



Adv. Vishal V. Patil

B.A.L.L.B.

E.No.MAH/3297/2005

Mo:9890644238

Gujarathi Galli, Chopda Dist. Jalgaon Maharashtra

FORMAT — A

(Circular No.:- 27 /2021)

To
Maha RERA,
MAHARASHTRA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Mauje Chopda Tal. Chopda Dist. Jalgaon Gat No. 1614 out of Plot no. 10 admeasuring 307.96 sq.mt. Ass. 323.00 P. (Hereinafter referred as the "said plot ")

I have investigated the title of the said plot on the request of Swami Apartment Pro. Devendra Pandurang Sonawane and following documents i.e.:-

1) Description of the property

All this NA property Mouje Chopda Tal. Chopda Dist. Jalgaon bearing Gat No. 1614 out of Plot No. 10 admeasuring 307.96 sq.mt. Ass. 323.00 P. Situated at Ramnagar in front of M.S.E.B. Office Old Shirpur Road, Chopda Dist. Jalgaon.

having Boundries :-

East :- 9 mtr. Road

West :- Plot No. 9

North :- Plot No. 11

South :- Old Shirpur Road

The property as mentioned hereinabove with all easement rights and common passage, easement rights, etc.

2) The documents of allotment of plot.

A) Copy of 7/12 extract & Mutation Entries

B) Copy of NA Order

C) Copy of Layout Sanction letter

D) Copy of Commencement Certificate

E) Copy of Deed of Declaration

3) 7/12 extract or property card issued by Talathi, Chopda dated. 16/6/2021, mutation entry No 39603 dated 20/11/2018.

4) Search report for 30 years from 1992 to 2021





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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 (following owner/promoter/ developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land -

Swami Apartment -2 Devendra Pandurang Sonawane

R/o.Hated Bk.Tal.Chopda Dist.Jalgaon

Gat No.1614 out of Plot No.10 admeasuring 307.96 sq.mt. Ass.323.00 P. Situated at Ramnagar, in front of M.S.E.B. Office, Old Shirpur Road, Chopda Dist.Jalgaon,

4) Qualifying comments/remarks if any - Nill

3/- The report reflecting the flow of the title of the (owner/promoter/developer/company) The said plot No.10 admeasuring 307.96 sq.mt. out of Gat No.1614 Situated at Ramnagar, in front of M.S.E.B. Office, Old Shirpur Road, Chopda Dist.Jalgaon, is in possession & owner of Devendra Pandurang Sonawane & have clear marketable title & having noencumbrance of any institution or bank on the said plot.

on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 16/6/2021



Advocate,
Vishal V. Patil

Vishal V. Patil, Chopda



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FLOIY OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/12(extract) on dated 16/6/2021 Gat No.1614 out of Plot No.10 adm.307.96 sq.mt. Ass.323.00 P. Situated at Ramnagar, Infornt of MSEB Office, Old Shirpur Road, Chopda Dist.Jalgaon.
2. Mutation Entry No.6655,18204,19185,27591,33840, 36991,39603,39886, 405247.
3. Search report of 30 years from 1992 to 2021 taken from sub register office,at Chopda.
4. Any other relevant title - No
5. Litigations if any. - No

Date :- 22/6/2021



V. Patil

Advocate

Vishal V. Patil, Chopda