

Khan. Ayaz Ahemad. M

ADVOCATE

B.S.L, L.L.B.

Reg.No. MAH/1892/2002

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Date :- 2/3/2022

FORMAT – A

(Circular No.:- 28/2021)

To

MAHARERA

Jalgaon

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot No. 10 of G.NO. 152/1 situated at Pimprala Taluka/District Jalgaon (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of Suryadarshan Residency Jalgaon and following documents i.e. :-

- 1) Description of the property. Mauje Pimprala Gat No. 152/1 plot No. 10
- 2) The documents of allotment of plot. Sale Deed
- 3) 7/12 extract issued by Talathi Pimprala mutation entry no 8246

4) Search report for 30 years from 1992 till 2022 wide GRN No. MH013829106202122E . 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 Suryadarshan Residency Jalgaon having clear,



marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

(1) Vatsla Soma Tayde Gat No. 152/1 Plot No. 10

(2) Soma Govinda Tayde Gat No. 152/1 Plot No. 10

(3) Qualifying comments/remarks if any. Mr. Ganesh Gopal Choudhri and Sau. Shruti Ajay Mathurvaish through Kum. Shruti Ashwani Gupta has made development agreement to develop the said plot with the owner of the said plot on the rupees of 6014000/- (Sixty Lakh Fortheen Thousand) rupees on dated 28/9/2015. And as per the development agreement they are sold the flats which is constructing by them in the said plot as per the agreement.

3/- The report reflecting the flow of the title of the Suryadarshan Residency Jalgaon on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date:- 2/3/2022


Advocate.

AYAZ A. M. KHAN
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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation Entry No 8246, 8247, 54975, 59370, 57189, 63200, 54394, 54974, 55551, 55552, 57189, 63200, 26437, 31094, 32813, 32899, 52118, 63200.
- 3) Search report for 30 years from 28/2/1992 to 28/2/2022, taken from Sub-Registrar' office at Jalgaon.GRN No. MH013829106202122E
- 4) Any other relevant title. Nil
- 5) Litigations if any. Nil

Date:- 2/3/2022


Advocate.

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