



Format A

To
**The Real Estate Regulation Authority
Maharashtra**

Date: 11/04/2022

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Gat No. 60, 61, 62, 63, 97/1 & 97/2 total admeasuring area 9 Hector 05 Are situated at Mauje Parola, Taluka Parola, District Jalgaon (hereinafter referred as the said land").

1. I have investigated the title of the said land on the request of M/S. Anmol Chhoriya And Associates through Mr. Anmol Kanhaiyalal Chhoriya and following documents :-

1) **Description of the property:-** All the piece and parcel of the land bearing



A. Gat No. 60 admeasuring area 04 H 03 R situated at Mauje Parola, Taluka Parola, District Jalgaon within the limits of the Municipal Council Parola and the Sub-Registrar, Parola which is bounded as below:

On or towards East:	Road.
On or towards West:	Land out of Gat No. 97, 31 & 62.
On or towards South:	Land out of Gat No. 59.
On or towards North:	Land out of Gat No. 22.

B. Gat No. 61 admeasuring area 00 H 71 R situated at Mauje Parola, Taluka Parola, District Jalgaon within the limits of the Municipal Council Parola and the Sub-Registrar, Parola which is bounded as below:

On or towards East:	Land out of Gat No. 60.
On or towards West:	land out of Gat No. 96.
On or towards South:	Land out of Gat No. 62.
On or towards North:	Land out of Gat No. 97.

C. Gat No. 62 admeasuring area 00 H 72 R situated at Mauje Parola, Taluka Parola, District Jalgaon within the limits of the Municipal Council Parola and the Sub-Registrar, Parola which is bounded as below:

On or towards East: Land out of Gat No. 60.
On or towards West: Land out of Gat No. 96.
On or towards South: Land out of Gat No. 63.
On or towards North: Land out of Gat No. 61.

D. Gat No. 63 admeasuring area 01 H 27 R situated at Mauje Parola, Taluka Parola, District Jalgaon within the limits of the Municipal Council Parola and the Sub-Registrar, Parola which is bounded as below:

On or towards East: Land out of Gat No. 59.
On or towards West: Land out of Gat No. 96.
On or towards South: Land out of Gat No. 64.
On or towards North: Land out of Gat No. 62 & 63.

E. Gat No. 97/1 admeasuring area 01 H 11 R situated at Mauje Parola, Taluka Parola, District Jalgaon within the limits of the Municipal Council Parola and the Sub-Registrar, Parola which is bounded as below:

On or towards East: Land out of Gat No. 60.
On or towards West: Land out of Gat No. 98 & 99.
On or towards South: Land out of Gat No. 91,95 & 96.
On or towards North: Land out of Gat No. 20,21 & 22.

F. Gat No. 97/2 admeasuring area 01 H 21 R situated at Mauje Parola, Taluka Parola, District Jalgaon within the limits of the Municipal Council Parola and the Sub-Registrar, Parola which is bounded as below:

On or towards East: Land out of Gat No. 60.
On or towards West: land out of Gat No. 98 & 99.
On or towards South: Land out of Gat No. 61,95 & 96.
On or towards North: Land out of Gat No. 20,21 & 22.

2) **The documents of allotment of land:** Sale Deed registered at Sr. No. 34/2022 dated 04.01.2022 at Sub Registrar Office Parola.

3) 7/12 extracts issued by Talathi, Parola dtd. 09.11.2021, Mutation Entries No. 239, 420, 999, 1268, 1672, 1719, 1720, 3417, 3418, 5914, 7003, 9020, 9821, 10630, 10497.

4) Search report for 30 years from 1992 to 2022.

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 M/S. Anmol Chhoriya and Associates through Mr. Anmol Kanhaiyalal Chhoriya is clear, marketable and without any encumbrances.

Owners of the land

M/S. Anmol Chhoriya And Associates through Mr. Anmol Kanhaiyalal Chhoriya Gat No. 60 area admeasuring 04 H 03 R, Gat No. 61 area admeasuring 00 H 71 R, Gat No. 62 area admeasuring 00 H 72 R, Gat No. 63 area admeasuring 01 H 27 R, Gat No. 97/1 area admeasuring 01 H 11R and gat No. 97/2 area admeasuring 01 H 21 R.

Remark: The present Owner has been applied for N.A. Layout sanctioning of land bearing Gat No. 60 area admeasuring 04 H 03 R, Gat No. 61 area admeasuring 00 H 71 R, Gat No. 62 area admeasuring 00 H 72 R, Gat No. 63 area admeasuring 01 H 27 R, Gat No. 97/1 area admeasuring 01 H 11R and gat No. 97/2 area admeasuring 01 H 21 R total admeasuring 9 Hectar 05 R within the limits of the Municipal Council Parola and the Sub- Registrar, Parola.

3. The report reflecting the flow of the title of the M/S. Anmol Chhoriya And Associates through Mr. Anmol Kanhaiyalal Chhoriya on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 11/04/2022



ADVOCATE.