



ADVOCATE

ASHOK V. JAIN

B.Com, LL.B., G.D.C. & A.

ADVOCATE

Rath Galli, Near People's Bank

Chopda, Dist. Jalgaon

Mo. 9890581761

TITLE INVESTIGATION REPORT AND CERTIFICATE OF TITLE

Date : 07-01-2023

FORMAT - A

To,

Maha RERA

LEGAL TITLE REPORT

Subject : Title clearance certificate with respect to Plot No. 26 out of Gat No. 1586 situated at Chopda Tal. Chopda Dist. Jalgaon (Hereinafter referred to as the said plot)

I have investigated the title of the said plot on the request of **Kalyani Tejghan Patil, Tejghan Arun Patil**, Residing At- Manvel Tal. Yawal Dist. Jalgaon, **Punamchand Gokuldas Jain**, Residing At- Ganesh Colony, Chopda Dist. Jalgaon, **Sanket Sanjay Jain**, Residing At- Panchaleshwar Galli, Chopda Dist. Jalgaon and following documents :

1) Description of Property :

N.A. land Gat No. 1586 in which Plot No. 26 total admeasuring total area 790.34 sq.mtr. assessment Rs. 821=95 paise situated at Chopda, Tal. Chopda Dist. Jalgaon	Boundaries			
	East	West	North	South
	15 Mtr. Road	Amenity Space	Open Space	15 Mtr. Road



2) The documents of allotment of plot

S.N.	Date of Document	& Name of the Document	Whether Original / Certified / Photocopy / True Copy
1	07-01-2023	7/12 extract of N.A. Plot No. 26 out of Gat No. 1586 situated at Chopda Tal. Chopda Dist. Jalgaon	True Copy
2	19-04-2022	7/12 extract of land Gat No. 1586 of Chopda for the year 1990-91 to 2000	Xerox Copy
3	19-04-2022	7/12 extract of land Gat No. 1586 of Chopda for the year 2000-01 to 2014	Xerox Copy
4	19-04-2022	M.E. No. 14857, 14858, 15547, 15799, 25290, 26156, 26669, 26776, 26988, 27841, 28731, 29201, 30330, 37489, 45742, 33782	Xerox Copy
5	04-10-2021	Sale deed of N.A. Plot No. 26 out of Gat No. 1586 situated at Chopda bearing document No. 4231/ 2021	Xerox Copy

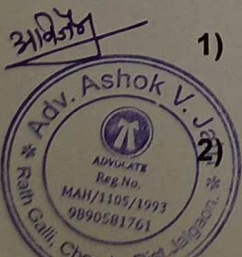
3. 7/12 extract of property issued by Talathi, Chopda Dated 7-1-2023, mutation entry No. 14857, 14858, 15547, 15799, 25290, 26156, 26669, 26776, 26988, 27841, 28731, 29201, 30330, 37489, 45742, 33782.

4. Search Report for 30 years from 1993 to 2023.

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 **Kalyani Tejbhan Patil, Tejbhan Arun Patil**, Residing At- Manvel Tal. Yawal Dist. Jalgaon, **Punamchand Gokuldas Jain**, Residing At- Ganesh Colony, Chopda Dist. Jalgaon, **Sanket Sanjay Jain**, Residing At- Panchaleshwar Galli, Chopda Dist. Jalgaon is clear, marketable and without any encumbrances.

Owner of the land :

- 1) **Kalyani Tejbhan Patil** N.A. Plot No. 26 out of Gat No. 1586 situated at Chopda.
- 2) **Tejbhan Arun Patil**, N.A. Plot No. 26 out of Gat No. 1586 situated at Chopda.



- 3) **Punamchand Gokuldas Jain** N.A. Plot No. 26 out of Gat No. 1586 situated at Chopda
- 4) **Sanket Sanjay Jain** N.A. Plot No. 26 out of Gat No. 1586 situated at Chopda

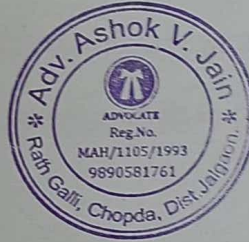
5) Qualifying comments / remarks if any :

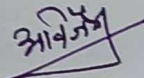
3/- The report reflecting the flow of the title of the **Kalyani Tejbhan Patil**, **Tejbhan Arun Patil**, Residing At- Manvel Tal. Yawal Dist. Jalgaon, **Punamchand Gokuldas Jain**, Residing At- Ganesh Colony, Chopda Dist. Jalgaon, **Sanket Sanjay Jain**, Residing At- Panchaleshwar Galli, Chopda Dist. Jalgaon on the said land is enclosed herewith as annexure.

Encl : Annexure.

Place : Chopda

Date : 07/01/2023




ASHOK V. JAIN
Advocate, Chopda



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FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

- 1) 7/12 extract / P.R. card as on date of application for registration.
- 2) Mutation entry No. 14857, 14858, 15547, 15799, 25290, 26156, 26669, 26776, 26988, 27841, 28731, 29201, 30330, 37489, 45742, 33782
- 3) Search report for 30 years from 1993 to 2023 taken from Sub-Registrar, Office At Chopda.
- 4) Any other relevant title : NA
- 5) Litigation if any : NA

Place : Chopda

Date : 07/01/2023



ASHOK V. JAIN

Advocate, Chopda