



CHALLAN
MTR Form Number-6



GRN	MH005909529202425E	BARCODE			Date	29/07/2024-13:56:39		Form ID					
Department Inspector General Of Registration					Payer Details								
Search Fee					TAX ID / TAN (If Any)								
Type of Payment Other Items					PAN No.(If Applicable)								
Office Name JLG1_HQR SUB REGISTRAR JALGAON 1					Full Name		ADV SHAILESH P JAIN						
Location JALGAON													
Year 2024-2025 One Time					Flat/Block No.		SNO 411 2						
Account Head Details				Amount In Rs.	Premises/Building								
0030072201 SEARCH FEE				750.00	Road/Street		PNO 5 6 THE LAKE PARADISE						
					Area/Locality		MEHARUN						
					Town/City/District								
					PIN			4	2	5	0	0	1
					Remarks (If Any)								
					SEARCH FOR THE YEARS FROM 1995 TO 2024 JALGAON								
					Amount In	Seven Hundred Fifty Rupees Only							
Total				750.00	Words								
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK								
Cheque-DD Details					Bank CIN	Ref. No.	69103332024072912035		744950095				
Cheque/DD No.					Bank Date	RBI Date	29/07/2024-13:59:03		Not Verified with RBI				
Name of Bank					Bank-Branch		IDBI BANK						
Name of Branch					Scroll No. , Date		Not Verified with Scroll						

Department ID :

Mobile No. :

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NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तांसाठी लागू नाही.



Shailesh P. Jain (Samdadiya)

ADVOCATE

B.Com., D.T.L., LL.M

131, "Nayan" , Ganesh Colony, Jalgaon, Tal. & Dist. Jalgaon

FORMAT – A

(Circular No. 28/2021)

To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. 5/6, admeasuring area 945.00 sq.meters, out of Survey No.411/2, situated at Meharun, Tal. Jalgaon, Dist. Jalgaon (hereinafter referred as the "said plot").

I have investigated the title of the said plot on the request of M/s. Jivraj Buildcon, a partnership firm, through its partners 1) Shri Bharat Prakashchand Samadiya, 2) Shri Charudatta Vijay Patil, 3) Shri Rahul Inderchand Mutha and following documents i.e

1. Description of the Property: - Plot no. 5/6, admeasuring area 945.00 sq.meters, out of Survey No.411/2, situated at Mehrun, Tal. Jalgaon, Dist. Jalgaon. On the said plot a proposed residential building to be constructed called as "Lake Paradise", which will consists Ground Floor for parking, First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor and Seventh Floor, having total built up area 3022.86 sq.meters.

2. Documents of allotment of plot:-

1) Copy of Partnership Deed viz. Jivraj Buildcon which was executed between Shri Bharat Prakashchand Samadiya, Shri Charudatta Vijay Patil, Shri Rahul



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Inderchand Mutha and Shri Bhagat Ravalmal Balani, being the partners. The said partnership deed was registered in the office of Sub-Registrar, Jalgaon-2 on document Sr.No.875/2023 dated 09.02.2023.

2) Copy of Retirement Partnership Deed viz. Jivraj Buildcon which was executed between Shri Bharat Prakashchand Samadiya, Shri Charudatta Vijay Patil, Shri Rahul Inderchand Mutha, being the Continuing Partners and Shri Bhagat Rawalmal Balani, bring the Retiring Partners. The said Retiring Partnership Firm was registered in the office of Sub-Registrar, Jalgaon-3 on document Sr.No.1234/2024 dated 05.04.2024.

3) Copy of Sale deed regarding Plot No.5 which was executed between Shri Bhagat Ravalmal Balani, being the Purchaser and Sau.Majubala Subhash Sakhala, Sau.Anita Anil Sakhala and Sau.Sangita Sunil Sakhala, through their Power of Attorney holder and Developer Shri Bhagat Ravalmal Balani being the Vendors. The sale deed was registered in the office of Sub-Registrar, Jalgaon-2 on document Sr.No.1402/2020 dated 16.03.2020.

4) Copy of Sale deed regarding Plot No.6 which was executed between Shri Bhagat Ravalmal Balani, being the Purchaser and Sau.Majubala Subhash Sakhala, Sau.Anita Anil



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Sakhala and Sau.Sangita Sunil Sakhala, through their Power of Attorney holder and developer Shri Bhagat Ravalmal Balani being the Vendors. The sale deed was registered in the office of Sub-Registrar, Jalgaon-2 on document Sr.No.1401/2020 dated 16.03.2020.

3) 7/12 Extract issued Talathi Mehrun dated 26.07.2024, mutation entry no.104644

4) Search Report for 30 years from 01/01/1995 till 29 /07/2024

2/- On perusal of above mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of M/s. Jivraj Buildcon, a partnership firm, through its partners 1) Shri Bharat Prakashchand Samadiya, 2) Shri Charudatta Vijay Patil, 3) Shri Rahul Inderchand Mutha is clear, marketable and said property is mortgaged with Godavari Laxmi Co.Op. Bank Ltd., Branch Jalgaon for mortgage money of Rs.2,25,00,000/-.

Owners of the land : - M/s. Jivraj Buildcon, a partnership firm, through its partners 1) Shri Bharat Prakashchand Samadiya, 2) Shri Charudatta Vijay Patil, 3) Shri Rahul Inderchand Mutha are legal owner & possessor of Plot no. 5/6, admeasuring area 945.00 sq.meters, out of Survey No.411/2, situated at Mehrun, Tal. Jalgaon, Dist. Jalgaon

Qualifying comments/remarks if any : Not applicable.

3/- The report reflecting the flow of the title of the M/s. Jivraj Buildcon, a partnership firm, through its partners 1) Shri Bharat Prakashchand Samadiya, 2) Shri Charudatta Vijay Patil, 3) Shri Rahul Inderchand Mutha said plot is enclosed herewith as annexure.

Encl: Annexure

Date :29/07/2024.




(Shailesh P.Jain)
Advocate, Jalgaon

Shailesh P. Jain (Samdadiya)

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FORMAT – A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

- a) As per the available record and documents produced by the applicant said Survey No.411/2, area 1 H.24 R was owned and possessed by Smt. Krushnabai Chindu Bhoi. She gave application to the Hon'ble Collector, Jalgaon to convert said agricultural land into non-agricultural purpose i.e. residential purpose. As per her application Hon'ble Collector passed N.A. Order bearing no. Land/1096/SR/105/96, dated 25.06.1996, Layout was passed by Assistant Director of Town Planning, Jalgaon it's letter bearing no.1420 dated 04.06.1996 and owing to this order plots were demarcated accordingly and necessary mutation entry no.33625, dated 12.09.1996 was effected in record of rights.
- b) Thereafter Krushnabai (Kisanabai) Chindu Bhoi sold Plot No.5, area 472.50 sq.meters to Shri Ajay Shantilal Lalwani and Sau.Mamata Ajay Lalwani for consideration of Rs.66121/-. The sale deed was registered in the office of Sub-Registrar, Jalgaon on document Sr.No.345 and also Krushnabai (Kisanabai) Chindu Bhoi sold Plot No.6, area 472.50 sq.meters to Shri Nilesh Shantilal Lalwani and Sau.Sangita Nilesh Lalwani for consideration of Rs.66121/-. The sale deed was registered in the office of Sub-Registrar, Jalgaon on document Sr.No.346, accordingly M.E.No.34221, dated 14.02.1997 was effected in record of rights.
- c) Thereafter Shri Nilesh Shantilal Lalwani and Sau.Sangita Nilesh Lalwani sold Plot No.6, area 472.50 sq.meters out of S.No.411/2, situated at Mehrun, Tal. & Dist.Jalgaon to Shri Dilip Gulabchand Sakhala and Sau.Surekha Dilip Sakhala for consideration of Rs.252500/- dated 10.04.2000. The sale deed was registered in the office of Sub-



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Registrar, Jalgaon on document Sr.No.2792, accordingly M.E.No.41097 dated 19.05.2000 was effected in record of rights.

d) Thereafter Shri Ajay Shantilal Lalwani and Sau.Mamata Ajay Lalwani sold Plot No.5, area 472.50 sq.meters out of S.No.411/2, situated at Mehrun, Tal. & Dist.Jalgaon to Sau.Manjubala Subhash Sakhala, Sau.Anita Anil Sakhala and Sau.Sangita Sunil Sakhala for consideration of Rs.252500/- dated 10.04.2000. The sale deed was registered in the office of Sub-Registrar, Jalgaon on document Sr.No.2793, accordingly M.E.No.41098 dated 19.05.2000 was effected in record of rights.

g) Thereafter Sau.Manjubala Subhash Sakhala, Sau.Anita Anil Sakhala and Sau.Sangita Sunil Sakhala executed Development Agreement & General Power of Attorney regarding Plot No.5, area 472.50 sq.meters with Shri Bhagat Ravalmal Balani. The said deed was registered in the office of Sub-Registrar, Jalgaon on document Sr.No.1100/2003 dated 22.04.2003. Accordingly M.E.No.46765, dated 07.05.2003 was effected in record of rights.

h) Thereafter Shri Dilip Gulabchand Sakhala and Sau.Surekha Dilip Sakhala executed Development Agreement and General Power of Attorney regarding Plot No.6, area 472.50 sq.meters with Shri Bhagat Ravalmal Balani. The said deed was registered in the office of Sub-Registrar, Jalgaon on document Sr.No.1101/2003 dated 22.04.2003. Accordingly M.E.No.46762,, dated 07.05.2003 was effected in record of rights.

i) Thereafter Sau.Manjubala Subhash Sakhala, Sau.Anita Anil Sakhala and Sau.Sangita Sunil Sakhala, through their Developer and Power of Attorney holder sold Plot no.5, area 472.50 sq.meters out of Gat No.411/2 of Mehrun to Shri Bhagat Ravalmal Balani for consideration of Rs.3,00,000/-. The sale deed was registered in the office of Sub-Registrar, Jalgaon on document



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Sr.No.1402 dated 16.03.2020, accordingly M.E.No.89606 dated 16.03.2020 was effected in record of rights.

j) Thereafter Shri Dilip Gulabchand Sakhala and Sau.Surekha Dilip Sakhala, through their Developer and Power of Attorney holder sold Plot no.6, area 472.50 sq.meters out of Gat No.411/2 of Mehrun to Shri Bhagat Ravalmal Balani for consideration of Rs.3,00,000/-. The sale deed was registered in the office of Sub-Registrar, Jalgaon on document Sr.No.1402 dated 16.03.2020, accordingly M.E.No.89605 dated 16.03.2020 was effected in record of rights.

k) Thereafter Plot No.5 & 6 transfer in the partnership firm viz.Jivraj Buildcon, Jalgaon The said partnership executed between Shri Bhagat Ravalmal Balani, Shri Rahul Inderchand Mutha, Shri Charudatta Vijay Patil and Shri Bharat Prakashchand Samadiya. The partnership deed was registered in the office of Sub-Registrar, Jalgaon-2 on document Sr.No.875 dated 09.02.2023. As per registered partnership firm Plot No.5 & 6 was transferred in the name of Jivraj Buildcon, Jalgaon. Accordingly M.E.No.101394 dated 16.04.2023 was effected in record of rights.

l) Thereafter Jivraj Buildcon, a partnership firm through its partner Shri Bharat Prakashchandra Samadiya and other 3 purchased T.D.R. admeasuring area 1190.70 sq.meters of Survey No.343/2, situated at Jalgaon from Indumati Yashwant Patil and Shri Atul Yashwant Patil for consideration of Rs.865000/-. The said TDR sale deed was registered in the office of Sub-Registrar, Jalgaon on document Sr.No.1652/2023 dated 10.06.2023.

m) Thereafter Jivraj Buildcon, a partnership firm, through its partner Shri Bharat Prakashchand Samadiya made amalgamation of Plot No.5 & 6 by order bearing no. TP/SUB/AMAL/2456 dated 17.03.2023 passed by Assistant Director of Town Planning, Jalgaon Municipal Corporation,



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Jalgaon. After amalgamation new 7/12 extract made plot no.5/6, area 945.00 sq.meters. Accordingly M.E.No.104644 dated 19.04.2024 was effected in record of rights

n) Shri Bhagwat Ravalmal Balani was retired from above said partnership firm viz. Jivraj Buildcon, Jalgaon. The said Retirement partnership was executed in the office of Sub-Registrar, Jalgaon-3 on document Sr.No.1234/2024 dated 05.04.2024. As per this deed Shri Bharat Prakashchandra Samadiya, Shri Charudatta Vijay Patil and Shri Rahul Inderchand Mutha will continuing partners of Jivraj Buildcon, Jalgaon. Accordingly M.E.No.104644 dated 19.04.2024 was effected in record of rights.

o) Then M/s.Jivraj Buildcon mortgaged above said property with Godavari Laxmi Co.Op.Bank Ltd., Jalgaon for mortgage money of Rs.2,25,00,000/-. The said mortgage deed was registered in the office of Sub-Registrar, Jalgaon-3 on document sr.No.1236/2024 dated 06.04.2024.

p) Then M/s.Jivraj Buildcon, through its partner obtained building permit and commencement certificate bearing no.T.P./B.P./203 dated 15.05.2024 issued by Assistant Director of Town Planning, Jalgaon City Municipal Corporation, Jalgaon. As per commencement certificate said partnership constructed multistoried apartment .

q) Thereafter M/s.Jivraj Buildcon, a partnership firm, through its partners Shri Bharat Prakashchandra Samadiya, Shri Charudatta Vijay Patil and Shri Rahul Inderchand Mutha executed Deed of Declaration which was registered in the office Sub-Registrar, Jalgaon on document Sr.no. 4714/2024 dated 26.07.2024. The residential building to be constructed called as "The Lake Paradise", which will consists Ground Floor for parking, First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor and Seventh Floor, having total built up area 3022.86 sq.meters.



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Sr.No.

- 1) Copy of 7/12 extract of Plot No.5/6, out of Survey no.411/2, situated at Meharun, Tal. & Dist.Jalgaon.
- 2) Mutation Entry no. 33625,34221,41097,41098,46762,46765, 79118,89606,.89605,101394 & 104644
- 3) Copy of Partnership Deed viz.Jivraj Buildcon which was executed between Shri Bharat Prakashchand Samadiya, Shri Charudatta Vijay Patil, Shri Rahul Inderchand Mutha and Shri Bhagat Ravalmal Balani, being the partners. The said partnership deed was registered in the office of Sub-Registrar,Jalgaon-2 on document Sr.No.875/2023 dated 09.02.2023.
- 4) Copy of Retirement Partnership Deed viz. Jivraj Buildcon which was executed between Shri Bharat Prakashchand Samadiya, Shri Charudatta Vijay Patil, Shri Rahul Inderchand Mutha, being the Continuing Partners and Shri Bhagat Rawalmal Balani, bring the Retiring Partners. The said Retiring Partnership Firm was registered in the office of Sub-Registrar,Jalgaon-3 on document Sr.No.1234/2024 dated 05.04.2024.
- 5) Copy of Sale deed regarding Plot No.5 which was executed between Shri Bhagat Ravalmal Balani, being the Purchaser and Sau.Majubala Subhash Sakhala, Sau.Anita Anil Sakhala and Sau.Sangita Sunil Sakhala, through their Power of Attorney holder and Developer Shri Bhagat Ravalmal Balani being the Vendors. The sale deed was registered in the office of Sub-Registrar,Jalgaon-2 on document Sr.No.1402/2020 dated 16.03.2020.
- 6) Copy of Sale deed regarding Plot No.6 which was executed between Shri Bhagat Ravalmal Balani, being the Purchaser and Sau.Majubala Subhash Sakhala, Sau.Anita Anil Sakhala and Sau.Sangita Sunil



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Sakhala, through their Power of Attorney holder and developer Shri Bhagat Ravalmal Balani being the Vendors. The sale deed was registered in the office of Sub-Registrar, Jalgaon-2 on document Sr.No.1401/2020 dated 16.03.2020

- 7) Copy of T.D.R. Sale deed on document Sr.No.1652/2023 dated 10.06.2023 which was registered in the office of Sub-Registrar, Jalgaon-3..
- 8) Copy of Mortgage Deed bearing document sr.no.1236/2024 dated 06.04.2024.
- 9) Copy of Deed of Declaration bearing no.4714/2024 dated 26/07/2024
- 10) Copy of sanction of Building Permit and Commencement Certificate dated 15.05.2024.
- 11) Copy of Approved Building Plan dated 15.05.2024.
- 12) Copy of Layout Plan.
- 13) Copy of N.A. Order.
- 14) Copy of Amalgamation order with Amalgamation Plan bearing no. TP/SUB/AMAL/2456 dated 17.03.2023 passed by Assistant Director of Town Planning, Jalgaon Municipal Corporation, Jalgaon.
- 15) Search Report for 30 years from 01/01/1995 to 29/07/2024 taken from Sub-Registrar Office at Jalgaon -1,2 & 3.
- 1) Any other relevant title - Not applicable.
- 2) Litigations if any - No.

Date : 29/07/2024.




(Shailesh P. Jain)
Advocate, Jalgaon