ADVOCATE

Govind B. Sakhare

Advocate, Dhule

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Date: 22/04/2021

FORMAT – A

(Circular No.:- 28/2021)

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey No. 8 & 14/2, out of Plot No. 47 situated at Deopur Taluka and District Dhule (C.T.S. No. 4780/47 area Adm. 469.01 Sq. Mtr. Situated at Deopur Taluka and District Dhule) within the limits of Dhule Municipal Corporation, Dhule (hereinafter referred as the said "plot")

I have investigated the title of the said plot on the request of Sau. Varsha Vasant Patil & Sau. Sonal @ Apurva Abhijit Patil and Developer Mr. Ajinkya Infra's proprietor Chadrashekhar Iccharam Patil (Name of owner/promoter/ developer /company) and following documents i.e. :-

1) **Description of the property.**

All the piece and parcel of the property bearing Survey No. 8 & 14/2, out of Plot No. 47 situated at Deopur Taluka and District Dhule (C.T.S. No. 4780/47 area Adm. 469.01 Sq. Mtr. Situated at Deopur Taluka and District Dhule) within the limits of Dhule Municipal Corporation, Dhule and bounded as follows :

On or towards West	: Road
On or towards North	: Plot No. 46
On or towards South	: Plot No. 48
Total Number of buildings	: Single
Total Number of wings	: Single
Total Number of Floors	: Four

2) **The documents of allotment of plot.**

a) 7/12 Extract of the Plot No. 47 out of Survey No. 8 & 14/2, s/ituated at Deopur Taluka and District Dhule dated 05/08/2019

b) C.T.S. Extract of C.T.S. No. 4780/47 area Adm. 469.01 Sq. Mtr. Situated at Deopur Taluka and District Dhule) dated05/02/2020

c) Index – II & Gift Deed No. 6273/2011 dated 29/11/2011

d) Index – II & correction Gift Deed No. 5809/2012 dated 05/09/2012

e) Power of Attorney deed No. 3755/2019 dated 06/09/2019

f) Index II & Development Agreement & General Power of Attorney deed No. 522/2020 dated 10/02/2020

g) Dhule Municipal Corporation Approval Plan dated 13/02/1991

h) Sanctioned of Building permission & commencement certificate Approval No. DDDMC/B/ 2020/ APL/ 01300 dated 02/01/2020.

3) **7/12 extract or property card issued by CTS, Mutation Entry No.** 14891 dated 16/04/1998, Mutation Entry No. 22886 dated 25/11/2005, Mutation Entry No. 25053 dated 13/12/2007, Mutation Entry No. 29549 dated 11/11/2011, Mutation Entry No. 30892 dated

11/10/2012, Mutation Entry No. 13142 dated 27/05/2019 Mutation Entry No. 457 dated 05/02/2020, Mutation Entry No. 6251 dated 05/02/2020, Mutation Entry No. 457 dated 05/02/2020, Mutation Entry No. 6898 dated 02/11/2020,

4) **Search report for 30 years from...1992 till...2021**

2/- 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 (following owner/promoter/developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

a) As per as per resolution 3 on dated 22/12/1979 the name of Chairman Jaihind Housing Society deleted and plot owners name of of Daulatrao Nhanu Patil brought on extract.

b) As per Mutation Entry No. 30892 dated 11/10/2012 its seems that Shri Daulatrao Nhanu Patil Gifted Area Adm. 469.24 Sq. Mtr. Out of Survey No. 8 & 14/2, out of Plot No. 47 Situated at Deopur Taluka and District Dhule to Sau. Varsha Vasant Patil and Sau. Sonal @ Apurva Abhijit Patil Gift Deed dated 05/09/2012 bearing no. 627/2011 and index II of the same also corroborated to each other (As per Mutation Entry No. 1342 dated 27/05/2019 this effect also brought on C.T.S. record).

c) As per Mutation Entry No. 30892 dated 11/10/2012 its seems that Shri Daulatrao Nhanu Patil Gifted area Adm. 469.06 Sq. mtrs. (5049 Sq. ft.) out of Survey No. 8 & 14/2, out of Plot No. 47 Situated at Deopur Taluka and

District Dhule to Sau. Varsha Vasant Patil and Sau. Sonal @ Apurva Abhijit Patil correction Gift Deed dated 05/09/2012 bearing No. 5809/2012 and index II of the same also corroborated to each other.

d) On dated 06/09/2019 Varsha Vasant Patil done Power of Attorney in favour of Apurva Abhijit Patil bearing no. 3755/2019.

e) On dated 10/02/2020 Sau. Sonal @ Apurva Abhijit Patil Power of Attorney holder of Sau. Varsha Vasant Patil done the Development Agreement & General Power of Attorney in favour of Shri Chandrashekhar Icharam Patil Proprietor of Ajinkya Infra Development Agreement & General Power of Attorney dated 10/02/2020 bearing no. 522/2020 and index II of the same also corroborated to each other

(4) Qualifying comments/remarks if any .....

3/- The report reflecting the flow of the title of the (owner/ promoter/ developer/ company)

f) Today the latest property card 7/12 extract dated 05/10/2019 and CTS extract dated 05/02/2020 shows that are the holder /owner of the above mentioned property. Gift deed dated 29/11/2011 bearing no. 627/2011 and index II of the same also corroborated to each other.

g) The Mutation Entry No. 457 & Mutation Entry No. 6251 not available for inspection as Tahsildar Dhule had given certificate regarding misplace of these Mutation Entries.

h) As per Mutation Entry No. 14891 dated 16/04/1998 its seems that on dated 28/01/1998 repaid the loan amount of Jaihind Sahakari Gruh Nirman Sanstha

Maryadit Dhule then charge has been deleted on extract.

i) As per Mutation No. 22886 dated 25/1/2005 its seems that as per the order S. No. 8 & 14/2, out of plot No. 47 attachment order on extract.

j) As per Mutation Entry No. 25053 dated 13/12/2007 its seems that all the as per the order of Tahsildar Dhule separate Draft has been prepared and correction has been done on extract name of owner bracket has been done.

k) As per Mutation Entry No. 29549 dated 11/11/2011 its seems that repaid the loan of chintamani Nagari Sah. Pat. Dhule charge has been deleted of S. No. 8 & 14/2, out of Plot No. 47 on extract.

l) As per as per resolution 3 on dated 22/12/1979 the name of Chairman Jaihind Housing Society deleted and plot owners name of of Daulatrao Nhanu Patil brought on extract.

m) As per Mutation Entry No. 30892 dated 11/10/2012 its seems that Shri Daulatrao Nhanu Patil Gifted Area Adm. 469.24 Sq. Mtr. Out of Survey No. 8 & 14/2, out of Plot No. 47 Situated at Deopur Taluka and District Dhule to Sau. Varsha Vasant Patil and Sau. Sonal @ Apurva Abhijit Patil Gift Deed dated 05/09/2012 bearing no. 627/2011 and index II of the same also corroborated to each other (As per Mutation Entry No. 1342 dated 27/05/2019 this effect also brought on C.T.S. record).

n) As per Mutation Entry No. 30892 dated 11/10/2012 its seems that Shri Daulatrao Nhanu Patil Gifted area Adm. 469.06 Sq. mtrs. (5049 Sq. ft.) out of Survey No. 8 & 14/2, out of Plot No. 47 Situated at Deopur Taluka and District Dhule to Sau. Varsha Vasant Patil and Sau.

Sonal @ Apurva Abhijit Patil correction Gift Deed dated 05/09/2012 bearing No. 5809/2012 and index II of the same also corroborated to each other.

o) On dated 06/09/2019 Varsha Vasant Patil done Power of Attorney in favour of Apurva Abhijit Patil bearing no. 3755/2019.

p) On dated 10/02/2020 Sau. Sonal @ Apurva Abhijit Patil Power of Attorney holder of Sau. Varsha Vasant Patil done the Development Agreement & General Power of Attorney in favour of Shri Chandrashekhar Isharam Patil Proprietor of Ajinky Infra Development Agreement & General Power of Attorney dated 10/02/2020 bearing no. 522/2020 and index II of the same also corroborated to each other.

q) On dated 02/01/2020 Dhule Municipal Corporation Sanction of Building Permission & give Commencement Certificate, Approval No. DDDMC/B /2020/APL/01300

r) I have taken search of the said property in the year 1990 to 2020 in the office of Sub-Registrar Dhule by paying prescribed fees vide **Receipt No. 2272 dated 08/04/2021**.

on the said land is enclosed herewith as annexure.

Encl : Annexure.

a) 7/12 Extract of the Plot No. 47 out of Survey No. 8 & 14/2, s/ituated at Deopur Taluka and District Dhule dated 05/08/2019

b) C.T.S. Extract of C.T.S. No. 4780/47 area Adm. 469.01 Sq. Mtr. Situated at Deopur Taluka and District Dhule) dated05/02/2020

c) Mutation Entry No. 14891 dated 16/04/1998

d) Mutation Entry No. 22886 dated 25/11/2005

e) Mutation Entry No. 25053 dated 13/12/2007

f) Mutation Entry No. 29549 dated 11/11/2011

g) Mutation Entry No. 30892 dated 11/10/2012

h) Mutation Entry No. 13142 dated 27/05/2019

i) Mutation Entry No. 457 dated 05/02/2020

j) Mutation Entry No. 6251 dated 05/02/2020

k) Mutation Entry No. 457 dated 05/02/2020

l) Mutation Entry No. 6898 dated 02/11/2020

m) Index – II & Gift Deed No. 6273/2011 dated 29/11/2011

n) Index – II & correction Gift Deed No. 5809/2012 dated 05/09/2012

o) Power of Attorney deed No. 3755/2019 dated 06/09/2019

p) Index II & Development Agreement & General Power of Attorney deed No. 522/2020 dated 10/02/2020

q) Dhule Municipal Corporation Approval Plan dated 13/02/1991

r) Sanctioned of Building permission & commencement certificate Approval No. DDDMC/B/2020/APL/01300 dated 02/01/2020.

Advocate.

Date:

(Stamp)

GOVIND B.SAKHARE * ADVOCATE * DISTRICT COURT,DHULE

Adv.Govind B.Sakhare
ADVOCATE
Mob.9175688343

ADVOCATE

Govind B. Sakhare

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Date: 22/04/2021

FORMAT – A

(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1) 7/12 extract / P.R. Card as on date of application for registration.

Today the latest property card 7/12 extract dated 05/10/2019 and CTS extract dated 05/02/2020 shows that Sau. Varsha Vasant patil & Sau. Sonal @ Apurva Abhijit Patil and Developer Mr. Ajinkya Infra's proprietor Chadrashekhar Iccharam Patil are the holder /owner of the above mentioned property. Gift deed dated 29/11/2011 bearing no. 627/2011 and index II of the same also corroborated to each other.

2) Mutation Entry No...

a) The Mutation Entry No. 457 & Mutation Entry No. 6251 not available for inspection as Tahsildar Dhule had given certificate regarding misplace of these Mutation Entries.

b) As per Mutation Entry No. 14891 dated 16/04/1998 its seems that on dated 28/01/1998 repaid the loan amount of Jaihind Sahakari Gruh Nirman Sanstha Maryadit Dhule then charge has been deleted on extract.

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3) Search report for 30 years from 1992 Taken from Sub-Registrar' office at DHULE by paying prescribed fees vide **Receipt No. 2272 dated 08/04/2021.**

4) Any other relevant title. No

5) Litigations if any. No

Advocate.

Adv.Govind B.Sakhare
ADVOCATE
Mob.9175688343

Date: 22/04/2021

(Stamp)

GOVIND B.SAKHARE ADVOCATE DISTRICT COURT,DHULE