"Akshay" 12, Railway Colony,
Near Ganesh Colony,
JALGAON-425 001.
Ph.No. (0257) 2252486
Mobile. 94222 75025
e-mail : www.tsunil@gmail.com

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

LEGAL TITLE REPORT

To
Maha RERA

Sub: Title clearance certificate with respect to **Final Plot No.242 TPS III (old Plot No.35 out of S.No.494/1/2) situated at Mehrun Tal & Dist Jalgaon** I have Verified the title of the said plot on the request of **Ishanvi Constech Pvt Ltd. through its Director Anand Amol Mukund.**

1) Description of the property.- **Final Plot No.242 TPS III (old Plot No.35 out of S.No.494/1/2) situated at Mehrun Tal & Dist Jalgaon.**

2) The documents of allotment of plot-

CTS Extract Dated 20.08.2021 (Photo Copy)

Sale Deed bearing No. 1244 dated 29.06.1972 (Photo Copy)

Gift Deed Sr. No. 331 dated 19.01.2019 (Photo Copy)

Gift Deed Sr. No. 332 dated 19.01.2019 (Photo Copy)

N.A. Permission, Lay out (Photo Copy)

3) 7/12 extract or Property card issued by **City Survey Officer Jalgaon** dated. . **20.08.2021**. mutation entry no.....

4) Title report for 30 years from 1992 to 2021.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 **Manjula Sudhakar Mahajan, Nitin Ramchandra Mahajan, Sandip Ramchandra Mahajan & Sudhir Ramchandra Mahajan** is clear, marketable and without any encumbrances.
Owner/s of the land -
1. CTS/C.S. No. F.P.No. 242 TPS III
2. CTS/C.S. No.
3. CTS/C.S. No.
4. Qualifying comments/remarks il any - Nil.

5) The Report reflecting the flow of the title of the **Manjula Sudhakar Mahajan, Nitin Ramchandra Mahajan, Sandip Ramchandra Mahajan & Sudhir Ramchandra Mahajan,** On the said land is enclosed herewith as annexure.

Encl : Annexure.

(Sunil S. Tare)
Advocate, Jalgaon

Jalgaon:
Date : 14.10.2021

SUNIL S. TARE ADVOCATE JALGAON

Scanned with CamScanner

"Akshay" 12, Railway Colony,
Near Ganesh Colony,
JALGAON-425 001.
Ph.No. (0257) 2252486
Mobile. 94222 75025
e-mail : www.tsunil@gmail.com

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

FORMAT- A

FLOW OF THE TITLE OF THE SAID LAND-

a) As per the available record & the information received by the applicant, Plot No.35 out of S. No. 494/1/2 of Mehrun now F.P. No.242 TPS III of Mehrun was in the name of Doulatsing Mansing Patil in the year 1972 N.A Permission for residential purpose granted to S. No. 494/1/2 of Mehrun by Hon'ble Collector Jalgaon vide its order No. LNA/SR/45 dated 16.04.1958, also lay out sanction by the concern authority, plots made out in the said land, Mutation Entry was accordingly effected at relevant record of rights.

b) On 29.06.1972 Doulatsing Mansing Patil sold out Plot No.35 out of S. No. 494/1/2 of Mehrun now F.P. No. 242 TPS III of Mehrun to Ramchandra Sayaji Mahajan for consideration of ₹8,000- by Regd Sale deed bearing No.1244, Mutation Entry was accordingly effected at relevant record of rights.

c) On 19.01.2019 Ramchandra Sayaji Mahajan transf- erred F.Plot No.242 part relevant area admeasuring 162.58 (B/up 54.495) TPS III (old Plot No.35 out of S. No. 494/1/2) of Mehrun to Nitin Ramchandra Mahajan, Sandip Ramchandra Mahajan & Sudhir Ramchandra Mahajan by Regd Gift deed bearing No.332, Mutation Entry was accordingly effected at relevant record of rights.

d) On 19.01.2019 Ramchandra Sayaji Mahajan transf- erred F.Plot No.242 part relevant area admeasuring 477.84 (B/up 163.48) TPS III (old Plot No.35 out of S. No. 494/1/2) of Mehrun to Manjula Sudhakar Mahajan by Regd Gift deed bearing No.331, Mutation Entry was accordingly effected at relevant record of rights.

e) On 31.05.2021 Development Agreement Sr No.1751 executed in respect of F.Plot No.242 area admeasuring 637.13 Sq mtr TPS III (old Plot No.35 out of S.No. 494/1/2) of Mehrun between owner Manjula Sudhakar Mahajan, Nitin Ramchandra Mahajan, Sandip Ramchandra Mahajan & Sudhir Ramchandra Mahajan and Developer Ishanvi Constech Pvt Ltd.

1) ~~7/12 extract~~ / P.R. Card as on date of application for registration- dt.14.10.21

2) Mutation Entry No - Nil

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 : 14.10.2021

(Sunil S. Tare)
Advocate, Jalgaon

SUNIL S. TARE ADVOCATE JALGAON

Scanned with CamScanner