

136/0

इतर पावती

Original/Duplicate

Monday, 08 July 2019 4:59 PM

नोंदणी क्र. 39म

Regn. 39M

पावती क्र. 4184 दिनांक 08/07/2019

याचाचे नाव: देवपूर धुळे नगरपालीका क्षेत्र

दस्तऐवजाचा अनुक्रमांक: दलन 1-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. विजय म मोरे

वर्णन अर्ज क्रमांक-3591/2019 मीजे देवपूर ता जि धुळे येथील सर्व्हे नंबर 8 व 14/2 पैकी प्लॉट नंबर 69 यांसी
सि.स.नंबर 4780/69 ची मळकत सन 1990 ते 2019 एकूण 30 वर्षे शोध फी 750/-

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Dhule 1

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003773051201920E दिनांक: 08/07/2019

बँकेचे नाव व पत्ता:

VIJAY M. MORE

M.Sc.LL.B.

D.L.L. & L.W.

Advocate & Notary, Dhule.

Resi. :-6, Dnyandip Colony, Near Rupamai School, Nakane Road, Dhule, Dhule.

Office :- B/12, Bhansali Plaza, Near Gandhi Putala, Nagarpatti, Dhule

Mob. No. 98228 52650, 80877 50636

TITLE AND SEARCH REPORT

To,

The Manager,

H. D.F.C. Ltd.,

Branch Deopur, Dhule.

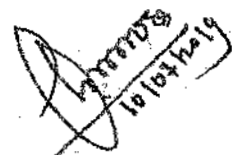
Subject:- Title investigation report in connection with the property, As per CTS extract :- CTS No. 4780/69, admeasuring 478.6 Square Meter, (As per the 7/12 extract - Plot No. 69, out of Survey No. 8 and 14/2, admeasuring 477.05 Square Meter) Situated at Deopur, Tal & Dist. Dhule, within Dhule Municipal Corporation limits owned and possessed by 1. Smt. Kasturabai Babulal Shimpi 2. Mr. Deelip Babulal Shimpi 3. Mr. Vilas Babulal Shimpi, All R/o. Jaihind Colony, Deopur, Dhule 4. Mr. Prakash Babulal Shimpi, R/o. Nashik.

Respected Sir,

In pursuance of request by applicants 1. Smt. Kasturabai Babulal Shimpi 2. Mr. Deelip Babulal Shimpi 3. Mr. Vilas Babulal Shimpi 4. Mr. Prakash Babulal Shimpi, and Engineer & Developer Mr. Parag Subhash Ahire, R/o. Netaji Colony, Deopur, Dhule, I am submitting the title investigation in connection with the CTS No. 4780/69, admeasuring 478.6 Square Meter, Situated at Deopur, Tal. & Dist. Dhule, owned and possessed by 1. Smt. Kasturabai Babulal Shimpi 2. Mr. Deelip Babulal Shimpi 3. Mr. Vilas Babulal Shimpi, All R/o. Jaihind Colony, Deopur, Dhule. 4. Mr. Prakash Babulal Shimpi, R/o. Nashik.

The boundaries are as follows of Plot No. 69 :-

East : Road
West : Back Lane
South : Road
North : Plot No: 68

A handwritten signature in black ink is written over a rectangular stamp. The stamp contains the text '10/04/2019' in a bold, sans-serif font.

I) HISTORY of TITLE OF PLOT AS PER THE CTS EXTRACT :-

I) By the meeting of Managing Committee of Jaihind Co-operative Housing Society, Dhule, passed vide Resolution No. 3, dated 22/12/1979 and allotted the property of CTS No. 4780/69, admeasuring 478.6 Square Meter, (As per the 7/12 extract - Plot No. 69, out of Survey No. 8 and 14/2, admeasuring 477.05 Square Meter) Situated at Deopur, Tal & Dist. Dhule to his one of the member **Shri. Babulal Tribhuvan Shimpi**. The said transaction duly certified by the competent authority on 16/04/1980.

II) Jaihind Co-operative Housing Society, Dhule, passed vide Resolution No. 939, dated 04/12/1984, and the name of owner **Shri. Babulal Tribhuvan Shimpi**, came in the Kabjedar Column & name of Society was deleted in the CTS extract and 7/12 extract, due to subject property. The said transaction duly certified by the competent authority on 24/12/1985.

III) **Mr. Babulal Tribhuvan Shimpi** was expired on 21/12/2011, then after his legal heirs 1. **Kasturabai babulal Shimpi** – Wife 2. **Mr. Deelip Babulal Shimpi** – Son 3. **Mr. Vilas Babulal Shimpi** – Son 4. **Mr. Prakash Babulal Shimpi** – Son 5. **Shailabai Kailas Jadhav** – Daughter 6. **Rekha Krishnaji Khairnar** – Daughter, were brought on record over CTS No. 4780/69, admeasuring 478.6 Square Meter, Situated at Deopur, Tal & Dist. Dhule. The M. E. 3105, dated 31/03/2015 duly certified by the competent authority on 31/03/2015.

IV) 1. **Shailabai Kailas Jadhav** 2. **Rekha Krishnaji Khairnar** had surrendered their rights for their undivided shares in favour of 1. **Kasturabai babulal Shimpi** 2. **Mr. Deelip Babulal Shimpi** 3. **Mr. Vilas Babulal Shimpi** 4. **Mr. Prakash Babulal Shimpi**, over CTS No. 4780/69, admeasuring 478.6 Square Meter, Situated at Deopur, Tal & Dist. Dhule, by the Register Rights Relinquish Deed, dated 26/05/2017, bearing no. 2214/2017. The M. E. 10873, dated 22/05/2018 duly certified by the competent authority on 22/05/2018.

As per the record of CTS extract 1. **Smt. Kasturabai Babulal Shimpi** 2. **Mr. Deelip Babulal Shimpi** 3. **Mr. Vilas Babulal Shimpi** 4. **Mr. Prakash Babulal Shimpi** are legal and absolute owners of the property CTS No. 4780/69, admeasuring 478.6 Square Meter, Situated at Deopur, Dhule.

V) 1. **Smt. Kasturabai Babulal Shimpi** 2. **Mr. Deelip Babulal Shimpi** 3. **Mr. Vilas Babulal Shimpi** 4. **Mr. Prakash Babulal Shimpi** had executed a deed of Power of Attorney in favour of **Mr. Parag Subhash Ahire**, on vide Regd. No. 1549/2019, dated 09/04/2019, due to submitted to take the permission from Dhule Municipal Corporation, regarding the construction of Apartment on CTS No. 4780/69, admeasuring 478.6 Square Meter, Situated at Deopur, Dhule.

Amrta
10/01/2019

regarding the construction of Apartment on CTS No. 4780/69, admeasuring 478.6 Square Meter, Situated at Deopur, Dhule.

VI) The construction permission is sanctioned from Town Planner at Dhule by letter no. DDDMC/B/2019/APL/00408, dated 17/05/2019 and construction plane is also sanctioned by the same order.

VII) 1. Smt. Kasturabai Babulal Shimpi 2. Deelip Babulal Shimpi 3. Vilas Babulal Shimpi 4. Prakash Babulal Shimpi and Engineer & Developer Mr. Parag Subhash Ahire had executed a deed of Development Agreement on vide Regd. No. 2654/2019, dated 24/06/2019, due to construct the Apartment knows as "PADMSHRI RESIDENCY-IV" on CTS No. 4780/69, admeasuring 478.6 Square Meter, Situated at Deopur, Dhule. (As Per the 7/12 extract :- Plot No. 69, out of S. No. 8 and 14/2, admeasuring 477.05 Square Meter, Situated at Deopur, Dhule.).

VIII) Mr. Parag Subhash Ahire, had executed a deed of declaration on vide Regd. No. 2655/2019, dated 24/06/2019 and have submitted the said property to the provisions of the Maharashtra Ownership Apartment Act, 1970, and construct the Apartment knows as "PADMSHRI RESIDENCY-IV" on CTS No. 4780/69, admeasuring 478.6 Square Meter, Situated at Deopur, Dhule. (As Per the 7/12 extract :- Plot No. 69, out of S. No. 8 and 14/2, admeasuring 477.05 Square Meter, Situated at Deopur, Dhule.). The said building to be used for Residential and commercial purpose.

I have taken search of following documents :-

1. CTS extract, dated 24/06/2019 (True Copy)
2. 7/12 extract, dated 01/07/2019 (True Copy)
3. Copy of Lay-out Plan .
4. Copy of N.A. order.
5. Copy of Register Right Relinquish Deed, dated 26/05/2017, bearing no. 2214.
6. Copy of Register Special Power of Attorney, dated 09/04/2019, bearing no. 1549.
7. Copy of Register Agreement of Development, dated 24/06/2019, bearing no. 2654.
8. Copy of Register Declaration Deed, Bay- Laws., dated 24/06/2019, bearing no. 2655.
9. Copy of Commencement Certificate and Sanctioned Plane.
10. Copy of Building Plan.

I have taken also search in the record of Sub-Registrar office of Dhule from 1990 to 2019 of 30 years. I have enclosed herewith this search report receipt of search taken in the office of Sub- Registrar, Dhule. The Receipt attached along with this report.

[Handwritten Signature]
18/07/2019

The subject property is transferred the Revenue record to City Survey record , bearing CTS No. 4780/69.

Tracing of Title as bellow :- Since the year of 1979.

I) First owner - Mr. Babulal Tribhuvan Shimpi

by the member of Jaihind Co-operative Housing Society, Dhule.

II) Second owners - 1. Smt. Kasturabai Babulal Shimpi 2. Deelip Babulal Shimpi 3.

Vilas Babulal Shimpi 4. Prakash Babulal Shimpi 5. Shailabai

Kailas Jadhav 6. Rekha Krishnaji Khairnar

by the legal heirs of Late Babulal Tribhuvan Shimpi.

III) Third owners - 1. Smt. Kasturabai Babulal Shimpi 2. Deelip Babulal Shimpi 3.

(Applicants) Vilas Babulal Shimpi 4. Prakash Babulal Shimpi.

by the Reg. Rights Relinquished Deed, on 26/05/2017, bearing no. 2214/2017.

ENCUMBRANCE:

I have gone through 7/12 extract and the relevant record of the above, namely Plot No. 69, out of Survey No. 8 and 14/2, Situated at Deopur, Dhule, owned and possessed by 1. Smt. Kasturabai Babulal Shimpi 2. Deelip Babulal Shimpi 3. Vilas Babulal Shimpi 4. Prakash Babulal Shimpi. The other encumbrance column of the 7/12 extract of the subject property it seems that, Jaihind Co-operative Housing Society, Dhule, created the charge/encumbrance amount of loan Rs. 12300/-. According the Mutation Entry No. 6251. (but as per the letter of Office of Tahsildar, Dhule, dated 9/07/2019, the said mutation entry is not found in the record of revenue.)

But the applicants were repaid the loan amount of Rs. 12300/- to Jaihind Co-operative Housing Society, Dhule. Accordingly the certificate/letter of Chairman, Jaihind Co-operative Housing Society, Dhule, dated 09/07/2019.

The owners of the subject property are assure me that, there is no any kind of encumbrance/loan and there is no any court matters regarding the subject property. The other encumbrance column of the CTS extract does not show any encumbrance over the subject property.

The owners has agreed to make necessary declaration and to file affidavit and they are ready to produce other required documents, if necessary. The owners have satisfied me that there has been no liability for the payment of any Income Tax, Wealth Tax, Estate Duty, encumbrances etc, and they will produce the necessary certificate if required in relation to the Registration of the Deed of Mortgage etc.



OPINION :-

As per the documents perused by applicants before me, I have observed available Index No. 2, and above mentioned documents, search taken for 30 years, I am therefore, of the opinion that the owners of the above refereed property has made out a clear and marketable title to his property proposed to be mortgaged, free from encumbrance.

That the said report has been carried out on the basis of the papers scrutinized by me & all the papers are returned herewith.

Place- Dhule

Date- 10/07/2019

Yours Faithfully,


VIJAY M. MORE
(M.Sc., LL.B.)
ADVOCATE
DIST. COURT, DHULE