CHALLAN
MTR Form Number-6

GRN MH012124149201920E	BARCODE	Date 14/02/2020-20:56:55	Form ID

Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee / Other Items		TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name DUL1_HQR SUB REGISTRAR DHULE 1		Full Name	ADV MANGESH B SONAWANE
Location DHULE		Flat/Block No. Premises/Building	GURUPRASAD SANKUL
Year 2019-2020 One Time		Road/Street	JAMNAGIRI ROAD
Account Head Details	Amount In Rs.	Area/Locality Town/City/District	DHULE
0030072201 SEARCH FEE	750.00	PIN	4 2 4 0 0 1
		Remarks (If Any)	S NO 8 AND 14/2 P NO 47 CTS NO 4780/47 AT DEOPUR TAL DIST DHULE SEARCH 30 SEARCH
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332020021510161	253239225
Cheque/DD No.		Bank Date	RBI Date	14/02/2020-20:57:35	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9404736796

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 14-02-2020 08:57:42

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Adv. Mangesh Bapu Sonwane
B.S.L, LLB
Advocate

Mob No. 94047-36796

Office - S-2, Guruprasad Sankul, Near Datta Mandir, Jamnagiri Road, Dhule

Date- 14/02/2020

LEGAL OPINION CUM NON ENCUMBRANCE CERTIFICATE &

LEGAL SCRUTINY REPORT

To,

Shri. Chandrashekar Isharam Patil

Propriator of Ajinkya Infra.

Sir

Legal opinion cum non encumbrance certificate & legal scrutiny report With reference to your letter No. Echallan dated 14/02/2020 in respect of above, I submit my legal opinion cum-encumbrance certificate and legal scrutiny report as hereunder.

1. Name and address of Title holder **Sau. Varsha Vasant Patil R/o. Model Colony, Pune & Sau. Sonal @ Apurva Abhijit Patil R/o. Aadarsh Colony, Dhule Tal. and Dist.Dhule**

2. Details\Description of document scrutinized:

Sr.no	Date of Document	Type of Documents	Whether original /certified/ true copy/ Photostat copy examined	Detailsof registration with Sub Registrar
1.	05/08/2019	7/12 extract	certified	N/A
2.	05/02/2020	C.T.S extract	certified	N/A
3.	--/--/------	M.E. no. 457	letter	N/A
4.	--/--/------	M.E. no. 6251	letter	N/A
5.	16/04/1998	M.E. no. 14891	certified	N/A
6.	25/11/2005	M.E. no. 22886	certified	N/A
7.	13/12/2007	M.E. no. 25053	certified	N/A
8.	11/11/2011	M.E. no. 29549	certified	N/A
9.	11/10/2012	M.E. no. 30892	certified	N/A
10.	27/05/2019	M.E. no. 13142	certified	N/A
11.	29/11/2011	Index II & Gift deed no. 6273/2011	Original & certified	
12.	05/09/2012	Index II & Correction Gift deed no. 5809/2012	Original & certified	
13.	06/09/2019	Power of Attorney deed no. 3755/2019	Original & certified	

MANGESH B. SONWANE MAH/2027/2013 ADVOCATE

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14.	10/02/2020	Index II & Development Agreement & General Power of Attorney deed no. 522/2020 Original & certified
15.	13/02/1991	Dhule muncipal corporation Approved plan
16.	13/09/2019	Sanctioned of Building Permission & Commencement Certificate Approval No.DDDMC/B/2020/APL/01300 Dated 02/01/2020.

3. Details/ Description of property/properties - **Area Adm. 469.06 Sq.mtr (5049 Sq. Ft)Out of 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.)**

On or towards the East	:	S. No. 12
On or towards the West	:	Road
On or towards the North	:	Plot No. 46
On or towards the South	:	Plot No. 48

Brief history of the premises and how to owner/ mortgagor has derived title for the period of 30 years:

4. Flow of Title - Today the latest property card/ 7/12 extract dated **05/10/2019** & CTS extract dated 05/02/2020 shows that **Sau. Varsha Vasant Patil & Sau. Sonal @ Apurva Abhijit 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.

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

As per M.E. no. 14891 dated 16/04/1998 its seems that on dated 28/1/1998 repaid the loan amount of Jay hind Sahkari Gruh Nirman Sanstha Maryadit Dhule. then charge has been deleted on extract.

As per M.E. no. 22886 dated 25/11/2005 its seems that As per the order S.No.**8 & 14/2, Out of Plot No.47** attachment order on extract.

As per M.E. no. 25053 dated 13/12/2007 its seems that all the as per the order of Tashildar Dhule seperate Dafa has been prepared and correction has been done on extract name of owner bracket has been done.

As per M.E. 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.

As per resoulution 3 on dated 22/12/1979 the name of Chairman Jai hind Housing Society deleted and plot owners name of Daulatrao Nhanu Patil brought on extract.

As per M.E. 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 & 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 M.E. No. 1342 dated 27-05-2019 this effect also brought on C.T.S record .)

As per M.E. no. 30892 dated 11/10/2012 its seems that **Shri. Daulatrao Nhanu Patil** Gifted **Area Adm. 469.06 Sq.mtr (5049 Sq. Ft)Out of Survey. No. 8 & 14/2, Out of Plot No.47 Situated at**

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Deopur Taluka and District Dhule. to Sau. Varsha Vasant Patil & 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.

On dated 6/9/2019 Varsha Vasant Patil done Power of Attorney in favor of Apurva Abhijit Patil bearing no.3755/2019.

On dated 10/02/2020 Sau. Sonal @ Apurva Abhijit Patil Power of Atorney holder of Sau. Varsha Vasant Patil done the Development Agreement & General Power of Attorney in favor of Shri. Chandrashekar Isharam Patil Properiator 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.

On dated 2/1/2020 Dhule Muncipal Corporation Sanction of Building Permission & give Comencement Certificate, Approval No.DDDMC/B/2020/APL/01300

5. Details of visit to Sub Registrar / Tahsildar Office for Title Deed/ Land record under reference. I have personally taken search of the Index II register available in the office of sub-Registrar Dhule.The search note is reproduced as under- S.R. O Dhule- from year 1990 - to 2020, vide E-challan Dated 14/02/2020

6. Name of The persons who is/ are the present owners of the properties **Sau. Varsha Vasant Patil & Sau. Sonal @ Apurva Abhijit Patil.**

Opinion - Going through all above records, I am of the opinion that, the property mentioned is free from all encumbrances and the title is clean, clear and marketable property mentioned is aslo free from all encumbrances and the title is clear and marketable.

All the aforementioned documents 1 to 15 are attached alongwith this report, its a part and parcel of the report.

Dhule
Date: 14/02/2020

ADV. MANGESH B. SONWANE ADVOCATE DHULE MAH 2027/13

Adv. Mangesh Bapu Sonwane, Dhule

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