

Format – A

(Circular No: 28/2021 dated 08/03/2024)

To,
Maha RERA

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to **plot no. NZ 11/7 Layout Plot No. 12, Sheet No. 5** area admeasuring about **450 sq. mtrs. situated at Khel Amanat Sevakdas Nagar, Taluka Jalgaon Jamod, District: - Buldhana** (hereinafter referred as “the said plot”) area admeasuring

I have investigated the title of the said plot on the request of M/S. Abhita Properties Pvt. Ltd. and following documents i.e. :-

1) Description of the property –

Plot bearing No. 11/7, Layout Plot No. 12, Sheet No. 5, admeasuring total area about 450 Sq. Mtr situated at Village : Khel Amanat, Taluka : Jalgaon Jamod, District : Buldhana. Above said property is situated within the jurisdiction of of Jalgaon Jamod Municipal Council Sub Registrar Jalgaon Jamod, District : Buldhana. (Hereinafter referred to as **“the said Plot.”**)

2) The document of allotment of plot –

Property Card, Ferfar/ Mutation, Sale Deed

3) Property card/ Malmatta Patrak of “the said plot”

issued by deputy Superintendant Land Records Jalgaon Jamod Buldhana dated- 20/11/2024 mutation entry No. 54

4) Search report for 30 years from 1994 Till 2024.

In the year 2023 Sale Deed was executed between **Savriya Gokuldas Modi** as “the Seller” of One Part AND **Abhita Properties Pvt. Ltd.**

through its Authorised Signatory **Gajanan Raghunath Ingle** as “the Purchaser” of Second Part for consideration of **Rs. 30,00,000/-** on **26/09/2023** registered as **doc no. 2265** at Jt. SRO of Jalgoan Jamod for the “**the said Land.**”

A) 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 M/S. Abhita Properties Pvt. Ltd. is clear, marketable and without any encumbrances.

Owner/Developers of the land.

(1) **Abhita Properties Pvt. Ltd. through its Authorised Signatory Gajanan Raghunath Ingle** is the Owner of “**the said Plot**”

B) The report reflecting the flow of the title of the M/S. Abhita Properties Pvt. Ltd. on the said land is enclosed herewith as annexure.

Encl: Annexure

MOHINI
MARUTI
PATIL

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by MOHINI
MARUTI PATIL
Date: 2024.08.13
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Advocate

Date: 12/08/2024



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Regi. No 360320

Format -A

(Circular 28/2021 Dated: - 08/03/2021)

FLOW OF THE TITLE OF THE SAID LAND

- 1) Investigation in respect of Plot No. 11/7, Sheet No. 5, area admesuring about 450 sq. mtrs. located at: Village: Khel Amanat, Taluka: Jalgaon Jamod, Dist: Buldhana, within the jurisdiction of Jalgaon Jamod Municipal Council Sub Registrar Jalgaon Jamod and Registration District of Buldhana.
- 2) By the perusal of provided documents it is revealed that **Gift Deed No. 828, dated on 08/06/2006** between **Mrs. Jamnabai J. Gokuldas Modi** as the "Donor" AND **Savariya Gokuldas Modi** as the "Donee" for the "the said Plot." **Mutation No. 2890 dated 04/07/2006.**
- 3) In the year 2023 Sale Deed was executed between **Savriya Gokuldas Modi** as "the Seller" of One Part AND **Abhita Properties Pvt. Ltd.** through its Authorised Signatory **Gajanan Raghunath Ingle** as "the Purchaser" of Second Part for consideration of **Rs. 30,00,000/-** on **26/09/2023** registered as **doc no. 2265** at Jt. SRO of Jalgaon Jamod for the "**the said Land.**"
- 4) P.R. Card as on date of application for registration.
- 5) Mutation Entry No: **54**
- 6) Search report for 30 years from 1994 to 2024 taken from Joint Sub-Registrar's office at Jalgaon Jamod, Buldhana
- 7) Litigation if any: Nil.

Date : 12/08/2024

MOHINI
MARUTI
PATIL
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by MOHINI
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Advocate