**Office :**
202, 1st floor, B Wing,
V. V. Market, Navi Peth,
Jalgaon - 425 001.
Mob. 9225122296

# Mrs. Meena D. Chaudhari

B.Sc., LL.M., Advocate
Sanad Regd. No.MAH/1529/90
Dt.27/09/1990

## FORMAT - A

To,

**The Secretary,**
**MahaRERA,**
**Mumbai - 400051.**

## LEGAL TITLE REPORT

**Sub. :** Title clearance certificate with respect to Gat No. 36/2/A, admeasuring area H 1.38 R + H 0.48 R (Pot Kharab) Total H 1.86 R situated at Mauje Bodwad, Tal. Bodwad, Dist. Jalgaon.

I have investigated the title of the said plot on the request of Shri. Satish Pundlikrao Baviskar, R/o. Jalgaon (Owner) and following documents i.e.

**1) Description of the property.**

Gat No. 36/2/A, admeasuring area H 1.38 R + H 0.48 R (Pot Kharab) Total H 1.86 R situated at Mauje Bodwad, Tal. Bodwad, Dist. Jalgaon.

East : Gat No. 34 and Gat No. 35

West : Gat No. 37 (Part)

North : Layout of Gat No. 36/1

South : Gat No. 35 (Part)

**2) The documents of allotment of plot.**

| | | |
|---|---|---|
| 1 | 05/07/2022 | 7/12 Extract of the property Zerox |
| 2 | 01/07/2022 | "D" Extract of the property Zerox |

**3) 7/12 extract or property** card issued by Talathi, dated 05/07/2022, mutation entry no. 15852, dtd. 31/05/2000.

**4) Search Report for** 30 years from 1993 till 18/01/2023.

a) On 03/07/1984, Shri. Ratanlal J. Sharma the owner of land bearing Gat No. 36 situated at Mauje Bodwad, Tal. Bodwad, Dist. Jalgaon died and hence his legal heir namely wife - No, Two daughter and one son died. (1) Prakash R. Sharma died and his legal heir wife - Pushpabai Prakash Sharma, age 41, (2) Daughter - Ku. Sunita P. Sharma, age 22, (3) Ku. Smita P. Sharma, age 19, (4) Ku. Kavita P. Sharma, age 14, (5) Pravinkumar P. Sharma, age 17, (6) Kishorkumar P. Sharma, age 11, (7) Pinki P. Sharma, age 7, Daughter of Ratanlal (8) Sau. Vimal Kashiram Sharma, age 41, (9) Sau. Vidhya Bikchand Sharma, age 32 came on record.

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No. 2 to 7 live jointly and hence Karta of Hindu Undivided family is No.1 Pushpabai P. Sharma name was recorded.

According M.E. No. 13961, dt. 26/09/1991 was effected in the record of rights.

b) On 11/07/1995 (1) Shri. Shri. Kashiram Damu Vanjari, (2) Shri. Balasaheb Laxman Parkhad, (3) Sunil Bhavarlal Zabak had purchased the abovesaid land from (1) Pushpabai Prakashchand Sharma (Karta of HUF), (2) Arunkumar Satyanarayan Sharma, (3) Kamalkishor S. Sharma, (4) Shri. Ashokkumar S.Sharma on behalf of seller Shri. Pravin P. Sharma - Power of Atorney holder.

Accordingly M.E. No.34503, dtd. 01/08/1995 was effected in the record of rights.

c) On 30/07/1996, Adv. Jayprakash Pundalikrao Baviskar had purchased land bearing Gat No. 36, admeasuring area H 1.31 R situated at Mauje Bodwad, Tal. Bodwad, Dist. Jalgaon from Shri. Sunil Bhavarlal Zabak for condideration of Rs.10,60,000/-.

Accordginly M.E. No.14714, dtd. 05/09/1996 was effected in the record of rights.

d) On 18/04/1998, Adv. Jayprakash Pundlikrao Baviskar and Shri. Kashiram Damu Vanjari had purchased land bearing Gat No. 36, admeasuring area H 1.31 R from Shri. Balasaheb Laxman Parkhad for consideration of Rs.1,40,000/-.

According M.E. was effected in the record of rights.

e) M.E. No.25825, dtd. 06/05/2000 shows that Gat No. 36 situated at Mauje Bodwad, Tal. Bodwad, Dist. Jalgaon was distributed as 36/1 and 36/2 amongs the following owner in following manner.

| Area H R | Akar Rs. Ps. | Direction | Name |
|---|---|---|---|
| 1.49<br>Pot Kharab<br>0.48 | 7.65 | North side part with wall<br>Gat No. 36/1 | Jayprakash Pundlik Baviskar |
| 1.49<br>Pot Kharab<br>0.48 | 7.65 | South part<br>Gat No. 36/2 | Kashiram Damu Vanjari |

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By application and order of Tahsildar, Bodwad bearing order No.J/Kavi/469/2000, dtd. 04/05/2000 the abovesaid M.E. was effected in the record of right.

f) On 10/05/2000, Shri. Satish Pundlikrao Baviskar had purchased Gat No. 36/2, admeasuring area H 1.86 R situated at Bodwad, Tal. Bodwad, Dist. Jalgaon from Shri.Kashiram Damu Vanjari for consideration of Rs.2,35,000/- by Regd Sale Deed.

Accordingly M.E.No. 15852, dtd. 31/05/2000 was effected in the record of rights.

h) Shri. Satish Pundlikrao Baviskar had paid loan amount of Rs.40,00,000/- of Jalgaon Peoples Co-Op. Bank, Branch Jalgaon and hence Boja was deleted.

Accordingly M.E. No. 20998, dtd. 25/01/2011 was effected in the record of right.

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 Shri. Satish Pundlikrao Baviskar, R/o. Jalgaon (owner) is clear, marketable and without any encumbrances.

Owner of the land in Gat No. 36/2/A, admeasuring area H 1.38 R + H 0.48 R (Pot Kharab) Total H 1.86 R situated at Mauje Bodwad, Tal. Bodwad, Dist. Jalgaon.

3) The report reflecting the flow of the title of the Shri. Satish Pundlikrao Baviskar (owner) on the said land is enclosed herewith as annexure.

Meena Dinesh Chaudhari
Digitally signed by Meena Dinesh Chaudhari
Date: 2023.02.22 23:40:58 +05'30'

Encl : Annexure.

**(Mrs. Meena D. Chaudhari)**
Advocate, Jalgaon.

Date : 22/02/2023

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## FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 extract/ Property Register Card as on date of application for registration.

2) Mutation Entry No. **15852, dtd. 31/05/2000.**

3) Search for 30 years from **1993 to 2023 taken from Sub-Registrar's Office at Bodwad.**

4) Any other relevant title - **Obtain Fresh 7/12 extract.**

5) Litigations if any - **No Litigations**

Meena Dinesh Chaudhari
Digitally signed by Meena Dinesh Chaudhari
Date: 2023.02.22 23:41:29 +05'30'

**(Mrs. Meena D. Chaudhari)**
Advocate, Jalgaon.

Date : 22/02/2023