To MahaRERA

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LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Plot no.6 area 247.50 Sq. Mtr. situated in Gat No.1114** situated at **Chopda** Taluka/District **Jalgaon** (hereinafter referred as the said plot" ").

I have investigated the title of the said plot on the request of (Name of owner/ promoter/ developer/company) and following documents i.e.: - **Shri. Balaji Developers Chopda partners namely Dipak Vasant Magare and Suresh Dayaram Mahajan**

1) Description of the property. **Plot no.6 area 247.50 Sq. Mtr. situated in Gat No.1114 situated at Chopda ,Taluka Chopda, District Jalgaon**

Boundry Marks

East- 9 Mtr. Road **West- Plot No.5**

North-15 Mtr. D.P. Road **South-Plot No.7**

2) The documents of allotment of plot. **By way of Sale Deed on dt. 3/3/2021**

3) 7 /12 extract or property card issued by **Talathi, Chopda** dated **30/03/2021** mutation entry no. **44100**

4) Search report for 30 years from **1991** till **2021**

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 **Shri. Balaji Developers Chopda partners namely Dipak Vasant Magare and Suresh Dayaram Mahajan**

1) CTS/Gat No./Plot No. :-**Plot no.6 area 247.50 Sq. Mtr. situated in Gat No.1114 situated at Chopda, Taluka Chopda, District Jalgaon.**

2) CTS/C.S. No.

3) CTS/C.S. No.

4) Qualifying comments/remarks if any .....

There is No any encumbrance, This property is clear & marketable.

The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexure.

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 **1202,2306,2587,2599,9282,16179,20474,33751,43976,44100**

3) Search report for 30 years from **1991** taken from Sub-Registrar' office at **Chopda**

4) Any other relevant title. - **No**

5) Litigations if any. **No**

Date:- 14/07/2021

Advocate

Dhananjay S. Chavan
Advocate
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