



Rahul V.Mali

Advocate

Office/Resi:- Chalisgaon,

Dist. Jalgaon

Mo.No.8668814835

FORMAT – A

(Circular No :- 28/2021)

To,

MaharRERA

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to plot No.1 admeasuring - 462.00 sq.mtr. out of Gat No.572/2/A/2/2 situated at Village Tongaon, Tal - Bhadgaon within Bhagaon municipal limit District -Jalgaon (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of Mrs.Rajni Dinkar Patil, R/o, Bhadgaon, Dist – Jalgaon, owner and developer of above plot property:

1) Description of the property :-

The Property is situated at Village Tongaon, Tal - Bhadgaon within Bhagaon municipal limit District – Jalgaon.

Gat No.	:	572/2/A/2/2,
Plot No.	:	1
Plot Admeasuring	:	462.00 sq.mtr.
The above Plot is Bounded as under –		
On East	:	Open Space
On West	:	Road
On South	:	Gat No.572/2
On North	:	Plot No.2

A) APPLICANT PROVIDES DOCUMENTS FOR VERIFICATION AS UNDER:-

1) CERTIFIED COPY OF ORIGINAL REGISTERED SALE DEED :

The original registered sale deed of the above plot property is executed between seller Mr.Suresh Ramdas Patil & purchaser Mrs.Rajni Dinkar Patil as per Reg. dast No.53/2016 Dt.06/01/2016.



2) Index II :-

The Index II record Dt.06/01/2016 for the above sale deed transaction.

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

- A) Latest 7/12 extract above plot property Dt.04/10/2022 shows that applicant is owner of property.
- B) Mutation Entry No.1615 Dt.02/04/1988 N. A. Permission Taking Mr.Arvind Trambak Deshpande. relating to Non agricultural order of above property.
- C) Mutation Entry No.8881 Dt.27/07/1993 is relating to sale deed transaction of above plot property between seller Mr. Arvind Trambak Deshpande and purchaser Mr. Shuresh Ramdas Patil , he is became owner of above plot property.
- D) Mutation Entry No.20102 Dt.13/01/2016 is relating to sale deed transaction of above plot property between seller Mr. Suresh Ramdas Patil and purchaser Mrs. Rajni Dinkar Patil, she is became owner of above plot property.
- 4) Search report for 30 years from 1993 to 2022.
- 5) 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.Rajni Dinkar Patil is clear, marketable and without any encumbrances. Mrs. Rajni Dinkar Patil is owner of plot No. 1 admeasuring - 462.00 Sq.mtr. out of Gat No.572/2/A/2/2 situated at Bhadgaon, within municipal limits. Dist. Jalgaon.
- 6) 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. 7/12 extract
4. Mutation Entries.

Date :- 04/10/2022



Rajni
Advocate
(Stamp)