

सच रिपोर्ट

YUVRAJ SHANTARAM BHALERAO
Advocate



5, "Rajnala" Anand society,
near Tagore Colony,
Deopur Dhule.
Cell No. 9765989926

January 11, 2019

To,
The Manager,
H.D.F.C Ltd.
DHULE.

SUB:- Title investigation in respect of the City Survey No. 2021 area 391.5 Sq.mtr. (i.e. the Plot No. 14 admeasuring area 341.90 Sq.mtr. (3790 Sq.feit.) Out of Survey No. 38/2-2 situated at Walwadi Shivar Dhule, within the limits of Dhule Municipal Corporation, DHULE, owned by Shri Nilesh Prakash Jadhav and Shri Prakash Narayan Jadhav R/o - Dhule.

Sir,

I have made an investigation into the title of **Shri Nilesh Prakash Jadhav and Shri Prakash Narayan Jadhav** R/o - Dhule, to find out the documents if any recorded therein affecting any kind of transfer by way of sale, mortgage, lease, gift or otherwise of the property particulars of which as under,

Particulars of Property:-

Village/Town	Dhule
Tal. & Dist.	DHULE
Survey No.	38/2-2
Plot No.	Plot No. 14
Area	341.90 Sq.mtr. (3790 Sq.feit.)
City Survey No.	2021
Area	391.5 Sq.mtr.

Boundaries:-

Towards East	Part of Survey No. 38
Towards West	Access and Road
Towards South	Plot No. 15
Towards North	Chandradeep Nagar

✓
Flow of Title:-

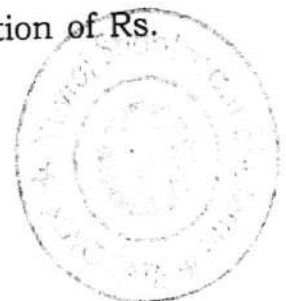
1) It appears from the record that the Plot No. 14 of Survey No. 38/2-2 situated at Walwadi Dhule, was part and parcel of the Original Agriculture Land bearing Survey No. 38/2-2 area 2 H 02 R owned by **Shri Keshav Laxman Kulkarni**. It was converted into Non Agricultural Purpose by the H'ble Collector, Dhule vide order bearing No. NASR/35/51 dated 12/2/1952.

It is looking as per the Mutation Entry No. **910** which was certified on 9/9/1953.

2) **Shri Pradipkumar Krishna Chavan** had purchased the City Survey No. 2021 area 391.5 Sq.mtr. (i.e. the Plot No. 14 admeasuring area 341.90 Sq.mtr. (3790 Sq.feit.) Out of Survey No. 38/2-2 situated at Walwadi Shivar Dhule, within the limits of Dhule Municipal Corporation, DHULE, from Shri Keshav Laxman Kulkarni, by register sale deed on 12/79, for a consideration of Rs. 1500/-.

It is observed in Mutation Entry No. **4065** which was certified on 8/11/1984.

3) **Shri Prakash Lotan Bachhav and Shri Lotan Sonu Bachhav** had purchased the City Survey No. 2021 area 391.5 Sq.mtr. (i.e. the Plot No. 14 admeasuring area 341.90 Sq.mtr. (3790 Sq.feit.) Out of Survey No. 38/2-2 situated at Walwadi Shivar Dhule, within the limits of Dhule Municipal Corporation, DHULE, from Shri Pradipkumar Krishna Chavan, by register sale deed on 1/12/1997, for a consideration of Rs. 1,46,000/- ✓



It is noted in Mutation Entry No. **18018** which was certified on 11/3/1998.

4) *Shri Prakash Lotan Bachhav and Shri Lotan Sonu Bachhav* had exchanged the City Survey No. 2021 area 391.5 Sq.mtr. (i.e. the Plot No. 14 admeasuring area 341.90 Sq.mtr. (3790 Sq.feit.) Out of Survey No. 38/2-2 situated at Walwadi Shivar Dhule, within the limits of Dhule Municipal Corporation, DHULE from *Shri Ganesh Keshav Kulkarni* by register Exchange deed on 20/4/1998, without any consideration. By this Exchange deed **Shri Ganesh Keshav Kulkarni** belongs the City Survey No. 2021 area 391.5 Sq.mtr. (i.e. the Plot No. 14 admeasuring area 341.90 Sq.mtr. (3790 Sq.feit.) Out of Survey No. 38/2-2 situated at Walwadi Shivar Dhule, within the limits of Dhule Municipal Corporation, DHULE.

And by this Exchange deed *Shri Prakash Lotan Bachhav and Shri Lotan Sonu Bachhav* belongs the Plot No. 33 admeasuring area 3300 Sq.feit. Out of Survey No. 38/2-2 situated at Walwadi Shivar Dhule, within the limits of Dhule Municipal Corporation, DHULE.

It is mentioned as per the Mutation Entry No. **878** dated 24/5/2011 of the City Survey Complete Property Register Card certified true copy Extract dated 13/12/2018 and as per the Mutation Entry No. **18234** which was certified on 30/7/1998.

5) ***Shri Nilesh Prakash Jadhav and Shri Prakash Narayan Jadhav*** had purchased the City Survey No. 2021 area 391.5 Sq.mtr. (i.e. the Plot No. 14 admeasuring area 341.90 Sq.mtr. (3790 Sq.feit.) Out of Survey No. 38/2-2 situated at Walwadi Shivar Dhule, within the limits of Dhule Municipal Corporation, DHULE, from

✓
Shri Ganesh Keshav Kulkarni, by register sale deed bearing Sr. No. 6584 on 15/11/2010, for a consideration of Rs. 4,00,000/-.

It is evidenced as per the Mutation Entry No. **3341** dated 17/8/2013 of the City Survey Complete Property Register Card certified true copy Extract dated 13/12/2018 and as per the Mutation Entry No. **38318** which was certified on 30/7/1998 & and as per the Xerox Copy of Sale deed.

Since then Shri Nilesh Prakash Jadhav and Shri Prakash Narayan Jadhav are in possession and are the owner of the said plot.

Encumbrance:-

It appears from the record that the subject property is free from all charges & encumbrances.

Conclusion:-

My report is based on the documents, which are made available to me and Having made a detail scrutiny of the documents for making title investigation in respect of the City Survey No. 2021 area 391.5 Sq.mtr. (i.e. the Plot No. 14 admeasuring area 341.90 Sq.mtr. (3790 Sq.feit.) Out of Survey No. 38/2-2 situated at Walwadi Shivar Dhule, within the limits of Dhule Municipal Corporation, DHULE that whatever transaction made in the past were legal & valid.

The 7/12 extracts dated 30/11/2018 of the City Survey No. 2021 area 391.5 Sq.mtr. (i.e. the Plot No. 14 admeasuring area 341.90 Sq.mtr. (3790 Sq.feit.) Out of Survey No. 38/2-2 situated at Walwadi Shivar Dhule, within the limits of Dhule Municipal Corporation, DHULE

5

✓ shows the name of the previous owner i.e **Shri Nilesh Prakash Jadhav and Shri Prakash Narayan Jadhav** as a holder of the said property and also does not show any encumbrance over the said plot.

The CTS extracts dated 13/12/2018 of the City Survey No. 2021 area 391.5 Sq.mtr. (i.e. the Plot No. 14 admeasuring area 341.90 Sq.mtr. (3790 Sq.feit.) Out of Survey No. 38/2-2 situated at Walwadi Shivar Dhule, within the limits of Dhule Municipal Corporation, DHULE shows the name of the applicant i.e **Shri Nilesh Prakash Jadhav and Shri Prakash Narayan Jadhav** as a holder of the said property and also does not show any encumbrance over the said property.

The construction permission of the City Survey No. 2021 area 391.5 Sq.mtr. (i.e. the Plot No. 14 admeasuring area 341.90 Sq.mtr. (3790 Sq.feit.) Out of Survey No. 38/2-2 situated at Walwadi Shivar Dhule, within the limits of Dhule Municipal Corporation, DHULE was granted by the Town Planning Officer and Vice Commissioner, Dhule Municipal Corporation, Dhule vide Commencement Certificate bearing No. 1267 dated 5/10/2018.

The said Plot No. 14 out of Survey No. 38/2-2 is not subjected to any kind of reservation, acquisition or requisition. It is also not encumbered with any condition attached to the land belonging to Scheduled tribe person.

I have taken the search for 30 yrs in the revenue records and also in the office of the Registrar, Talathi, City survey, Dhule wherein the Index II, VII, VII-A and XII extract are maintained by as per the provisions of the Maharashtra Land Revenue Code 1966.



✓
The Subject property is free from all charges & encumbrances having a clear & marketable title.

The subject property stands in the name of **Shri Nilesh Prakash Jadhav and Shri Prakash Narayan Jadhav** qua a highest title.

There is no hindrance even in accepting the subject property as a security for any advance.

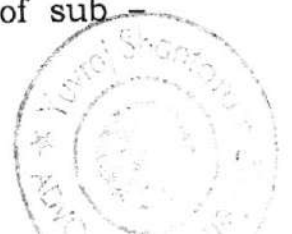
Cersai Report:-

I have taken online Public Search upon the www.cersai.org.in website regarding the subjected property about the encumbrances of Equitable mortgage i.e. registration of notice of intimation. The said report shows result that **"No property registered in the Central Registry matches the seach criteria"**. The copy of the said report is attached with this report which is self explanatory.

Legal Opinion:-

Hence, I am of the opinion that the City Survey No. 2021 area 391.5 Sq.mtr. (i.e. the Plot No. 14 admeasuring area 341.90 Sq.mtr. (3790 Sq.feit.) Out of Survey No. 38/2-2 situated at Walwadi Shivar Dhule, within the limits of Dhule Municipal Corporation, DHULE, is owned by Shri Nilesh Prakash Jadhav and Shri Prakash Narayan Jadhav. Their title to the said property is legal, clear, proper, marketable, and free from all charges & encumbrances.

I have taken search of the said property in the office of Sub-Registrar, Dhule. The receipt of fees paid in the office of sub-Registrar, Dhule is enclosed herewith. ✓



Thanking you

Yours faithfully,



(Y.S.Bhalerao)
Advocate.

Report is issued on the strength of Documents Provided to me only which are referred in this report are follow:-

- 1) Certified true copy of the 7/12 Extract dated 30/11/2018 with Mutation Entries i.e. Village Form No. 6 of last 30 years.
- 2) Xerox copy of the Sale deed No. 6584 dated 15/11/2010.
- 3) Certified true copy of the CTS Extract dated 13/12/2018.
- 4) Xerox copy of N A Order, Layout and commencement letter. 

