ADVOCATE

ASHOK V. JAIN
B.Com, LL.B., G.D.C. & A.

ADVOCATE

Rath Galli, Near People's Bank
Chopda,Dist. Jalgaon
Mo. 9890581761

TITLE INVESTIGATION REPORT AND CERTIFICATE OF TITLE

Date: 20/05/2021

To,
Maharashtra Real Estate Regulatory Authority
Head Office Mumbai.

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to Plot no. 42 out of Gat no. 1097/1098/1099/1100 situated at Chopda, Tal.: Chopda, Dist.:Jalgaon

I have investigated the title of the said plot on the request of Laxman Daulat Mali, Proprietor of Laxman Avenue, Chopda and following documents:

1) Description of Property:

N.A. land Gat No. 1097/1098/1099/1100 in which Plot no. 42 total area admeasuring 548.62 sq.mtr. assessment Rs. 575=00 paise in which common and undivided area 304.42 sq.mtr. assessment of Rs. 308.00 constructed in residential and commercial complex namely "Laxman Avenue" situated at Chopda, Tal. Chopda, Dist. Jalgaon.	Boundaries			
	East	West	North	South
	Road	Road	Plot no. 43	Remaining portion of this plot

2) The Documents of allotment of plot
7/12 extract issued by Talathi Chopda dated 16-08-2017,
Mutation entry no. 20714, 804, 811, 1423, 1424, 1425, 20626, 3170

S.No.	Date of Document	Name of Document	Whether Original/ Certified/Photocopy/ True copy
1	26-03-2021	7/12 extract of N.A. land Gat no. 1097/1098/1099/1100 in which Plot no. 42 situated at Chopda, Tal. Chopda, Dist. Jalgaon	True Copy
2	16-08-2017	7/12 extract of land Gat no. 1097 of Chopda for the year 1979-80 to 1990	True Copy
3	16-08-2017	7/12 extract of land Gat no. 1098 of Chopda for the year 1979-80 to 1990	True Copy

Ashok V. Jain
Advocate
Reg No MAH/1105/1993
9890581761
Rath Galli, Chopda, Dist. Jalgaon

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4	16-08-2017	7/12 extract of land Gat no. 1099 of Chopda for the year 1979-80 to 1990	True Copy
5	16-08-2017	7/12 extract of land Gat no. 1100 of Chopda for the year 1979-80 to 1990	True Copy
6	16-08-2017	M.E. No. 20714, 804, 811, 1423, 1424, 1425, 20626, 3170	True Copy
7	15-10-1990	NA Order of Collector, Jalgaon No. Jalmin/ 1089/ SR/ 391 of Gat no. 1097/1098/1099/1100	True Copy

3) **Search Report for 30 years from 1991-2021**

4) **Legal Opinion**

On perusal of above document submitted to me and all other relevant documents relating to title of the said property and on search taken for 30 years, I am of the opinion that the said title (property) of Shri. Laxman Daulat Mali is absolute property of the present applicant and he is the only owner and is in possession of the said property having clear, marketable and without any encumbrances.

Owner of land: Laxman Avenue, Chopda Prop. Shri Laxman Daulat Mali

SCHEDULE OF PROPERTY

N.A. land Gat no. 1097/1098/1099/1100 in which Plot no. 42 total area admeasuring 548.62 sq.mtr. assessment Rs. 575=00 paise in which common and undivided area 304.42 sq.mtr. assessment of Rs. 308.00 situated at Chopda, Tal. Chopda, Dist. Jalgaon.

The report reflecting the floe of title of the Laxman Avenue, Chopda Prop. Shri Laxman Daulat Mali on the said land is enclosed herewith as annexure.

Place: Chopda
Date: 20/05/2021.

Adv. Ashok V. Jain * Rath Galli, Chopda, Dist.Jalgaon * ADVOCATE Reg.No MAH/1135/1993 9890581761

ASHOK V. JAIN
Advocate, Chopda

ADVOCATE

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FLOW OF THE TITLE OF THE SAID LAND

Sr. no.

1) 7/12 extract/ P.R. card as on date of application for registration.
2) Mutation entry no. 20714, 804, 811, 1423, 1424, 1425, 20626, 3170
3) Search report for 30 years from 1991 to 2021 taken from Sub-Registrar, Office at Chopda.
4) Any other relevant title: NA
5) Litigation if any: NA

Place: Chopda
Date: 20/05/2021

Adv. Ashok V. Jain
Rain Galli, Chopda, Dist. Jalgaon

ASHOK V. JAIN
Advocate, Chopda