

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

Date : 8/08/2017

TITLE CLEARANCE CERTIFICATE

Certified that I have investigated the ownership of property bearing the Apartment, know as "Shrikrushna Apartment", Constructed on Plot No. 49+50A+50B, out of Survey No. 308/1 and 316/2, admeasuring 420.00 Square Meter, Situated at Dhule, within Dhule Municipal Corporation limits. Owned and possessed by Partners of Prashant Developers namely 1. Hiralal Purushottam Patel 2. Dhanesh Purushottam Patel 3. Ramanlal Purushottam Patel 4. Vinod Purushottam Patel 5. Vijay Narayan Bhadlikar, All R/o. Dhule. Name of the said owner is recorded in the 7/12 extract of revenue records and the title is free, marketable and free from any encumbrance.

It is further certified that the non agriculture use of land is permitted by the Collector , Dhule, Vide order bearing number B/Kaksh-1/N.A.S.R/3/08/KV/1183/08, dated 30/12/2008. Who is competent to grant such permission.

I am enclosing detailed search report of the title of land own by applicant dated 7/08/2017 with this Title Certificate.

Thanking you,

Registration No. with Bar Council of MAH/1598/2003.

Place : Dhule.

Dated : 8/08/2017

Your's Faithfully

Adv. Vijay M. More

M.Sc.LL.B., D.L.L. & L.W.

NOTARY

Regd. No. 9052

6, Chandrama Housing Society,
Dnyandip Colony, Nakane Road,
Deoper, DHULE - 424 002.
Mobile : 9822852650.



इतर पावती

Original/Duplicate

Monday, 07 August 2017 4:42 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6857 दिनांक: 07/08/2017

गावाचे नाव: धुळे नगरपालीका क्षेत्र

दस्तऐवजाचा अनुक्रमांक: दलन1-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड विजय म मोरे

वर्णन अर्ज क्र.3098/2017 मीजे धुळे येथील सर्वे नंबर 308/1+सर्वे नं 316/2 पैकी, प्लॉट नं 49+50अ+50ब चा सन 1988 ते 2017 (एकुण 30वर्षे)पर्यंतचा शोध.

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Dhule 1

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

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Mob. No. 98228 52650, 80877 50636

TITLE AND SEARCH REPORT

To,

Whom it may Concern,

Subject:- Title investigation report in connection with the property, Apartment, know as "Shrikrushna Apartment", Constructed on Plot No. 49+50A+50B, out of Survey No. 308/1 and 316/2, admeasuring 420.00 Square Meter, Situated at Dhule, within Dhule Municipal Corporation limits. Owned and possessed by Partners of Prashant Developers namely 1. Hiralal Purushottam Patel 2. Dhanesh Purushottam Patel 3. Ramanlal Purushottam Patel 4. Vinod Purushottam Patel 5. Vijay Narayan Bhadlikar, All R/o. Dhule.

Respected Sir,

In pursuance of request by applicants Partners of Prashant Developers namely 1. Hiralal Purushottam Patel 2. Dhanesh Purushottam Patel 3. Ramanlal Purushottam Patel 4. Vinod Purushottam Patel 5. Vijay Narayan Bhadlikar , All R/o. Dhule, I am submitting the title investigation in connection with Apartment, know as "Shrikrushna Apartment ", Constructed on Plot No. 49+50A+50B, out of Survey No. 308/1 and 316/2, Situated at Dhule. Owned and possessed by Partners of Prashant Developers namely 1. Hiralal Purushottam Patel 2. Dhanesh Purushottam Patel 3. Ramanlal Purushottam Patel 4. Vinod Purushottam Patel 5. Vijay Narayan Bhadlikar, All R/o. Dhule.



The boundaries are as follows of Plot No. 49+50A+50B :-

East : Road
West : S. No. 316/1
South : S. No. 313
North : Road

FLOW OF TITLE:-

I) According the M.E. No. 4248, dated 22/08/1974, it seems that, **Mr. Murlidhar Bhaskar Ahirrao** has purchased the S. No. 308/1 and S. No. 308/2, Situated at Dhule, from **Mr. Soma Gunaji Mali, it self and also Principle member of Joint Family and Smt. Manjulabai Bhatu Mali**, for Rs. 15,000/- by Reg. Sale Deed, on 23/05/1974. The M. E. duly certified by the competent authority on 09/01/1975.

II) As per the M. E. No. 4159, dated 30/04/1974, it seems that, **Mr. Bhaskar Bhila Chaudhri** had made family partition in his ancestral properties as per bellow.

S. No.	Area H. R.	Assessed Rs.	Name of the owner
338/A	0.08	0.11.9	Rajendra Raghunath Natural Guardian Fathar Raghunath Bhaskar Ahirrao Bhaskar Bhila Chaudhari
West 316/1 Part	3.38	14.7	
East 316/2 Part	3.39	14.7	Murlidhar Bhaskar Chaudhari

The said M. E. No. 4159 was authorized from competent authority of Revenue.



III) According the M.E. No. 42390, dated 11/11/2003, it seems that, **Partners of Prashant Developers namely 1. Hiralal Purushottam Patel 2. Dhanesh Purushottam Patel 3. Ramanlal Purushottam Patel 4. Vinod Purushottam Patel 5. Vijay Narayan Bhadlikar**, had purchased S. No. 308/1, admeasuring 1 H. 14 R. assessed Rs. 7.42, and S. No. 316/2, admeasuring 1 H. 61 R. assessed Rs. 14.44, Situated at Dhule, from **Mr. Murlidhar Bhaskar Ahirrao (Chaudhari)**, for Rs. 60,00,000/- by Reg. Sale Deed, on 30/10/2003, bearing no. 5327/2003. The M. E. No. 42390, duly certified by the competent authority.

IV) The owners of the land S. No. 308/1 and S. No. 316/2 , Situated at Dhule, was applied to the Collector, Dhule permission to convert the said land into Non-Agriculture use, residential purpose. The Collector, Dhule after holding an elaborate inquiry was please to grant Non-Agriculture permission by its order No. B/Kaksh-1/N.A.S.R/3/08/KV/1183/08, dated 30/12/2008. There after the said Survey No. 308/1. and Survey No. 316/2, Situated at Dhule, converted into Non-Agricultural purpose. it was divided into plots. According M. E. No. 54802, dated 19/03/2009 in the village form no. 6.

V) According the M.E. No. 72538, dated 23/04/2015, it seem that, as per the order of Collector, Dhule, vide order no. B/Kaksh/1/Binsheti/KV/1361/13, dated 20/04/2015, Plot No. 49, 50A, 50B in S. No. 308/1 & 316/2, total admeasuring 420 Square Meter. Situated at Dhule were amalgamated.

VI) According the M.E. No. 72873, dated 20/06/2015, it seem that, **Partners of Prashant Developers namely 1. Hiralal Purushottam Patel 2. Dhanesh Purushottam Patel 3. Ramanlal Purushottam Patel 4. Vinod Purushottam Patel 5. Vijay Narayan Bhadlikar**, had executed a deed of declaration on vide Regd. No. 2977/2015, dated 17/06/2015 and have submitted the said property to the provisions of the Maharashtra Ownership Apartment Act, 1970, and had constructed the Apartment knows as "**Shrikrushna Apartment** " constructed on Plot No. 49+50A+50B, out of S. No. 308/1 and 316/2, admeasuring 420.00 Square Meter, Situated at Dhule. The said buildings to be used for Residential purpose.



By this way **Partners of Prashant Developers namely 1. Hiralal Purushottam Patel 2. Dhanesh Purushottam Patel 3. Ramanlal Purushottam Patel 4. Vinod Purushottam Patel 5. Vijay Narayan Bhadlikar** are legal and absolute owners of the Apartment, know as "Shrikrushna Apartment " Constructed on Plot No. 49+50A+50B. out of S. No. 308/1 and 316/2, admeasuring 420.00 Square Meter, Situated at Dhule.

I have taken search of following documents :-

1. 7/12 extract & Mutation entries.
2. Registered Sale Deed, dated 30 10/2003, bearing No. 5327.
3. Copy of Lay-out Plan .
4. Commencement Certificate .
5. Copy of Building Plan.
6. Declaration Deed, Bay- Laws.

I have taken also search in the record of Sub-Registrar office of Dhule from 1988 to 2017 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.

Tracing of Title as bellow :- Since the year of 1974.

I) **First owner** - Mr. Murlidhar Bhaskar Ahirrao
by a Registered Sale Deed, dated 23/05/1974 , and by Partition.

II) **Second owners** - Partners of Prashant Developers namely 1. Hiralal Purushottam (Applicants) Patel 2. Dhanesh Purushottam Patel 3. Ramanlal Purushottam Patel 4. Vinod Purushottam Patel 5. Vijay Narayan Bhadlikar.
by Reg. Sale Deed, on 30/10/2003, bearing no. 5327/2003

ENCUMBRANCE:

I have gone through 7/12 extract & Mutation Entries, from 1988 to 2017 and the relevant record of the above, namely Apartment, know as "Shrikrushna Apartment " Constructed on Plot No. 49+50A+50B, out of Survey No. 308/1 and 316/2, Situated at Dhule, owned and possessed by **Partners of Prashant Developers namely 1. Hiralal Purushottam Patel 2. Dhanesh Purushottam Patel 3. Ramanlal Purushottam Patel 4. Vinod Purushottam Patel 5. Vijay Narayan**



Bhadlikar, R/o. Dhule. It is advised to obtain an undertaking from the party that they have not personally availed any financial assistance from any financial Institution or the Credit Society/Patpedhi , nor has submitted the extract of the subject property to any financial institution or the Patpedhi.

It is advised to obtain an undertaking from the party that subject property is not the subject matter of any litigation pending before any Court of Law.

OPINON :-

My careful search in Sub-Registrar office and inspection and study reveals that, I found that **Partners of Prashant Developers namely 1. Hiralal Purushottam Patel 2. Dhanesh Purushottam Patel 3. Ramanlal Purushottam Patel 4. Vinod Purushottam Patel 5. Vijay Narayan Bhadlikar, All R/o. Dhule** are legal and absolute owners of **Apartment, know as "Shrikrushna Apartment " Constructed on Plot No. 49+50A+50B, out of Survey No. 308/1 and 316/2, admeasuring 420 Square Meter, Situated at Dhule.** There is no any kind of encumbrances, lease, lien over subject property. The said property is legal, perfect, marketable.

Hence this Search Report,

Place- Dhule

Date- 7/08/2017

Yours Faithfully,


VIJAY M. MORE
(Advocate, LL.B.)
ASSOCIATE
DIST. COURT, DHULE