- Part portion admeasuring 860.46 sq.mtr. out of total area 1472.6 Sq.mtr.from T.P. No.169/C situated at Amalner, Tal.- Amalner, Dist.-Jalgaon.

The project name is "Sunshine Tower"

2. The Documents of allotment of Plot :-

:- A. Original Copy of Sale Deed of Part portion **admeasuring 860.46 sq.mtr.** out of total area 1472.6 sq.mtr. from **T.P.no.169/C** executed by Mr. Mohan Ramlal Jain, Mr. Hemant Bhaskar Pawar, Jaykisan Dipchand Agrawal & Mrs. Rajul Dilip Gandhi in favour of **Mr. Sachin Suryakant Bhamare** by a registered sale deed dated 09/05/2019 having it's Registration No.2193/2019.

B. Index II of Sale Deed dated 09/05/2019 having it's Registration No.2193/2019.

3. CTS extract issued by City Survey Office dated ----------, mutation entry no. as mentioned City Survey Extract.

4. Search Report for 30 years from 04/12/1992 till 04/12/2021.

B. 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

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owner / promoter / developer / company) is clear, marketable & without any encumbrances. (If any encumbrances please mention in separate sheet).

Owners of the land

(1) **Part portion admeasuring 860.46 sq.mtr. out of total area 1472.6 Sq.mtr.from T.P. No.169/C situated at Amalner, Tal.- Amalner, Dist.-Jalgaon is owned & possessed by Mr. Sachin Suryakant Bhamre.**

(2) **Mr. Sachin Suryakant Bhamre is absolute owner of Part portion admeasuring 860.46 sq.mtr. out of total area 1472.6 Sq.mtr.from T.P. No.169/C situated at Amalner, Tal.- Amalner, Dist.-Jalgaon & he himself developed the said plot** with proper permission from Nagarpalika Amalner & other respective authorities as per approved construction plan dated 12/01/2021 & having possession over it.

C. The report reflecting the flow of the title of the owner) on the said land is enclosed herewith as annexure.

:- Annexure E

Encl. :- Annexure.

Date :- 04/12/2021

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Advocate
AMALNER

Advocate

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Annexure E

SHEDULE OF TITLE PROPERTY :-

City	Taluka	District	T.P. No.	Name of Building
Amalner	Amalner	Jalgaon	Part portion admeasuring 860.46 Sq.mtr. out of total area 1472.6 Sq.mtr. from T.P.No.169/C	Sunshine Tower

BOUNDRIES:-

East	West	South	North
T.P.No.139	Road	T.P.No.169/B	T.P.No.162

HISTORY OF TITLE PROPERTY

The record shows that, Originally T.P.No.169/C total admeasuring 1472.6 sq.mtr. was belonging to **Mr. Fakira Ramrao Deshmukh** since before 1978.

As he, died his legal heirs became owners of the property by way of succession, i.e. **Mr.Manojkumar Ashokrao Deshmukh, Mr.Sanjay Ashokrao Deshmukh, Mr.Rajesh Ashokrao Deshmukh, Mr.Mahesh Ashokrao Deshmukh, Mrs.Chhaya Ashokrao Deshmukh, Smt.Shobhanabai Ashokrao Deshmukh & Smt.Ratnabai Fakira Deshmukh.**

Accordingly a relevant entry has been made in the city survey register.

Thereafter Part portion admeasuring 860.46 sq.mtr. out of total area 1472.6 Sq.mtr. from T.P.No.169/C converted into residential plots as per order passed by S.D.O Amalner by it's order no. N.A./S.R./39/2010 dated 21/01/2011.

Accordingly a relevant entry has been made in the city survey register dated 20/03/2012.

As **Mr.Manojkumar Ashokrao Deshmukh, Mr.Sanjay Ashokrao Deshmukh, Mr.Rajesh Ashokrao Deshmukh, Mr.Mahesh Ashokrao Deshmukh & Mrs.Chhaya Ashokrao Deshmukh became major, the relevant entry has been mutated in the city survey register as per application filed by Smt.Shobhanabai Ashokrao Deskhmukh.**

Accordingly a relevant entry has been made in the city survey register dated 12/04/2012.

As Smt.Ratnabai Fakirrao Deshmukh died on 05/09/2002, above mentioned her legal heirs became owners of the property by way of succession.

Accordingly a relevant entry has been made in the city survey register dated 05/05/2012.

Thereafter Mr.Manojkumar Ashokrao Deshmukh, Mr.Sanjay Ashokrao Deshmukh, Mr.Rajesh Ashokrao Deshmukh, MrMahesh Ashokrao Deshmukh & Mrs.Chhaya Ashokrao Deshmukh relinquished their right from **Part portion admeasuring 860.46 Sq.mtr. out of total area 1472.6 sq.mtr. from T.P.No.169/C** in favour of **Smt.Shobhanabai Ashokrao**

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Deskhmukh by a registered relinquish deed dated 02/06/2012 having it's Registration No. 3641/2012.

Accordingly a relevant entry has been made in the city survey register dated 01/08/2012.

Then Smt.Shobhanabai Ashokrao Deskhmukh transferred **Part portion admeasuring 860.46 Sq.mtr. out of total area 1472.6 Sq.mtr. from T.P.No.169/C** to **Mr.Mohan Ramlal Jain, Mr.Hemant Bhaskar Pawar, Mr.Jaykisan Dipchand Agrawal & Mrs.Rajul Dilip Gandhi** by a registered sale deed dated 14/06/2012 having it's Registration No.3395/2012.

Accordingly a relevant entry has been made in the city survey register dated 01/08/2012.

Being owner of **Part portion admeasuring 860.46 Sq.mtr. out of total area 1472.6 sq.mtr. from T.P.No.169/C**, Mr.Mohan Ramlal Jain, Mr.Hemant Bhaskar Pawar, Mr.Jaykisan Dipchand Agrawal & Mrs.Rajul Dilip Gandhi transferred said landed property to **Mr.Sachin Suryakant Bhamare** by a registered sale deed dated 09/05/2019 having it's Registration No.2193/2019.

Thereafter with proper permission from respective authorities & offices, Mr.Sachin Suryakant Bhamare constructed thereon a residential building name & style as **"Sunshine Tower"**

Then Mr.Sachin Suryakant Bhamare executed a registered **Declaration Deed** in respect of "Sunshine Tower" dated 05/02/2021 having it's Registration No.854/2021.

Thereafter Mr.Sachin Suryakant Bhamare executed a registered **Rectification Deed of Declaration** in respect of "Sunshine Tower" dated 15/06/2021 having it's Registration No.3131/2021.

The said relevant entries has been under process.

Thus, Mr. Sachin Suryakant Bhamare became absolute owner of "Sunshine Tower" constructed on Part portion admeasuring 860.46 sq.mtr. out of total area 1472.6 Sq.mtr. from T.P. No.169/C situated at Amalner & having possession over it.

Date : 04/12/2021
Place: Amalner

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Flow of the title of the said land

Sr. No.

1. CTS Extract / P.R. Card as on dated of application for Registration.
2. Mutation Entry No. as mentioned City Survey Extract.
3. Search Report for 30 years from 04/12/1992 till 04/12/2021 taken from Sub-Registrar Office at Amalner, Tal.-Amalner, Dist.-Jalgaon.
4. Any other relevant title.

   :- No.
5. Litigations if any.

   :- No.

Date : 04/12/2021
Place: Amalner

Adv. P. D. Bhavsar

MRS. P. D. BHAVSAR * Advocate * AMALNER

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