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Home/Office -Nr.NahataCollege ,Shriram Housing Society Bhusawal Tal-Bhusawal

Date- 11/07/2023

FORMAT-A
(Circular No.-28/2021)

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to name of the applicant/property mortgagor :- original land / property owner Shri-Chandrashekhar Chudaman Ingale & **Property Developer & Builder**, through its Prop.pra.Shri-Prajakt Shivaji Patil R/o-Bhusawal Tal-Bhusawal Dist-Jalgaon having land at **Laxmi Hights** at Survey No-78/2 , Plot No-1 ,Area-600.00.sq.mtr **Moje Satare, Bhusawal** Assessment Rupees. 430.00 & with in the Bhusawal Municipal Council limits this area (hereinafter referred as the said plot").

1. I have investigated the title of the said plot on the request of **Property Developer & Builder**, through its Prop.pra.Shri-Prajakt Shivaji Patil

i) Description of the property.

Laxmi Hights at Survey No-78/2 , Plot No-1 ,Area-600.00.sq.mtr **Moje Satare, Bhusawal** & with in the Bhusawal Municipal Council limits this area

ii) The documents of allotment of plot.

- 1) 7/12 extract.
- 2) All Mutation Entries
- 3) Rag.Land Development & General Mukhatyar Patra Sr.No-1076/2023
- 4) N.A permission
- 5) Approved Lay Out
- 6) Construction Permission
- 7) Revenue or Bhusawal Municipal Council Tax Receipt

iii) 7/12 extract or property card issued by dated mutation entry



- 1) 7/12th & mutation entry issued by revenue authority Bhusawal & dated-26-06-2023
- iv) Search report for 30 years from 1992 till 2023
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 (following owner/promoter/ developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

The applicant is absolute owner and ancestral property land, same land is in actual possession of the applicant. The 7/12th extract shows that, The title of the applicants Land area is clear and marketable title in the above mentioned land. The applicant is the owner and possessor of the above property and the land.

Owners of the land

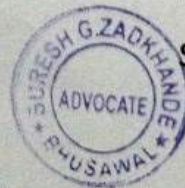
In the name of Shri-Chandrashekhar Chudaman Ingale

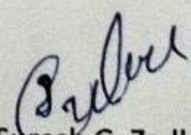
Qualifying comments/remarks if any- No

The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

Yes, The revenue record disclosed that they have got good and marketable title over the same.

In case of creation of Mortgage by deposit of title deeds we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage. There are no legal impediment for creation of the Mortgage under any applicable Law/ Rules in force. It is certified that the said property is SARFASI compliant.




Shri:- Suresh G. Zadkhane
Advocate, Bhusawal



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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.

Dt-28/06/2023

- 2) Mutation Entry No.

I have also perused the said mutation entries-13878,4585,4658

- 3) Search report for 30 years from 1992 to 2023 Taken from Sub-Registrar' office at Bhusawal Tal-Bhusawal

- 4) Any other relevant title No

- 5) Litigations if any No



Shri;- Suresh G. Zadkhande
Advocate, Bhusawal