

"Akshay" 12, Railway Colony,
Near Ganesh Colony,
JALGAON-425 001,
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Sunil Shrihari Tare

Advocate,
Sanad Regd. No. Mah/2026/99
Date 27th March, 1999.

LEGAL TITLE REPORT

To
Maha RERA

Sub: Title clearance certificate with respect to CTS No.8170 area admeasuring 279.10 Sq Mtr (old plot No.11 out of S.No.282/1) of Jalgaon Tal & Dist Jalgaon. I have Verified the title of the said plot on the request of Nitin Dnyaneshwar Pimpale, Amala Chandrashekhar Pimpale, Ishwari Chandrashekhar Pimpale & Anushka Chandrashekhar Pimpale.

1) Description of the property.- CTS No.8170 area admeasuring 279.10 Sq Mtr (old plot No.11 out of S.No.282/1) of Jalgaon Tal & Dist Jalgaon.

2) The documents of plot-

CTS Extract dated 31.03.2022 (Photo Copy)

Sale Deed bearing No. 990 dated 15.05.1972 (Original)

N.A Permission (Photo Copy)

3) 7/12 extract or Property card issued by City Survey Officer Jalgaon. Tal & Dist Jalgaon dated. 31.03.2022 mutation entry no.,.....

4) Title report for 30 years from 1993 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 Nitin Dnyaneshwar Pimpale, Amala Chandrashekhar Pimpale, Ishwari Chandrashekhar Pimpale & Anushka Chandrashekhar Pimpale is clear, marketable and without any encumbrances.

Owner/s of the land - Nitin Dnyaneshwar Pimpale, Amala Chandrashekhar Pimpale, Ishwari Chandrashekhar Pimpale & Anushka Chandrashekhar Pimpale.

1. CTS/C.S. No.

2. CTS/C.S. No.

3. CTS/C.S. No.

4. Qualifying comments/remarks if any - Nil.

3/- The Report reflecting the flow of the title of the Nitin Dnyaneshwar Pimpale, Amala Chandrashekhar Pimpale, Ishwari Chandrashekhar Pimpale & Anushka Chandrashekhar Pimpale. on the said land is enclosed herewith as annexure.

Encl : Annexure.

Jalgaon:

Date : 28.06.2022

Sunil S. Tare
(Sunil S. Tare)

Advocate, Jalgaon



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FORMAT- A

FLOW OF THE TITLE OF THE SAID LAND-

- a) As per the available record & the information received by the applicant, Plot No.11 out of S.No. 282/1 now numbered as CTS No. 8170 of Jalgaon was in the name of Soma Shivram Bhole, Navasabai Soma Bhole & Sushila Madhukar Ghuge in the year 1972. N. A. Permission for residential purpose granted to S.No. 282/1 of Jalgaon by Hon'ble Collector Jalgaon by its order No. RB/LNA/SR/36/73 dated 30.03.1974 lay out sanctioned by the concern authority and plots made out in the said land, M.E.No.9369 was accordingly effected at relevant record of rights.
- b) On 15.05.1972 Soma Shivram Bhole, Navasabai Soma Bhole & Sushila Madhukar Ghuge sold out Plot No.11 out of S.No. 282/1 now numbered as CTS No. 8170 of Jalgaon to Dnyaneshwar Anantrao Pimpale for consideration of Rs. 1,000/- by Regd Sale deed bearing No. 990, M.E.No.9521 was accordingly effected at relevant record of rights.
- c) Thereafter Dnyaneshwar Anantrao Pimpale died and leaving behind his legal heirs namely Chandrashekhar Dnyaneshwar Pimpale, Nitin Dnyaneshwar Pimpale & Vijaya Dnyaneshwar Pimpale mutated at Plot No.11 out of S.No. 282/1 now numbered as CTS No. 8170 of Jalgaon as owner, M.E.No.31180 was accordingly effected at relevant record of rights but not available for verification.
- d) On 22.09.2021, as Chandrashekhar Dnyaneshwar Pimpale died leaving behind his legal heirs namely Amla Chandrashekhar Pimpale, Ishwari Chandrashekhar Pimpale & Anushka Chandrashekhar Pimpale mutated at CTS No. 8170 of Jalgaon as owner, Mutation Entry was accordingly effected at relevant record of rights.
- e) On 22.09.2021, as Vijaya Dnyaneshwar Pimpale died and her name removed from CTS No. 8170 of Jalgaon, Mutation Entry was accordingly effected at relevant record of rights.
- f) On 21.02.2022, Nitin Dnyaneshwar Pimpale, Amla Chandrashekhar Pimpale, Ishwari Chandrashekhar Pimpale & Anushka Chandrashekhar Pimpale purchased TDR admeasuring 504.00 Sq.mtr. from Sunanda Patil & others by Regd Sale deed bearing No. 1443 & permitted to utilise at CTS No. 8170 of Jalgaon.
- g) On 09.06.2022, Nitin Dnyaneshwar Pimpale, Amla Chandrashekhar Pimpale, Ishwari Chandrashekhar Pimpale & Anushka Chandrashekhar Pimpale executed Development



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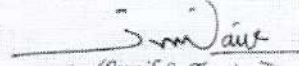
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Agreement Sr.No. 2754 in respect of Plot at CTS No. 8170 of Jalgaon with Developer
Faith Build Construction Prop. Rajendra Fakira Patil.

- 1) 7/12-extract / P.R. Card as on date of application for registration dt.
31.03.2022
- 2) Mutation Entries No – mentioned in flow of title.
- 3) Title report for 30 years from Taken from Sub-Registrar' office at Jalgaon
- 4) Any other relevant title - Nil
- 5) Litigations if any – Not transpired

Jalgaon:

Date : 28.06.2022


(Sunil S. Tare)
Advocate, Jalgaon

