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FORMAT – A

(Circular No :- 28/2021)

To,

MaharRERA

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to plot No.6 admeasuring -366.00 sq.mtr. out of survey No.403/5/1/2/B situated at Chalisgaon within municipal limits Taluka - Chalisgaon, District -Jalgaon (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of Mrs.Anita Vilas Ahirrao, R/o, Narayanwadi, Chalisgaon, Dist – Jalgaon, owner and developer of above plot property.

1) Description of the property :-

The Property is situated within Municipal Limits of Chalisgaon Municipal Council at Chalisgaon, Dist.-Jalgaon.

Survey No.	:	403/5/1/2/B,
Plot No.	:	6
Plot Admeasuring	:	366.00 sq.mtr.
The above Plot is Bounded as under –		
On East	:	Plot No.5
On West	:	6 Mtr. wide road
On South	:	Adjacent Survey Number
On North	:	12 mtr. Wide road



A) APPLICANT PROVIDES DOCUMENTS FOR VERIFICATION AS UNDER:-

1) XEROX COPY OF ORIGINAL REGISTERED SALE DEED :-

The original registered sale deed of the above plot property is executed between seller Mr.Sudhir Narayan Gangurde & purchaser Mr.Anita Vilas Ahirrao as per Reg. dast No.1495 Dt.25/04/2019.

2) Index II :-

The Index II record Dt.25/04/2019 for the above sale deed transaction.

3) COPY OF PROPOSED RESIDENTIAL BUILDING PLAN :-

The proposed residential building plan for the above property approved by Chief officer, Municipal Council Chalisgaon as per thire letter No.346/2021 Dt.10/02/2021.

4) COPY OF COMMENCEMENT CERTIFICATE :-

The commencement certificate for the above property issued by Chief officer, Municipal Council Chalisgaon as per their letter No.346/2021 Dt.10/02/2021.

5) LATEST 7/12 EXTRACT & MUTATION ENTRIES :-

- A) Latest 7/12 extract above plot property Dt.21/06/2022 shows that applicant is owner of property.
- B) Mutation Entry No.16905 Dt.20/09/1995 is relating to Non agricultural order of above property.
- C) Mutation Entry No.34861 Dt.15/07/2008 is relating to legal heirs of Mr. Narayan Shankar Gangurde.
- D) Mutation Entry No.35125 Dt.20/09/2008 is relating to relinquish deed of above plot property as per deed Mr. Sudhir Narayan Gangurde become owner of above plot property.
- E) Mutation Entry No.56153 Dt.28/05/2019 is relating to sale deed transaction of above plot property between seller Mr. Sudhir Narayan Gangurde and purchaser Mrs. Anita Vilas Ahirrao, she is became owner of above plot property.

6) Search report for 30 years from 1993 to 2022.



- 7) 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 Mrs. Anita Vilas Ahirrao is clear, marketable and without any encumbrances. Mrs. Anita Vilas Ahirrao is owner of plot No. 6 admeasuring -366.00 Sq.mtr. out of Survey No.403/5/1/2/B situated at Chalisgaon, within municipal limits. Dist. Jalgaon.
- 8) The report reflecting the flow of the title of the owner on the said land is enclosed herewith an annexure.

Encl :-

1. Xerox copy of sale deed.
2. Xerox copy of index II
3. Xerox copy of commencement certificate.
4. Copy of proposed residential building plan.
5. 7/12 extract
6. Mutation Entries

Date:-

Advocate

(Stamp)





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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation Entry No.16905,34861,35125 and 56153
- 3) Search report 30 years from 1993 to 2022 Taken from Sub-Registrar' office at – Chalisingaon, Dist - Jalgaon
- 4) Any other relevant title - Nil.
- 5) Litigations if any - No.

Date:-



(Stamp)