

Resi. :- 6, Dnyandip Colony, Near Rupamat School, Nakane Road, Dhule, Dhule.
Office :- B/12, Bhansali Plaza, Near Gandhi Putala, Nagarpatti, Dhule
Mob. No. 98228 52650.

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. 4780/73, admeasuring 485.5 Square Meter, (As per the 7/12 extract - Plot No. 73, out of Survey No. 8 and 14/2, admeasuring 485.5 Square Meter) Situated at Deopur, Tal & Dist. Dhule, within Dhule Municipal Corporation limits owned and possessed by **1. Mr. Suresh Devidas Panchbhai 2. Mr. Madhukar Devidas Panchbhai 3. Mr. Chandrakant Devidas Panchbhai 4. Mr. Shashikant Devidas Panchbhai 5. Vasudha Vasant Panchbhai 6. Mr. Kishor Vasant Panchbhai 7. Mr. Vijay Vasant Panchbhai 8. Mrs. Sarita Suryakant Panchbhai**, All R/o. Jailhind Colony, Deopur, Dhule.

Respected Sir,

In pursuance of request by applicants and owners **1. Mr. Suresh Devidas Panchbhai 2. Mr. Madhukar Devidas Panchbhai 3. Mr. Chandrakant Devidas Panchbhai 4. Mr. Shashikant Devidas Panchbhai 5. Vasudha Vasant Panchbhai 6. Mr. Kishor Vasant Panchbhai 7. Mr. Vijay Vasant Panchbhai 8. Mrs. Sarita Suryakant Panchbhai**, 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. 4780/73, admeasuring 485.5 Square Meter, Situated at Deopur, Tal. & Dist. Dhule, (As per the 7/12 extract - Plot No. 69, out of Survey No. 8 and 14/2, admeasuring 485.5 Square Meter, Situated at Deopur, Dhule) owned and possessed by **1. Mr. Suresh Devidas Panchbhai 2. Mr. Madhukar Devidas Panchbhai 3. Mr. Chandrakant Devidas Panchbhai 4. Mr. Shashikant Devidas Panchbhai 5. Vasudha Vasant Panchbhai 6. Mr. Kishor Vasant Panchbhai 7. Mr. Vijay Vasant Panchbhai 8. Mrs. Sarita Suryakant Panchbhai**.

The boundaries are as follows of Plot No. 73 :-

East : Road	West : Back Lane
South : Plot No. 74	North : Plot No. 72



1) HISTORY of TITLE OF PLOT AS PER THE 7/12 & 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. 4780/73, admeasuring 485.5 Square Meter, (As per the 7/12 extract - Plot No. 73, out of Survey No. 8 and 14/2, admeasuring 485.5 Square Meter) Situated at Deopur, Tal & Dist. Dhule to his one of the member **Shri. Devidas Pandurang Panchbhai**. 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. Devidas Pandurang Panchbhai**, 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) **Shri. Devidas Pandurang Panchbhai** was expired on 13/05/1986, then after his legal heirs 1. **Mr. Suresh Devidas Panchbhai** – Son 2. **Mr. Vasant Devidas Panchbhai** – Son 3. **Mr. Madhukar Devidas Panchbhai** – Son 4. **Mr. Chandrakant Devidas Panchbhai** – Son 5. **Mr. Shashikant Devidas Panchbhai** 6. **Mrs. Indira Suresh Gosavi** – Daughter 7. **Mrs. Devyani alias Pramila Laxmikant Bhawe** – Daughter, were brought on record over CTS No. 4780/73, admeasuring 485.5 Square Meter, Situated at Deopur, Tal & Dist. Dhule and also 7/12 extract according to Mutation Entry No. 7687, dated 29/01/1988 duly certified by the competent authority on 23/02/1988.

Mrs. Indira Suresh Gosavi & Mrs. Devyani alias Pramila Laxmikant Bhawe were surrendered their rights for their undivided shares in favour of 1. **Mr. Suresh Devidas Panchbhai** 2. **Mr. Vasant Devidas Panchbhai** 3. **Mr. Madhukar Devidas Panchbhai** 4. **Mr. Chandrakant Devidas Panchbhai** 5. **Mr. Shashikant Devidas Panchbhai**, over CTS No. 4780/73, admeasuring 485.5 Square Meter, Situated at Deopur, Tal & Dist. Dhule, by the Register Rights Relinquish Deed, dated 21/06/1999, bearing no. 1721.

IV) **Shri. Vasant Devidas Panchbhai** was expired on 25/07/2005, then after his legal heirs 1. **Vasudha Vasant Panchbhai** – Wife 2. **Mr. Kishor Vasant Panchbhai** – Son 3. **Mr. Vijay Vasant Panchbhai** – Son 3. **Mrs. Sarita Suryakant Panchbhai** – Daughter, were brought on record for rights for undivided shares of **Late Mr. Vasant Devidas Panchbhai**, over CTS No. 4780/73, admeasuring 485.5 Square Meter, Situated at Deopur, Tal & Dist. Dhule. According to CTS Mutation Entry No. 13148 duly certified by the competent authority on 10/05/2019.

The subject property is transferred the Revenue record to City Survey record , bearing CTS No. 4780/73.

As per the record of C.T.S. extract 1. Mr. Suresh Devidas Panchbhai 2. Mr. Madhukar Devidas Panchbhai 3. Mr. Chandrakant Devidas Panchbhai 4. Mr. Shashikant Devidas Panchbhai 5. Vasudha Vasant Panchbhai 6. Mr. Kishor Vasant Panchbhai 7. Mr. Vijay Vasant Panchbhai 8. Mrs. Sarita Suryakant Panchbhai are legal and absolute owners of the property CTS No. 4780/73, admeasuring 485.5 Square Meter, Situated at Deopur, Dhule.

2) 1. Mr. Suresh Devidas Panchbhai 2. Mr. Madhukar Devidas Panchbhai 3. Mr. Chandrakant Devidas Panchbhai 4. Mr. Shashikant Devidas Panchbhai 5. Vasudha Vasant Panchbhai 6. Mr. Kishor Vasant Panchbhai 7. Mr. Vijay Vasant Panchbhai 8. Mrs. Sarita Suryakant Panchbhai has executed a deed of Power of Attorney in favour of Mr. Parag Subhash Ahire, on vide Regd. No. 2319/2019, dated 03/06/2019, due to submitted to take the permission from Dhule Municipal Corporation, regarding the construction of Apartment on CTS No. 4780/73, admeasuring 485.5 Square Meter, Situated at Deopur, Dhule. (As per the 7/12 extract - Plot No. 73, out of Survey No. 8 and 14/2, admeasuring 485.5 Square Meter, Situated at Deopur, Dhule)

3) 1. Mr. Suresh Devidas Panchbhai 2. Mr. Madhukar Devidas Panchbhai 3. Mr. Chandrakant Devidas Panchbhai 4. Mr. Shashikant Devidas Panchbhai 5. Vasudha Vasant Panchbhai 6. Mr. Kishor Vasant Panchbhai 7. Mr. Vijay Vasant Panchbhai 8. Mrs. Sarita Suryakant Panchbhai and Engineer & Developer Mr. Parag Subhash Ahire had executed a deed of Development Agreement on vide Regd. No. 4593/2019, dated 18/11/2019, due to construct the Apartment knows as "PADMSHRI RESIDENCY-V" on CTS No. 4780/73, admeasuring 485.5 Square Meter, Situated at Deopur, Dhule. (As Per the 7/12 extract :- Plot No. 73, out of S. No. 8 and 14/2, admeasuring 485.5 Square Meter, Situated at Deopur, Dhule.).

4) Mr. Parag Subhash Ahire, had executed a deed of declaration on vide Regd. No. 4594/2019, dated 18/11/2019 and have submitted the said property to the provisions of the Maharashtra Ownership Apartment Act, 1970, and construct the Apartment knows as "PADMSHRI RESIDENCY-V" on CTS No. 4780/73, admeasuring 485.5 Square Meter, Situated at Deopur, Dhule. (As Per the 7/12 extract :- Plot No. 73, out of S. No. 8 and 14/2, admeasuring 485.5 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 13/05/2019 (True Copy)

3. Copy of Lay-out Plan.
4. Copy of N.A. order.
5. Copy of Right Relinquish Deed, dated 21/06/1999, bearing no. 1721.
6. Copy of Register Special Power of Attorney, dated 03/06/2019, bearing no. 2319.
7. Copy of Register Agreement of Development, dated 18/11/2019, bearing no. 4593.
8. Copy of Register Declaration Deed, Bay- Laws., dated 18/11/2019, bearing no. 4594/2019.
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.

The land is not covered under the Maharashtra Act No. XIV of 1975 which provides for restoration of land to person belonging to Scheduled Tribes.

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

I) First owner - Mr. Devidas Pandurang Panchbhai
by the member of Jaihind Co-operative Housing Society, Dhule.

II) Second owners - 1. Mr. Suresh Devidas Panchbhai 2. Mr. Vasant Devidas Panchbhai 3. Mr. Madhukar Devidas Panchbhai 4. Mr. Chandrakant Devidas Panchbhai 5. Mr. Shashikant Devidas Panchbhai 6. Mrs. Indira Suresh Gosavi 7. Mrs. Devyani alias Pramila Laxmikant Bhaye -
by the legal heirs of Late Devidas Pandurang Panchbhai.

III) Third owners - 1. Mr. Suresh Devidas Panchbhai 2. Mr. Vasant Devidas Panchbhai 3. Mr. Madhukar Devidas Panchbhai 4. Mr. Chandrakant Devidas Panchbhai 5. Mr. Shashikant Devidas Panchbhai.
by the Mrs. Indira Suresh Gosavi & Mrs. Devyani alias Pramila Laxmikant Bhaye were surrendered their rights for their undivided shares.

III) Fourth owners - 1. Mr. Suresh Devidas Panchbhai 2. Mr. Madhukar Devidas Panchbhai 3. Mr. Chandrakant Devidas Panchbhai 4. Mr. Shashikant Devidas Panchbhai 5. Vasudha Vasant Panchbhai 6. Mr. Kishor Vasant Panchbhai 7. Mr. Vijay Vasant Panchbhai 8. Mrs. Sarita Suryakant Panchbhai.
(Applicants)

6) **Permission for Construction :-** Mr. Parag Subhash Ahire has taken permission from Dhule Municipal Corporation, Dhule, for making construction of house over the subject property and authority has approved said construction Plan by Dhule Municipal Corporation, Dhule by the Building Plan, Approval No. DDDMC/B/2019/APL/00851, dated 09/10/2019, sanctioned by Dhule Municipal Corporation and Certificate of permission for construction, Approval No. DDDMC/B/ 2019/APL/00851, dated 09/10/2019, issued by Dhule Municipal Corporation.

7) The owners of the subject property **Mr. Suresh Devidas Panchbhai, etc** are assure me that, there is no any kind of encumbrance/loan and there is no any court matters regarding the subject property. I found that the entries regarding changes have been duly effected, there is no any kind of encumbrances, lease, lien over CTS No. 4780/73, admeasuring 485.5 Square Meter, Situated at Deopur, Dhule. (As Per the 7/12 extract :- Plot No. 73, out of S. No. 8 and 14/2, admeasuring 485.5 Square Meter, Situated at Deopur, Dhule.), the said property is free from any encumbrance and its title is clear. The other encumbrance column of the CTS & 7/12 extract does not show any encumbrance over the subject property.

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

9) As per the documents perused by owners/applicants **Mr. Suresh Devidas Panchbhai, etc-7** and **Eng. Mr. Parag Subhash Ahire** 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 owner 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- 25/11/2019

Yours Faithfully,


VIJAY N. MORE
(M.Sc., LL.B.)
ADVOCATE