



Roshan H. Golechha
Advocate

Above Indian Bank, 1st Floor, Sindhi Bazar, Jalna-431203
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FORMAT- A
(Circular No. 28/2021)

To MahaRERA,
6th & 7th Floor, Housefin Bhavan, Plot No: C - 21, E - Block, Bandra Kurla Complex, Bandra (E), Mumbai
400051

LEGAL TITLE REPORT

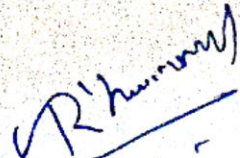
Sub: Title clearance certificate with respect to S.No.131, Plot No. 01, CTS No.11497/151, admeasuring area 1331.50 Sq. mtr, Plot No. 02, CTS No.11497/150, admeasuring area 1194.50 Sq.mtr, Plot No. 03, CTS No.11497/149, admeasuring area 1149.00 Sq. mtr, Total adm. area. 3675.00 sq. mtr. Situated at Jalna, Taluka/District : Jalna (hereinafter referred as the said plot" ").

1. I have investigated the title of the said plot on the request of M/s.Tirupati Infra,Jalna and following documents i.e' :-
 - 1) Description of the property.
 - 2) The documents of allotment of plot.
 - 3) Digital property card, dated 23/07/2024,
 - 4) Search report for 30 years from 1994 to 2025.
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 land owner Sanjay Kachrual Rath, Mr. Sharad Prahladi Bagdiya, Abhay Laxmnarao Kulkarani,Shivratan Shrigopal Mundada,Sow.Sarla Shivratan Mundada,Piyush Shivratan Mundada,Sow.Pooja Piyush Mundada, Sow Radhika Sharad Bagdiya is clear, marketable and without any encumbrances.
Owners of the land : Sanjay Kachrual Rath, Mr. Sharad Prahladi Bagdiya, Abhay Laxmnarao Kulkarani,Shivratan Shrigopal Mundada,Sow.Sarla Shivratan Mundada,Piyush Shivratan Mundada,Sow.Pooja Piyush Mundada, Sow Radhika Sharad Bagdiya, S.No.131, Plot No. 01, CTS No.11497/151, admeasuring area 1331.50 Sq. mtr, Plot No. 02, CTS No.11497/150, admeasuring area 1194.50 Sq.mtr, Plot No. 03, CTS No.11497/149, admeasuring area 1149.00 Sq. mtr, Total adm. area. 3675.00 sq. mtr. Situated at Jalna, Jalna, Taluka/District : Jalna
3. The report reflecting the flow of the title of the : S.No.131, Plot No. 01, CTS No.11497/151, admeasuring area 1331.50 Sq. mtr, Plot No. 02, CTS No.11497/150, admeasuring area 1194.50 Sq.mtr, Plot No. 03, CTS No.11497/149, admeasuring area 1149.00 Sq. mtr, Total adm. area. 3675.00 sq. mtr on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 07.03.2025




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FLOW OF THE TITLE OF THE SAID LAND.

- 1) Property Report Card Dated 23/07/2024.
- 2) Mutation Entry No. 38637.
- 3) Search Report for 30 years taken from Sub-Registrar Office, Jalna.
- 4) Litigations if any : NO.

FLOW OF TITLE

On perusal of documents and relying on them it appears that all that, the said Property S.No.131, Plot No. 01, CTS No.11497/151, admeasuring area 1331.50 Sq. mtr, Plot No. 02, CTS No.11497/150, admeasuring area 1194.50 Sq.mtr, Plot No. 03, CTS No.11497/149, admeasuring area 1149.00 Sq. mtr, Total adm. area. 3675.00 sq. mtr. Situated at Jalna. The said property is piece and parcel of land Survey No.131 of Jalna. The above property was previously owned and possessed by the Mr.Ganeshlal Maniram Narwayye.

That, on Dt. 10/07/1991 Collector, Jalna has sanctioned the NA of this land for residential purpose (Adm. Area 2 H 21 R). Town planner has approved the plan and plots were made there. The office of TILR has taken entries of these plots and given them CTS No. to each plots.

In the year 2010 Mr.Ramesh Gopikishan Mundada, Mr. Sanjay Kachrulalji Rathi, Mr. Satish Nanadlaji Rathi, S.S.M. Construction pvt. Ltd.through its director Sow. Sarla Shivratanji Mundada purchsed the said property S.No.131, CTS No.11497/151, Plot No. 01, admeasuring area 1331.50 Sq. mtr, CTS No.11497/150, Plot No. 2, admeasuring area 1194.50 Sq.mtr, CTS No.11497/149, Plot No. 03, admeasuring area 1149 Sq. mtr, total adm. area. 3675 sq. mtr from Mr.Ganeshlal Maniram Narwayye by way of registered sale Deed No.3898/2010 dt. 10/08/2010 and the sale deed has been executed before the Sub Registrar at Jalna. On the basis of the sale deed the name of Mr.Ramesh Gopikishan Mundada, Mr. Sanjay Kachrulalji Rathi, Mr. Satish Nanadlaji Rathi, S.S. M. Construction pvt. Ltd. Through its director Sow. Sarla Shivratanji Mundada got mutated in the property card of the said property.

Thereafter In the year 2015 Mr.Shard Prahladiji Bagdiya purchased the said property adm. area. 612.50 sq. mtr undivided share from Mr. Satish Nanadlaji Rathi by way of registered sale Deed No.3508/2015 dt. 31/07/2015 and the sale deed has been executed before the Sub Registrar at Jalna. The other co owners are given their consent to the said sale deed. On the basis of the sale deed the name of Mr.Shard Prahladiji Bagdiya got mutated in the property card of the said property.



Thereafter In the year 2024 Shivratan Shrigopal Mundada purchased the said property adm. area. 368.00 sq. mtr undivided share from Ramesh Gopikishan Mundada by way of registered sale Deed No.93/2024 dt. 5/1/2024 and the sale deed has been executed before the Sub Registrar at Jalna. His name is mutated in the property card of the said property.

Thereafter In the year 2024 Abhay Laxmanrao Kulkarani purchased the said property adm. area. 367.00 sq. mtr undivided share from Ramesh Gopikishan Mundada by way of registered sale Deed No.94/2024 dt. 5/1/2024 and the sale deed has been executed before the Sub Registrar at Jalna. His name is mutated in the property card of the said property.

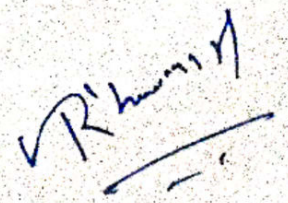
Thereafter In the year 2024 Sanjay Kachrualji Rathi purchased the said property adm. area. 490.00 sq. mtr undivided share from Ramesh Gopikishan Mundada by way of registered sale Deed No.95/2024 dt. 5/1/2024 and the sale deed has been executed before the Sub Registrar at Jalna. His name is mutated in the property card of the said property.

Thereafter In the year 2024 Sow.Sarla Shivratan Mundada – adm. area 368.00 SQ.Mtr., Piyush Shivratan Mundada – adm. area 367.00 SQ.Mtr., Sow.Pooja Piyush Mundada– adm. area 367.00 SQ.Mtr., Sow Radhika Sharad Bagdiya – adm. area 123.00 SQ.Mtr., purchased the said property undivided share from S.S.M. Construction pvt. Ltd. through its director Sow. Sarla Shivratanji Mundada by way of registered sale Deed No.292/2024 and the sale deed has been executed before the Sub Registrar at Jalna. His name is mutated in the property card of the said property.

In the year 2025 Sanjay Kachrual Rathi, Mr. Sharad Prahladi Bagdiya, Abhay Laxmnarao Kulkarani, Shivratan Shrigopal Mundada, Sow.Sarla Shivratan Mundada, Piyush Shivratan Mundada, Sow.Pooja Piyush Mundada, Sow Radhika Sharad Bagdiya executed development agreement in favour of M/s. Tirupati Infra, Jalna. The vide Reg. Deed No. 1441/2025 dt.25.02.2025. The details of share ratio and other conditions are mentioned in the agreement.

Date: 07.03.2025




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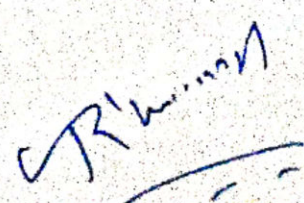
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CHART OF FLOW OF TITLE

Sr. No.	Particular and Date of the Documents	Name of Parties	Original/ True Certified/Photo
1.	Previously owned and possessed	Mr.Ganeshlal Maniram Narwayye	
2	Sale Deed No. 3898/2010 dt. 10/08/2010	Executed by Ganeshlal Maniram Narwayye in favour of Mr.Ramesh Gopikishan Mundada, Mr. Sanjay Kachrulalji Rathi, Mr. Satish Nanadlaji Rathi, S.S.M. Construction pvt. Ltd. Through its director Sow. Sarla Shivratani Mundada	Photo
3.	Sale Deed No. 3508/2015 dt. 31/07/2015	Executed by Mr. Satish Nanadlaji Rathi in favour of Mr.Shard Prahladi Bagdiya	Photo
4	Sale Deed No.93/24 dt. 5-1-24	Executed by Ramesh Gopikishan Mundada in favour of Shivratani Shrigopal Mundada	
5	Sale Deed No.94/24 dt. 5-1-24	Executed by Ramesh Gopikishan Mundada in favour of Abay Laxmanrao Kulkarni	
6	Sale Deed No.95/24 dt. 5-1-24	Executed by Ramesh Gopikishan Mundada in favour of Sanjay Kachrulal Rathi	
7	Sale Deed No.292/24	Executed by S.S.M. Construction pvt. Ltd. Through its director Sow. Sarla Shivratani Mundada in favour of Sow.Sarla Shivratani Mundada, Piyush Shivratani Mundada, Sow.Pooja Piyush Mundada, Sow Radhika Sharad Bagdiya	
7	Development Agreement	Executed by Sanjay Kachrulal Rathi, Mr. Sharad Prahladi Bagdiya, Abhay Laxmanrao Kulkarni, Shivratani Shrigopal Mundada, Sow.Sarla Shivratani Mundada, Piyush Shivratani Mundada, Sow.Pooja Piyush Mundada, Sow Radhika Sharad Bagdiya in favour of M/s. Tirupati Infra, Jalna	
8.	Copy of N.A.		Photo
9.	Copy of PR Card		Digital

Date: 07.03.2025




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16/03/25, 6:20 PM

aSearch

MH016517119202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
06 Mar 2025	Receipt	Receipt no.: 1113998981
	Name of the Applicant :	Adv Roshan H Golechha
	Details of property of which document has to be searched :	Dist :Jalna Village :Jalana Nagaraparishadecha Sampurn Bhag S.No/CTS No/G.No. : 11497
	Period of search :	From :2002 To :2025
	Received Fee :	600
The above mentioned Search fee has been credited to government vide GRN no :MH016517119202425E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		