Adv. Chitra Prasad Acharya

(B.Com., LL.B., DLL & LW)

अॅड.सौ. चित्रा प्रसाद आचार्य

(बी.कॉम., एलएल.बी., डीएलएल अॅन्ड एलडब्ल्यू)

फ्लॅट नं. १, साईकृपा अपार्टमेंट, सहकार नगर, भुसावळ, जि. जळगाव

मो. ९४२२७७८०३४

FORMAT – A

To,
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **T.P.Scheme No. 2, Final Plot No. 92/2, S.No. 79A/5, area 882.62 Sqm. Plot** situated at **Mauje Satare,** Taluka **Bhusawal,** District **Jalgaon** (hereinafter referred as thesaid plot)

I have investigated the title of the said plot on the request of **Mr. Manohar Ganpat Wani** and following documents i.e.:-

1) Description of the property. - **Purchase Deed dt. 12/02/2020**
2) The documents of allotment of plot. - **N.A. Permission dt. 12/04/2019 by Town Planning Office Jalgaon and dt. 23/03/2018 by Collector Jalgaon, Permission of Bhusawal Municipal Council dt. 09/05/2019, Revenue Tax Receipt dt. 18/09/2020, Construction Permission dt. 01/11/2021 with sanction map.**
3) **C.T.S.** extract or property card issued by **Local Talathi Office** dated **09/12/2021, 03/12/2022.**
4) Search report for **30** years from **1993** till **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 **Mr. Manohar Ganpat Wani** is clear, marketable and without any encumbrances.

Owners of the land

(1) **Mr. Manohar Ganpat Wani, T.P.Scheme No. 2, Final Plot No. 92/2, S.No. 79A/5, area 882.62 Sqm. Plot** situated at **Mauje Satare Tal. Bhusawal.**

(2) Qualifying comments/remarks if any:- **No**

3/- The report reflecting the flow of the title of the **Mr. Manohar Ganpat Wani** on the said land is enclosed herewith as annexure.

Encl: Annexure.

Advocate.

(Stamp)

Date: 06/12/2022

FORMAT - A

FLOW OF THE TITLE OF THE SAID LAND

1. **C.T.S.** extract / P.R. Card as on date of application for registration. **09/12/2021, 03/12/2022**
2. Search report for 30 years from **1993** Taken from Sub-Registrar' office at Bhusawal.
3. Any other relevant title. **No**
4. Litigations if any:- **No**