

Adv. Chitra Prasad Acharya

(B.Com., LL.B., DLL & LW)

अॅड.सौ. चित्रा प्रसाद आचार्य

(बी.कॉम., एलएल.बी., डीएलएल अॅन्ड एलडब्ल्यू)

पलॅट नं. १, साईकृपा अपार्टमेंट, सहकार

नगर, भुसावळ, जि. जळगाव

मो. ९४२२७७८०३४

FORMAT – A

To,
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. 86 + 87, S. No. 196/2B/1 to 7, situated at Mahesh Nagar, Taluka Bhusawal, District Jalgaon (hereinafter referred as the said plot), total area 1876.57 sq. mtr.

I have investigated the title of the said plot on the request of Raka Constructions and following documents i.e.:-

- 1) Description of the property. - Purchase Deed dt. 08/09/2022
- 2) The documents of allotment of plot. - N.A. Permission dt. 30/04/2004, Amalgamation of Plot No. 86, 87 permission granted by Tahasildar dt. 10/07/2019, Construction Permission dt. 04/04/2019 with sanction map.
- 3) 7/12 extract or property card issued by Local Talathi Office dated 28/10/2022, 24/11/2022 Mutation Entry No. 68957.
- 4) Search report for 30 years from 1991 till 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 Raka Constructions is clear, marketable and without any encumbrances.

Owners of the land

- (1) Mr. Rahul Rajesh Raka, Plot No. 86 + 87, S. No. 196/2B/1 to 7.
- (2) Qualifying comments/remarks if any:- No

3/- The report reflecting the flow of the title of the Raka Constructions on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 26/11/2022



FORMAT - A

FLOW OF THE TITLE OF THE SAID LAND

1. 7/ 12 extract / P.R. Card as on date of application for registration. **28/10/2022,**
24/11/2022
2. Mutation Entry No. **68957.**
3. Search report for 30 years from **1991** Taken from Sub-Registrar' office at Jalgaon.
4. Any other relevant title. **No**
5. Litigations if any:- **No**

