

FORMAT — A
(Circular No.:-27/2021)

To
MAHA RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to gat no.1105/1106 plot no.5, 7to10

Situated at Chopda Taluka Chopda /District Jalgaon (Hereinafter referred as the said plot no.5, 7to10

I have investigated the title of the said plot on the request of **Mr. Rajendra Shankarlal Jaiswal**
R/O- Chopda Tal. Chopda Dist. Jalgaon and following documents i.e.:-\

- 1) Description of the property
The Non Agricutriral Plot no.5 (Part) and 7 to 10 total admeasuring total area 1439.12 sq.mtr.
Boundaries of plot no.5, 7 to 10 (as per Approved plan of Town planning Dept. Jalgaon)
East: Plot no.6 out of NA Gat No. 1105
West: Adjoining S No.794/2A
North: open spaces & state highway no. 4
South: 6 Mtr Road
- 2) The documents of allotment of plot.
7/12 ectract of plot No.5,7 to 10 out of N A Gat No.1105/1106 issued by Talathi , Chopda
- 3) 7/12 extract or property card issued by Talathi,Chopda dated.09/08/2021_mutation entry
No1681,2695,2853,3049,4618,20555,20720,20727,23316,23317,24589,27482,30833,30924,34034,34306,36646,36764,40306,40307,40676,40685,40750,42807,42997,43277,43824,44047,44742,1918,10580
- 4) Search report for 30 years from 1991till 2021
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 **Mr.Rajendra Shankralal Jaiswal** is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

- 1) **Mr.Rajendra Shankralal Jaiswal** gat no.1105/1106 plot no.5 (part) 7to10.
- 2) Qualifying comments/remarks if any
On perusal of above document submitted to me and on search taken for 30 years, I an. of the opinion that the said property is absolute property of the present applicant Mr. Rajendar Shankarlala Jaiswal and he is the owner and is in possession of the said property having clear and marketable title with encumbrances of chopda People Co-Op Bank Ltd. Branch- Chopda M.E No.4618 and dues of sales tax department M.E No.42997. I further certft that the said property is not subject to acquisition or requisition from the government authority

3/- The report reflecting the flow of the title of the **Mr. Rajendar Shankarlala Jaiswal** on the said land is enclosed herewith as annexure.

Encl: Annexure.

Place: Chopda

Date: 13/08/2021



A handwritten signature in black ink, appearing to read "Kiran Ashok Jadhav".

Kiran Ashok Jadhav
Advocate, Chopda

FLOIY OF THE TITLE OF THE SAID LAND

1. 7/12 extract / P.R. Card as on date of application for registration.
 - a) 7/12 extract of plot No.5,7 to 10 out of N A Gat No.1105/1106 issued by Talathi, Chopda Dated 03/08/20210
 - b) 7/12 extract of N A Gat No. 1106 for the year 1979-1990 issued by Tahsildar Chopda, dated 09/08/2021
 - c) 7/12 extract of N A Gat No. 1106 for the year 1990-2000 issued by Tahsildar Chopda, dated 09/08/2021
 - d) 7/12 extract of N A Gat No. 1106 for the year 2000-2012 issued by Tahsildar Chopda, dated 09/08/2021
 - e) 7/12 extract of Plot No. 5 of N A Gat No. 1105 issued by Tahsildar Chopda, dated 09/08/2021
2. Mutation Entry No.
1681,2695,2853,309,618,20555,20720,20727,23316,23317,27482,30924,34034,34306,36646,36764,40306,40307,40676,40685,40750,42807,42997,43277,43824,44047,44742,1918,10580
3. Search report for 30 years from 1991 to 2021 Taken from Sub-Registrar' office at Chopda
4. Any other relevant title.
NA
5. Litigations if any.
NA

A circular library stamp from the National Library of Medicine. The outer ring contains the text "NATIONAL LIBRARY OF MEDICINE" at the top and "BETHESDA, MARYLAND" at the bottom. The center of the stamp contains the date "MAR 13 1961".


Kiran Ashok Jadhav
Advocate , Chopda