



**Anand Vasant Rao Khairnar**  
**Pramod Ramchandra Ingale**

Advocates

**Office:** Chamber No.124, Maruti Chambers, District Court Campus, Nashik.

To,  
MAHARERA,

dtd.14.09.2022

**LEGAL TITLE REPORT**

**Sub :** Title clearance certificate with respect to the plot property bearing plot No.80 area adm.666.40 Sq.Mtr. out of S.No.154/1/2/5/6/7 situated at Village Mhasrul, Tal. & Dist.Nashik within the limits of Nashik Municipal Corporation, Nashik

(hereinafter referred as the said property)

I have investigated the title of the said property on the request of Mrs.Muktaben Purushottambhai Narodiya.

1] **DESCRIPTION OF PROPERTY :** All that piece and parcel of the non-agricultural plot property bearing plot No.80 area adm.666.40 Sq.Mtr. out of Survey No.154/1/2/5/6/7 situated at Village Mhasrul, within the limits of Nashik Municipal Corporation, Urban Agglomeration, registration & sub-registration, Tal.& Dist. Nashik.

- 2] Documents of allotment of plot produced before me.
1. 7/12 Extracts 1985 to 2022.
  2. Relevant Mutation entries (6-D Entries).
  3. Layout dtd.22.07.2020.
  4. N. A. Order dtd.11.10.2019.
  5. Tahsildar, Nashik Sanad dtd.23.07.2020.
  6. Copy of Development Agreement No.5509 dtd.20.08.2019.
  7. Copy of General Power of Attorney No.5510 dtd.20.08.2019.
  8. Copy of Sale Deed No.879 dtd.28.01.2022.
  9. Copy of Development Agreement No.6997 dtd.28.06.2022.
  10. Copy of General Power of Attorney No.7000 dtd.28.06.2022.
  11. Building Plan dtd.03.08.2022.
  12. Commencement Certificate dtd.03.08.2022.

3] 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.Balu Kisan Jadhav and others is clear, marketable and without any encumbrances



- 4] Owners of the land :
- 1.Mr.Balu Kisan Jadhav
  - 2.Mrs.Anjusha Balu Jadhav
  - 3.Mr.Rahul Balasaheb Jadhav
  - 4.Mr.Uttamrao Kisan Jadhav
- All R/o.Nashik.
- 5] Developer of the land:  
Mrs.Muktaben Purushottambhai Narodiya  
R/o. Nashik.
- 6] Qualifying comments/remarks if any - NIL.
- 7] The report reflecting the flow of the title of the (owner/  
promoter/developer/company) on the said land is enclosed  
herewith as annexure.

Encl : Title & Search Report.

Date: 14.09.2022.



*Pramod R. Ingale*  
*Adv*  
*14.09.2022*

**PRAMOD R. INGALE**  
**ADVOCATE**

Chamber No.124/1, Maruti Chambers,  
District Court, Nashik.

**Anand Vasant Rao Khairnar**  
**Pramod Ramchandra Ingale**



Advocates

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**FORMAT - A**

(Circular No.:- 28/2021)

**FLOW OF THE TITLE OF THE SAID LAND.**

Sr.No.

- 1) 7/12 extract as on date of 06.09.2022 application for registration.
- 2) Mutation Entry No.5786, 5915, 6097, 6099, 8137, 8210, 8477, 8478, 8504, 8560, 8594, 8752, 8862, 8891, 8954, 9023, 10243, 10891, 11046, 11329, 11827, 12278, 12677, 12701, 12946, 13066, 13425, 13495, 13709, 14572, 14624, 14727, 14900, 14946, 15188, 15420, 15625, 15685, 15701, 15705, 15911, 15934, 16061, 16085, 16205, 17720, 17766, 18304, 18642, 19077, 19120, 19177, 19181, 19214, 19669, 19718, 19720, 19841, 19968, 20566, 20608, 20616, 20832, 20837, 20897, 20956, 21585, 21587, 21790, 21819, 21847, 21848, 22440, 25085 & 25368.
- 3) Search report for 30 years from the year 1993 till today taken from Joint Sub-Registrar office at Nashik and online record.
- 4) Litigations if any. - No.

Dtd. 14.09.2022.



*Ingale Adv 14.09.2022*

**PRAMOD R. INGALE**  
ADVOCATE  
Chamber No.124/1, Maruti Chambers,  
District Court, Nashik.