

To,
Maha RERA,
Bandra, Mumbai.

LEGAL TITLE REPORT

Sub.:- Title clearance certificate with respect to
Agricultural Lands (01) Gat No. 370/3/2, (02) Gat No.
370/1/B/1, and (03) Gat No. 370/3/1 situated within city
limits of Chalisgaon City, Tal. Chalisgaon, District Jalgaon
(Hereinafter referred as "the said agricultural lands").

I have investigated the title of the said agricultural lands on
the request of Mr. Sanjaykumar Hiralal Kumavat, Partner of
M/s Superealty Buildcon LLP ("the Project Proponent")
and following documents i.e. :-

1) Description of the property :-

(01) Agricultural Land Gat No. 370/3/2

Area 01H 21R situated at Mauje Chalisgaon, Tal.
Chalisgaon, District Jalgaon.

BOUNDARIES AS UNDER

On East	-	Survey No. 370/2/1/A
On West	-	Survey No. 370/3/1
On South	-	Survey No. 369
On North	-	Survey No. 370/1A/2+ 370/1B1+370/1/B/2

(02) Agricultural Land Gat No. 370/1/B/1

Area 01H 15R situated at Mauje Chalisgaon, Tal.
Chalisgaon, District Jalgaon



BOUNDARIES AS UNDER

On East - Survey No. 370/1/B2
On West - Survey No. 370/1/A/2
On South - Survey No. 370/3
On North - Chalisgaon-Malegaon Road

(03) Agricultural Land Gat No. 370/3/1

Area 01H 93R situated at Mauje Chalisgaon, Tal.
Chalisgaon, District Jalgaon.

BOUNDARIES AS UNDER

On East - Survey No. 370/3/2
On West - Bilakhed Shiv
On South - Survey No. 369
On North - Survey No. 370/1A/2+
370/1B1+370/1/B/2

- 2) The documents of allotment of plot : **N A**
- 3) 7/12 extracts issued by the Chalisgaon City Talathi,
dated 03/01/2022 Mutation Entry No. 60949 dated
25/01/2021
- 4) Search report for 30 years from 1990 till 2020.

2/- On perusal of the above mentioned documents and
all other relevant documents relating to the title of the said
agricultural lands belonging to Mr. Sanjaykumar Hiralal
Kumavat, Partner of **M/s Superealty Buildcon LLP ("the
Project Proponent")**. I am of the opinion that the title of the
owner & promoter is clear, marketable and without any
encumbrances.

Owners of the land.

(01) Mr. Sanjaykumar Hiralal
Kumavat Partner of M/s Superealty
Buildcon LLP

- Gat No. 370/3/2



(02) Mr. Sanjaykumar Hiralal
Kumavat Partner of M/s Superealty
Buildcon LLP

Gat No. 370/1/B/1

(03) Mr. Sanjaykumar Hiralal
Kumavat Partner of M/s Superealty
Buildcon LLP

Gat No. 370/3/1

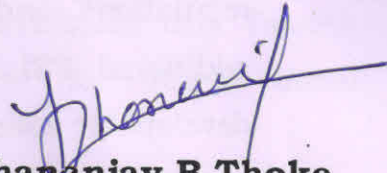
4) Qualifying comments / remarks, if any : The land in question is Class-I Agricultural Land. The said land is shown to be the agricultural land accordingly in the IInd Revised Development Plan of Chalisgaon sanction dated 06/04/2016 vide Government Notification No. TPS-3515/76/Cr-74(A)/2015/UD-9, dated 06/04/2016. The State Government, Urban Development Department invoked Section 31 to be read with Section 37 (1A) of the Maharashtra Regional Town Planning Act, 1966 to incorporate the modification in the said regulations and accordingly it is added that - to allow additional FSI for "Pradhan Mantri Awas Yojna" in any developable zone such as residential / commercial / public - semi-public / industrial and also in **agricultural / no development zone** for the purpose of providing affordable housing to the Economically Weaker Section (EWS) and Lower Income Group (LIG), under taken by Government / any institution authorised by the Government. In the present case, the owner / private developer ("**the Project Proponent**"). Accordingly, Government Resolution is as came to be issued on 26/02/2018 in terms of Sec. 154 of the MRTP Act, 1966 bearing Outward No. शासन निर्णय क्र. : टिपीएस-१८१७/अनासं-१२१/प्र.क्र.७७/१८/नवि-१३. Accordingly the sanction is accorded by the State Level Nodal Agency under the said PMAY Scheme MHADA (Maharashtra Housing Area Development Authority) (**A designated Planning Authority for PMAY constituted as**



per Government Resolution No. TPB 4315/167/CR-51/2015/UD-11 dt.23/05/20218) Nashik Region Nashik vide letter dated 15th July 2021 bearing Outward No. जा.क्र. अमववाप कक्ष/PMAY/२१०/२०२१ and also intimation of approval (IOA) u/s 45 (1) (ii) of MRTTP Act, 1966 bearing Outward No. EE/BC/PMAY/A/MHADA/435/2021 dated 03rd December 2021.

3/- The report reflecting the flow of the title of the Mr. Sanjaykumar Hiralal Kumavat, Partner of **M/s Superealty Buildcon LLP ("the Project Proponent")** owner & promoter on the said land is enclosed herewith as annexure.

Encl.:- Annexure
7/12 Extracts & Ferfar (Mutation Entry)


Dhananjay B Thoke
Advocate

Date : 22 /01/2022

DHANANJAY B. THOKE
Advocate
High Court Bombay
Reg. No. MAH/1824/1998
thokepatil@rediffmail.com

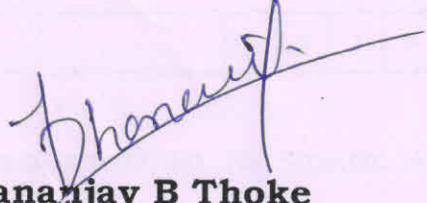


FORMAT - A
(Circular No.: -28/2021)

Sr. No.

1. 7/12 extract as on date of application for registration.
2. Mutation Entry No. 60949 dated 25/01/2021
3. Search report for 30 years from 1990 till 2020 taken from Sub Registrar's office at Chalisgaon, District Jalgaon.
4. Conveyance Deed dated 31/12/2020 bearing Document No. 39/2021 registered with the office of Assurances Chalisgaon, District Jalgaon by and between Vilas Dhanji Zalte and others (the Vendors) and the Suprealty Buildcon LLP.

Date 22/01/2022


Dhnanjay B Thoke
Advocate

DHANANJAY B. THOKE
Advocate
High Court Bombay
Reg. No. MAH/1824/1943
thokepatil@rediffmail.com