



K.G. PANPALIYA

B.Sc., LL.B.
(Advocate)

Office: - Vishnuwadi, Buldana- 443001, Mob.9822247761

Date: - 13/06/2023

FORMAT-A

(Circular No.:- 28/2021)

LEGAL TITLE REPORT

To,
MahaRERA

Sub: Title clearance certificate with respect to plot no. 09 CTS/CS. Gut No. 38 situated at Malhivar.Taluka/District. Buldana (hereinafter referred as the said plot ").

I have investigated the title of the said plot on the request of Sumit Sahebrao Sardar owner of following documents i.e :-

1) Description of the property.

Gut No.38, Plot No. 9 Extent Area: East-West 16-25 Mtr. North-South East side 34-00 Mtr. North – South west side 39-00 Mtr total Area 593.12 Sq. Mtr.

Location:- Malhivir Tq. Dist. Buldana

Boundaries:-

East - Sanction lay-out

West - Sanction lay-out

North - Road

South - Sanction lay-out



2) The documents of allotment of plot.

a] Copy of 7/12 Extract. Dt. 03.06.2023,

b) Copy of N.A order Dt. 16.04.2002,

c] Copy of sale deed No. 615/09. Dt. 13.02.2009,

3) 7/12 extract or property card issued by Talathi dated 03.06.2023 mutation entry No. 7855 Date 16.04.2016

4) Search report for 30 years from. 1994 till 2023

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 Sumit Sahebrao Sardar is clear, marketable and without any encumbrances.

Owners of the land

(1) Gut no. 38 CTS/C.S. No.

(2)----- CTS/C.S. No.

(3)----- CTS/C.S. No.

(4) Qualifying comments/remarks if any

The report reflecting the flow of the title of the Sumit Sahebrao Sardar on the said land is enclosed herewith as annexure

Encl: Annexure.

Date. 13/06/2023

K. P. P. P. P.
Adv

Advocate

अॅड. के. जी. पनपालीया

(वि.एससी.एल.एल.बी.)

आनंद रेंसिडेन्सी, विष्णूवाडी, बुलडाणा.

MAH/640/2000



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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.
- 2) Mutation Entry No. 7855 Date 16.04.2016
- 3) Search report for 30 years from. 1994 till 2023 office at Taken from Sub-Registrar office at Buldana
- 4) Any other relevant title.
- 5) Litigations if any.

Date: 13/06/2023

K.G. Panpaliya
Advocate

ऑड. के. जी. पनपालीया
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