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इतर पावती

Wednesday, 29 May 2019 2:06 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3158 दिनांक: 29/05/2019

गावाचे नाव: धुळे नगरपालीका क्षेत्र

दस्तावेजाचा अनुक्रमांक: दलन1-0-2019

दस्तावेजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. विशाल शरद भट

वर्णन अर्ज क्रमांक-2792/2019 मीजे धुळे येथील सिटी सर्व्हे नंबर 280 = 543.68 चौ.मी ची मीळकत सन 1989 ते 2019 एकुण 30 वर्ष शोध फी 750/-

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Dhule 1

1); देयकाचा प्रकार: eChallan रकम: रु.750/-

डीडी/घनदेश/पे ऑर्डर क्रमांक: MH001966917201920P दिनांक: 29/05/2019

बँकेचे नाव व पत्ता:

Vishal S. Bhat

B.A., LL.M.

Advocate

OFFICE & RESIDENCE :- "INDRAPRASTHA", JANKI NAGAR, OPP. PANCHAYAT SAMITI
OFFICE, WADIBHOKAR ROAD, DEOPUR, DHULE-424 002 (M.S.) INDIA PH. NO. (02562)
220394, 09326198179

Date:- 10/06/2019

SEARCH REPORT / TITLE INVESTIGATION REPORT

TO WHOM IT MAY CONCERN

Sub :- Title Investigation Report in respect of the N.A. property bearing PLOT NO 18 OUT OF SURVEY NO 575/1 ADMEASURING AREA OF 531 SQ. MT. & HAVING C.T.S. NO 280 ADMEASURING AREA OF 543.68 SQ. MT., SITUATED AT DHULE, TAL & DIST - DHULE, hereinafter referred to as the "Said Property", within the limits of Mahanagarpalika Dhule and within the Jurisdiction of the Sub-Registrar, Dhule own and possess by JAI SHREEKRISHNA DREAM HOMES BUILDER AND DEVELOPERS, THROUGH ITS AUTHORIZED PARTNER MR. SHANTARAM BANSILAL PATIL R/O Dhule.

Respected Sir/Madam

In pursuant of oral request of MR. SHANTARAM BANSILAL PATIL AUTHORIZED PARTNER OF JAI SHREEKRISHNA DREAM HOMES BUILDER AND DEVELOPERS, DHULE to give the title investigation report in respect of property i.e. situated at Deopur, Tal. & Dist. Dhule within the limits of Mahanagarpalika Dhule, and produced before me the 7/12 extract, CTS extract, concern mutation entries, N.A. order, on these documents I am submitting herewith title investigation report of above reference property for 30 Years which is as under.



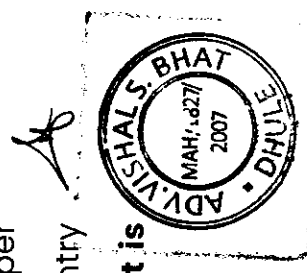
I have taken the search in the office of sub-registrar Dhule 1 as well as at Talathi Office, Sahar, Tal Dhule Dist Dhule.

M.E. Nos. **15004, 5562, 32403, 51592, 53747**

1. I have perused certified copies of 7/12 extracts dated 14/05/2019, 16/05/2019, 27/05/2019 certified copies of CTS extracts dated 30/05/2019 and relevant mutation entries dated 14/05/2019, 16/05/2019, 27/05/2019 in village form No. 6. Xerox copy of N.A. Order, Xerox copy of lay out plan, Xerox copy mojani sheet and other relevant Xerox papers. Original copy of sale deed of **JAI SHREEKRISHNA DREAM HOMES BUILDER AND DEVELOPERS, DHULE.** (Sale Deed document no 438/2018 dated 25/01/2018) My report is based on the said available documents and on my search in the office of the Sub Registrar, and Talathi Dhule, Tal Dhule Dist Dhule.

2. As per **M. E. No. 15004 dated 15/03/1989** it seems that, the on the application (dated 06/08/1979) of Trilokachand Govindji the Collector Dhule by its order No. 1979/B/DESK/1/NASR/28/79, dated 27/10/1979 had granted the N.A. Permission (Residential) to the applicants in respect of Survey Number 575/1 admeasuring area of 7 H. 35 G. situated at Dhule, Dhule on some conditions. Hence M. E. No. 15004 was made and certified.

3. As per **M. E. No. 5562, of 7/12 extract dated 05/10/1979,** it seems that, Navinchandra Govindaji Shaha power of attorney holder of Trilokachand Govindji karta of HUF had made family partition among the other family members accordingly the the above plot no 18 out of survey no 575/1 situated at Dhule was allowed to Laxamibai Ramchadra Shaha The said entry recorded as per affidavit, application, statements. Accordingly the entry was made. **The entry is more than 30 years old so it is**



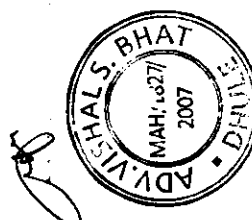
assumed to be correct and undisputed. (This mutation entry is pertly readable.)

4. As per M. E. No. 32403 , of 7/12 extract dated 04/05/1999, it appears from the record that, Raghvendra Vithaldas Shaha was purchased the above plot no 18 out of survey no 575/1 having CTS no 280 situated at Dhule from Laxamibai Ramchadra Shaha through her power of attorney holder Gopal Pratap Shaha by way of Register Sale Deed vide document no 1160/1999 dated 29/04/1999. It further appears that the effect of said sale deed was taken on CTS record vide M. E. No. 7645 , dated 31/08/2017.

5. As per M. E. No. 51592 , of 7/12 extract dated 18/10/2007, It appears from the record that, as per the order of Tahasildar (latter No./Gavathan/KaaVi/1032/Dhule dated 10/10/2007) the all the non-agricultural lands situated in the area of Dhule for which a plot wise new land record has been prepared and therefore original 7/12 extract of agricultural land with the entry of crops was decided to be discontinued as per government policy.

6. As per M. E. No. 53747, of 7/12 extract dated 20/09/2008, It appears that, the Levy charges of the lands had been revised as per the order of Joint Secretary of Forest Department of Government of Maharashtra(vide Latter No./N.A.A/ 1005 /Latter No 216/5-5 Dated 31/12/2007) therefore as per the said order, Dhule Tahasildar inform the same to the concern Talathi office vide its (letter No./Gavathan/KaaVi/696/08 dated 20/09/2008) and entry to that effect was made and certified.

7. As per the CTS record of CTS No 280 Dhule, It appears that, Jai ShreeKrishna Dream Homes Builder And Developers, Dhule through its authorized partner



shantaram bansilal patil had purchased the above mention property form Raghvendra Vithaldas Shaha by way of Register Sale Deed document no 438/2018 dated 25/01/2018. vide M. E. No. 9411 , dated 31/07/2018.

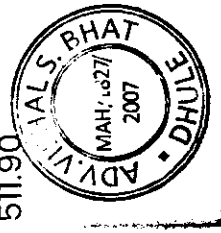
8. On perusal of Xerox copy of N.A order it seems that, it seems that, on the application (dated 06/08/1979) of Trilokachand Govindiji the Collector Dhule by its order No. 1979/B/DESK/1/NASR/28/79, dated 27/10/1979 had granted the N.A. Permission (Residential) to the applicants in respect of Survey Number 575/1 admeasuring area of 7 H. 35 G. situated at Dhule, Dhule on some conditions. **(It is**

further advisable that please obtain the certified copy of said N.A. order from concern office for better title)

9. From perusal of the Xerox copy of lay out plan for plot no 33,34, 40 out survey no 575/2 of Dhule It seems that, **the town planer of Dhule municipal council on 25/04/1986 vide its letter no PWDS 112 has permitted the lay out plan. (It is further advisable that please obtain the certified copy of said revised lay out plan from concern office for better title)**

10. I peruse the original copy of sale deed of Jai ShreeKrishna Dream Homes Builder and Developers, Dhule through its authorized partner Shantaram Bansilal Patil dated 25/01/2018. It seems from the said sale deed that Jai ShreeKrishna Dream Homes Builder And Developers, Dhule through its authorized partner Shantaram Bansilal Patil had purchased the above mention property form Raghvendra Vithaldas Shaha by way of Registered Sale Deed vide document No 438/2018 dated 25/01/2018.

11. I have peruse the Mojani Sheet prepared by the City survey office Dhule on dated 05/12/2017 of the said plot. It seems from that the CTS 280 is having area of 511.90



Sq.Mtrs. As there was difference in actual area of property upon 7/12 extract and CTS extract so measurement of property done. It is found that the area show in CTS record is correct.

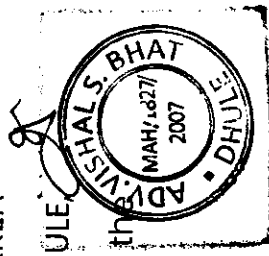
12. From perusal of above document it is seen that there is no encumbrances over the above mention property. The subject property is own and possess by JAI SHREEKRISHNA DREAM HOMES BUILDER AND DEVELOPERS, Dhule absolutely and they also assured me that there is no encumbrances over the property and there is also no litigation or dispute pending before any court, tribunal, Forum or any authority.

13. I have also taken search in the office of Sub Registrar, Dhule, since 1989 to 2019 at office of sub registrar Dhule-1 in respect of the above mention property the RECEIPT NO 3158 DATED 29/05/2019 issued by the office of the Sub Registrar, Dhule - 1, is annexed herewith.

14. Hence, from perusal of the documents, referred to above, I am of the opinion that the subject property bears PLOT NO 18 OUT OF SURVEY NO 575/1 ADMEASURING AREA OF 531 SQ. MT. & HAVING C.T.S. NO 280 ADMEASURING AREA OF 543.68 SQ. MT., SITUATED AT DHULE, TAL & DIST - DHULE, within the limits of Mahanagarpalika Dhule is absolutely in possession of JAI SHREEKRISHNA DREAM HOMES BUILDER AND DEVELOPERS, DHULE qua the owner and its title to the said property is legal, perfect, clear, and marketable.

DISCRIPTION OF PROPERTY

i.e. All that piece & Parcel of Non-Agricultural Property, PLOT NO 18 OUT OF SURVEY NO 575/1 ADMEASURING AREA OF 531 SQ. MT. & HAVING C.T.S. NO 280 ADMEASURING AREA OF 543.68 SQ. MT., SITUATED AT DHULE, TAL & DIST - DHULE, hereinabove referred to as the "Said Property", within the



limits of Mahanagarpalika Dhule and within the Jurisdiction of the Sub-Registrar, Dhule, together with all appurtenances thereto and rights of easements being bounded as follows:-

ON OR TOWARDS EAST: Road

ON OR TOWARDS WEST: Road

ON OR TOWARDS SOUTH: Road

ON OR TOWARDS NORTH: CTS No 281

GENERAL

A. This title report is issued solely on the basis of the documents provided by you as mentioned in paragraph 01 hereinabove and I have no obligation to update this title report with any information or replies or documents received by me beyond this date.

B. Unless specifically stated otherwise I have not inspected or peruse the original document in the respect of the captioned property.

C. I am not qualified to and have not independently verified and inspected the area and construction of the said property. I have referred to and retained the admeasurement as I have found them in various documents.

D. I have not visited the site on which the said property is situated.

E. Save as otherwise stated herein above I have not issued any public notice to invite claims from the public at large in respect of title to the said property.

F. for the purpose of this title report I am assumed:

a) The legal capacity of all natural persons, genuineness of all signatures, and authenticity of all documents submitted to me as certified or photo copies.




b) The accuracy and completeness of all the factual representations made in the documents.

c) That all prior documents have been adequately stamped and duly registered.

d) Any statement in the documents, authorization or any certificate or confirmations relied upon by me for issuance of this title opinion is correct and otherwise genuine.

e) Each document binds the parties intended to be found thereby.

f) Photocopy is provided to me as accurate photocopies of original.

G. For the purpose of this title report I have relied upon information relating to:

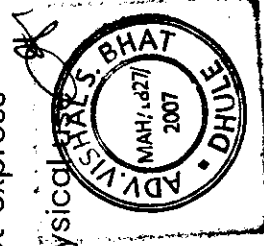
a) All of the information (including the documents) supplied to me was, when given, and remains true, complete and accurate and not misleading.

b) Boundaries on the basis of the documents provided to me by the clients.

H. Unless specifically stated otherwise I have not carried out any searches in the court and have presumed that there is no pending litigation proceeding enquiry etc. before any Court of law Tribunal etc. in respect of the said property.

I. For the purpose of this title report I have relied upon information relating to lineage on the basis of revenue records and information provided to me by you

J. I am not certified the boundaries of the said property nor am I not qualified to express my opinion on physical identification of the said property. I also do not express my opinion on the matters relating to actual Physical of the said property.



- K.** I express no view about Zoning\ user\ reservations\ FS\ or develop ability of the said property
- L.** I have not verified issue relating to acquisition and\or Reservation of the said property or any portion thereof by governmental authority.
- M.** I have not verified the market value of the properties involving nor whether appropriate stamp duty has been paid on the various documents referred to herein nor do I Express any opinion thereon.
- N.** I am not authorized or qualified to express an opinion relating to grant permissions approval or development potential of the sale property.
- O.** A certificate determination, notification, opinion or the like will not be binding on an Indian Court or any arbitrator or judicial or regulatory body which would have to be independently satisfied despite any provision in the documents to the contrary.
- P.** This title report is limited to the matters pertaining to Indian law (as on the date of this title report) alone and I express no opinion on laws of any other jurisdiction.
- Q.** It is advised to obtain an undertaking from the party that he has not availed any financial assistance from any financial institution or the Patpedhi not has submitted the extract of the subject property to any financial institution or the Patpedhi.
- R.** As all mutation entries and 7/12 extract are not made available to me. This report is submitted on the basis of available record so it may vary if all papers are made available to me.
- S.** Some Documents produce before me is not properly readable hence if available in original form then this report may vary.



T. You are kindly requested to get the original 7/12 extract & mutation entries, sale deed and others document form the owner of the said land for better title.

TITLE CERTIFICATE

I certify that, I have perused the documents of title and evidence produce before me and on the basis of the same I hereby certify that, the above mentioned property is clear and marketable and free from encumbrances.

It is presumed that, documents and information submitted me is genuine and present report is prepared as per the best of my knowledge, ability and on the basis of documents submitted and instructions given to me. I don't claim any authenticity of search as the record is in dilapidated condition and there is very limited access to the electronic record, as per the G.R. the registration of the document can be done at several offices in the registration District as such it is not possible to conduct search in each office as such search is from the date of commencement. Except addressee no person including person claiming through queries can claim the report. It is exclusively prepared for queries herein. All the documents are returned herewith without keeping copies, of it, if any further clarification is required on any issue in that case you shall submit all the documents, which I have perused.

I conclude this report accordingly.

Thanking you,



Yours Faithfully,

[Signature]
VISHAL.S.BHAT

Advocate

Place: - Dhule

Date: -10/06/2019

Adv. Vishal Sharad Bhat

B.A., LL.M.

Reg.No. MAH/1827/2007

**38, "Indraprastha", Janaki Nagar,
Wadibhakar Road, Deapur,**

Dhule-2 (MS) Mob. 93261 98179

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