



Adv Suresh G. Zadkhande

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Home/Office -Nr.NahataCollege ,Shriram Housing Society Bhusawal Tal-Bhusawal

Adv.Deepak S.Zadkhande

BSL LLB

9370833334

Date- 22/05/2023

FORMAT-A
(Circular No.-28/2021)

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to name of the applicant/property mortgagor :- **PATIL MAHAJAN**, Partnership Firm, through its partners 1)Shri-Prakash Punjo Patil, 2)Shri-DilipWaman Patil and 3) Shri-Gopal Dattatray Mahajan all R/o-Bhusawal Tal-Bhusawal Dist-Jalgaon having land at **VighnaRaj Apartment at Survey No-14/3/B, Plot no 1/2, Final Plot no 39, TPS Scheme 2, MojeSatara, Bhusawal having Area-597.12 Sq.mtrs,Assessment Rupees. 628.17 Shivar SataraBhusawal Tal:- Bhusawal & with in the Bhusawal Municipal Council limits this area (hereinafter referred as the said plot")**.

1. I have investigated the title of the said plot on the request of **PATIL MAHAJAN** through its partner 1) Shri-Prakash Punjo Patil, 2) Shri-DilipWaman Patil and 3) Shri-Gopal Dattatray Mahajan

i) Description of the property.

VighnaRaj Apartment at Survey No-14/3/B, Plot no 1/2, Final Plot no 39, TPS Scheme 2, MojeSatara, Bhusawal having Area-597.12 Sq. mtrs, Assessment Rupees. 628.17 Shivar Satara Bhusawal Tal:- Bhusawal & with in the Bhusawal Municipal Council limits this area

ii) The documents of allotment of plot.

- 1) 7/12 extract.
- 2) All Mutation Entries
- 3) Sale deed
- 4) N.A permission
- 5) Approved Lay Out
- 6) Construction Permission



- 7) Revenue or Bhusawal Municipal Council Tax Receipt
- iii) 7/12 extract or property card issued by dated mutation entry
- 1) 7/12th & mutation entry issued by revenue authority Bhusawal & dated-29-10-2022
- iv) Search report for 30 years from 1992 till 2023
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. (If any encumbrances please mention in separate sheet)

The applicant is absolute owner and ancestral property land, same land is in actual possession of the applicant. The 7/12th extract shows that, The title of the applicants Land area is clear and marketable title in the above mentioned land. The applicant is the owner and possessor of the above property and the land.

Owners of the land

In the name of **PATIL MAHAJAN**

Through its partners 1) Shri-Prakash Punjo Patil,
2) Shri-DilipWaman Patil and 3) Shri-Gopal Dattatray Mahajan

Qualifying comments/remarks if any- No

The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

Yes, The revenue record disclosed that they have got good and marketable title over the same.

In case of creation of Mortgage by deposit of title deeds we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage. There are no legal impediment for creation of the Mortgage under any applicable Law/ Rules in force. It is certified that the said property is SARFASI compliant.




Suresh G. Zadkhande
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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.

Dt-29-10-2022

- 2) Mutation Entry No.

I have also perused the said mutation entries-713, 2065, 2066, 2144, 3175, 3179, 3180, 3890, 7340, 9010, 9311, 9452, 10704, 13744, 14402, 14639, 14869, 14939, 15585, 15604, 15618.

- 3) Search report for 30 years from 1992 to 2023 Taken from Sub-Registrar' office at Bhusawal Tal-Bhusawal

- 4) Any other relevant title No

- 5) Litigations if any No



S. G. Zadkhande
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