

373, Nilya, Jaikisanwadi,  
Opp.Navjivan Mangal Karyalaya,  
Jalgaon.  
Mob.No.9326967443.

Mrs.Manju M.Wani,  
Advocate  
B.Com.LL.B.  
Sand No.Mah.1717/1993.

Dt. 08/02/2022.

**FORMAT – A**

To

**Mah RERA  
JALGAON**

**LEGAL TITLE REPORT**

**Sub;** Title clearance certificate with respect to **Gat No.21, Plot No. 20 adm.492.00 Sq.mtr. at Pimprala Tal. & Dist. Jalgaon** [ hereinafter referred as the said plot ]

I have investigated the title of the said lot on the request of **Jaju and Khandelwal Construction through Partners** 1) **Rohit Rajiv Jaju** , 2) **Sau. Rekha Rajiv Jaju**, 3) **Shri. Shailesh Anil Khandelwal**, 4) **Atul Jagdish Khandelwal** and following documents i.e.:-

1. **Description of the property - Gat No.21, Plot No. 20 adm.492.00 Sq.mtr. at Pimprala Tal. & Dist. Jalgaon.**
2. **The documents of allotment of plot –**

i] Sale Deed Doc.No.**552/2019** dt. 18/02/2019 at JAL- 1

3. **7/12 Extract or property card issued by – Talhathi Pimprala**

**Mutation Entry No. 57391 dt.29/8/2019.**

4. **Search report for 30 years from 1993 – 10/01/2022.**

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 following owner/promoter/developer/company is clear, marketable and without any encumbrances.

Owners of the land – **Jaju and Khandelwal Construction through Partners** 1) **Rohit Rajiv Jaju** , 2) **Sau. Rekha Rajiv Jaju**, 3) **Shri. Shailesh Anil Khandelwal**, 4) **Atul Jagdish Khandelwal**.

**3.The report reflecting the flow of the title of the [owner /promoter /developer /company ] on the said land is enclosed herewith as annexure.**

Encl: Annexure.

Date - 08/02/2022



  
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### **Annexure.**

**A] On 1993 Sunanda Prabakhar Chaudhri was owner of Gat No.21, Plot No.20 at Pimprala as per M.E.No.5062 dt.7/5/1981.**

**B] On 22/12/2014 by Gift Deed – Sunanda Prabakhar Chaudhri transferred Gat No.21 Plot No.20 at Pimprala to Ravindra Prabakhar Chaudhri by register Gift Deed bearing No. 6039 dt.19/12/2014. As per M.E.No.48834 dt.22/12/2014.**

**C] On 29/08/2019 by Sale – Ravindra Prabakhar Chaudhri sold Gat No.21 Plot No.20 at Pimprala to Jaju and Khandelwal Construction through Partners 1) Rohit Rajiv Jaju , 2) Sau. Rekha Rajiv Jaju, 3) Shri. Shailesh Anil Khandelwal, 4)Atul Jagdish Khandelwal by register Sale Deed bearing No. 552 dt.18/02/2019. As per M.E.No. 57391 .**

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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. – Now already owners name recorded on 7/12 extract.**
- 2. Mutation Entry No. . 57391 dt.29/8/2019.**
- 3. Search report for 30 years from 1993 taken from Sub Registrar office at Jalgaon.**
- 4. Any other relevant title – Property Tax Receipt dt.9/9/2020**
- 5. Litigations if any – No.**

Date - 08 /02/2022.



  
Adv.Manju Mukund Wani.