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Date: 21/9/2015

TITLE SEARCH REPORT

Subject: Search For Title Investigation Report in respect of the property which is situated within Dhule Municipal Corporation Dhule on Survey No. 488/2-4 in it Plot No.1 &2 total admeasuring 921.40 Sq. Mtr., assessment Rs.829.26 of Gokul Apartment (i.e. City Survey No.9588,)which is owned by Mr.Pundlik Gokul Sutar, R/o. Malegaon Road, Dhule.

Respected Sir,

As per the Instruction of Mr. Pundlik Gokul Sutar, Dhule. I am submitting the Title Search Report in respect of the Property mentioned above.

I have perused the 7/12 Extract and relevant Mutation Entries of the Property on which Gokul Apartment Constructed which is within the Dhule Muncipal Corporation, Dhule. I have taken Search in respect of the Property, referred to above, in the Office of the **Dhule Sub Registrar No.1 , Dist. Dhule for 30 years ie. 1986 to 2015**, vide **Receipt No .1857, Application No.3013, Dated 14/9/2015** of **Rs.750/-** (Rupees Seven Hundred Fifty Only) as Search Fee issued by the Office of the Sub Registrar Dhule -1, which is enclosed herewith.

My Search Report is based on the Documents, which are made available to me and the Search Taken by me in the Office of The Sub Registrar Dhule - 01, Dhule.

Dhule Survey No. 488/2-4 out of Plot No. 01 Area 451.2 sq. mtr. Assessment of Rs. 406.08 ps. & Plot No.2 Area 470.2 sq.mtr. Assessment of Rs. 423=10 ps. (i.e. City Survey No.9588,) situated at, Dhule within limit of Municipal Corporation, Dhule Tal. Dhule.

The above Property is mentioned here below as " Subject Matter Property"

1) It appears from the Revenue record that the originally land of **" Subject Matter Property"** was in the Name of Mr. Waman Narayan Wani, who was the original landlord of the said land since 1986.

2) **Mutation Entry No. 33709 dated 29-1-2000**. shows that, shows that, Mr. Waman Narayan Wani, sold the said property Survey No. 488/2-4 out of Plot No. 01 Area 451.2 sq. mtr. Assessment of Rs. 406.08 ps. situated at, Dhule within limit of Municipal Corporation, Dhule Tal. Dhule to Mrs. Tarabai Babulal Jain [Doshi] by Regd. Sale Deed dated 30-4-1983 for consideration of Rs. 8000/.

3) The various Mutation Entries shows that,

Mr.Waman Narayan Wani, sold the Property Survey No. 488/2-4 out of Plot No.2 Area 470.2 sq.mtr. Assessment of Rs. 423= 10 ps. situated at Dhule to Thagubai Kashinath Sonar, by Regd. Sale Deed dated 5-5-1983 for consideration of Rs. 5000/-. As it is noted in **M.E. 1207 dated 25-2-1987**. And she sold the said property to Nanaji Kashinath Sawant and Latabai Nanaji Sawant, Eastern and Western portion of the said property by Regd. Sale Deed Sr. No. 3934 & 3935 dated 6-8-2003. As it is noted in **M.E. No. 41748 dated 7-8-2003** and they sold the said property to Pundalik Gokul Sutar by Regd. Sale Deed Sr. No. 2829/2010 dated 17-5-2010 for consideration of Rs. 5,65,000/-. **Mutation Entry No. 58310 dated 28-5-2010.**

4) **Mutation Entry No.. 43800, dated 28-4-2004** shows that,

Babulal Joharmal Doshi died on 17-11-1987 and Mrs. Tarabai Babual Jain [Doshi] died on 12-12-1999, they had no son and daughter

therefore his legal heir Nephews Shantabai Sarmal Mutha, Bastibai Pratpchand Chaudhari, Chandrabai Manilal Shah & Shaileshkumar Pratpchand Mutha was owner of the said property. 5) Shantabai Sarmal Mutha was died on 20-1-2005 at Rajastan her daughters are on the revenue record of the said property - Kalpanaben Pukharaj Chaursiya, Sangitaben Ashwinkumar Khotari & Kalpanaben Kailaskumar Kothari. As it is noted **M.E. No. 46584 dated 30-5-2005.**

6) **Mutation .Entry. No.58311 dated 28-5-2010.** shows that, Bastibai Pratpchand Chaudhari, Shaileshkumar Pratpchand Mutha, Kalpanaben Pukharaj Chaursiya, Sangitaben Ashwinkumar Khotari & Kalpanaben Kailaskumar Kothari given a General Power of Attorney in the name of Mahesh Sohanlal Munot, and Chandrabai Manilal Shah given a general power of attorney in the name of Shilpa Sardar Chaudhari, they sold the said property Survey No. 488/2-4 out of Plot No. 01 Area 451.2 sq. mtr. Assessment of Rs~ 406.08 ps. situated at, Dhule within limit of Municipal Corporation, Dhule Tal. Dhule to Mr. Pundalik Gokul Sutar, by Regd. Sale Deed Sr. No. 2830 dated 15-5-2010 for a consideration of Rs. 5,42,000/-.

7) The Bank of Maharashtra Deopur Branch Dhule created a charge of Rs.15,00,000/- + Rs.60,00,000/- on the said subject matter property in the name of Mr. Pundalik Gokul Sutar, as per **Mutatiton Entry No.50330, 63947.**

8) The Bank of Maharashtra Deopur Branch Dhule has made Reconvence of Mortgage deed dt.24/08/2015 for Survey No. 488/2-4 out of Plot No. 01 Area 451.2 sq. mtr. Assessment of Rs. 406.08 ps. &

Plot NO.2 Area 470.2 sq.mtr. Assessment of Rs. 423=10 ps. situated at, Dhule on the above said property. The Bank has created charge on 1st floor Flat No.105 and Flat No. 205 of 2nd floor of the S.No.488/2-4 out of the plot No.1+2 in Gokul Apartment. . The owner of the Flat has mortgaged the Flat in the favour of Bank of Maharashtra,Deopur Dhule for Loan amount taken by them of Rs.75,00,000/-.Mutation Entries No.73299 & 73300 are under process to be finalized in the record of rights.

9) **M.E. 72141 dated 12-2-2015, shows that,**

Mr. Pundalik Gokul Sutar, owner of Gokul Apartment Registered Declaration Deed Sr. No. 718/2015 dated 11-2-2015 for Residential purpose as per Maharashtra Ownership Act 1970 of Gokul Apartment,Dhule before the Sub Registrar Office, Dhule.

The Dy. Collector, Dhule issued a NA permission letter No. 1982/B/Desk- I/NASR/36/1982-83 dated 11-11-1982, as per M.E. No 7381. And the Collector, Dhule Permission order No. B/Desk-1/NASR/Kavi/283/14 dated 4-8-2014 permission granted for amalgamation of Plot NO.1 & 2 [451.20 + 470.20] total Area 921.40 sq.rntr. in the name of Pundalik Gokul Sutar. By the **Mutation Entry No.71314, Dt. 27/10/2014.**

The commencement certificate issued by Dhule Municipal Corporation, Dhule Ltr. No. 932 dated 15-2-2013 for amalgamation of Plot No.1 & 2 of Gokul Apartment, owned by Mr. Pundalik Gokul Sutar.

As per the 7/12 extract issued by Talathi, Dhule Tal. Dhule of Survey No.488/2-4 out of Plot No.1 & 2 in Gokul Apartment in

Second floor Flat No.205 area 58.45 sq. mtr. situated at Dhule are within limit of Municipal Corporation, Dhule Tal. Dhule on dated 14-05-2015 in the name of Mr. Pundalik Gokul Sutar, R/o. Dhule on the said property in 7/12 extract.

I have examined the original title deeds relating to the property lies Survey No. 488/2-4 out of Plot No.1 & 2 in **Gokul Apartment in First Floor Flat No.105 and Second floor Flat No. 205 area 58.45 sq.mtr.** situated at Dhule and offered as security by Simple mortgage/ Equitable mortgage to the Bank of Maharashtra. I have also taken search with the sub Registrar Office, City Survey office record & Record of Rights for last 30 years (original fee receipts enclosed). I certify that Mr. Pundalik Gokul Sutar, R/o. Dhule has/have an absolute, clear and marketable title over the property/ies shown above except the 2 Flats in this Gokul Apartment.

Description of Properties in Gokul Apartment:

The land which is situated within Dhule Muncipal Corporation Dhule on Survey No. 488/2-4 in it Plot No.1 &2 total admeasuring 921.40 Sq. Mtr (ie. City Survey No. 9588) on which "Gokul Apartment " is constructed. The Apartment has been constructed with due permission of Dhule Muncipal Corporation as per Approved Plan. The Total Construction of Apartment is as Follows:

Details of **Ground Floor , Stilt Ground First Floor, First Floor, Stilt First & Second Floor and Stilt Second Floor Flats:**

Flat includes - Bed Room + Hall + Kitchen + Toilet + Study Room.

Total 4 Shops, 23 Flats & Parking Area, 3 Bhk-2, 2 Bhk –18, & 1Bhk –3.

Shops: 4 Shops on Ground Floor No.001 to 004

Ground Floor : Total 3, Flats No. 005 (1 Bhk), 006,007 (2 Bhk)

Stilt Ground Floor: Total 4 Flats, Flat No.101,102,103,104.(2 Bhk)

First Floor : Total 4 Flats, Flat No.105 (3 Bhk),106 (1 Bhk),107 & 108 (2 Bhk)

Stilt First Floor: Total 4 Flats, Flat No.201,202, 203 & 204 (2 Bhk)

Second Floor : Total 4 Flats, Flat No.205 (3 Bhk),206 (1 Bhk), 207 & 208 (2 Bhk)

Stilt Second Floor : Total 4 Flats, Flat No.301,302, 303 & 304 (2 Bhk)

GROUND FLOOR SHOPS

1) **Shop No. 001** admeasuring 9.60 Sq. Mtr

Boundaries of Shop:

East: Adj.S.No.488/2, West: Shop No.002,

South : Flat No.005, North: Chakarbardi Road

2) **Shop No. 002** admeasuring 13.65 Sq. Mtr.

Boundaries of Shop:

East: Shop No.001, West: Shop No.003,

South : Parking, North: Chakarbardi Road

3) **Shop No. 003** admeasuring 13.65 Sq. Mtr.

Boundaries of Shop:

East: Shop No.002, West: Shop No.004,

South : Parking, North: Chakarbardi Road

4) **Shop No. 004** admeasuring 17.00 Sq. Mtr.

Boundaries of Shop:

East: Shop No.003, West: Adj.S.No.488/1,

South : Parking, North: Chakarbardi Road

GROUND FLOOR FLATS

5) **Flat No. 005** admeasuring 16.00 Sq. Mtr.(1 B.H.K)

Boundaries of Flat:

East: Adj.S.No.488/2, West: Shop No.003,

South : Parking, North: Shop No.001

6) **Flat No. 006** admeasuring 39.45 Sq. Mtr.(2 B.H.K)

Boundaries of Flat:

East: Adj.S.No.488/2, West: Flat No.007,

South : D.P.Road, North: Parking

7) **Flat No. 007** admeasuring 39.45 Sq. Mtr.(2 B.H.K)

Boundaries of Flat:

East: Flat No.006, West: Adj.S.No.488/1,

South : D.P.Road, North: Parking

STILT GROUND FLOOR FLATS

8) **Flat No. 101** admeasuring 39.13 Sq. Mtr.(2 B.H.K)

Boundaries of Flat:

East: Adj.S.No.488/2, West: Flat No.102,

South : Flat No.103, North: Flat No.105

9) **Flat No. 102** admeasuring 39.13 Sq. Mtr.(2 B.H.K)

Boundaries of Flat:

East: Flat /no.101, West: Adj.S.No.488/1 ,

South : Flat No.104, North: Flat No.106,

10) **Flat No. 103** admeasuring 39.13 Sq. Mtr.(2 B.H.K)

Boundaries of Flat:

East: Adj.S.No.488/2, West: Flat No.104,

South : Flat No.107, North: Flat No.101

11) **Flat No. 104** admeasuring 39.13 Sq. Mtr.(2 B.H.K)

Boundaries of Flat:

East: Flat No.103, West: Adj.S.No.488/1,

South : Flat No.108, North: Flat No.102

FIRST FLOOR FLATS

12) **Flat No. 105** admeasuring 58.45 Sq. Mtr.(3 B.H.K)

Boundaries of Flat:

East: Adj.S.No.488/2, West: Flat No.106,

South : Flat No.101, North: Chakarbardi Road

13) **Flat No. 106** admeasuring 24.20 Sq. Mtr.(1 B.H.K)

Boundaries of Flat:

East: Flat No.105, West: Adj.S.No.488/1,

South : Flat No.102 North: Chakarbardi Road

14) **Flat No. 107** admeasuring 39.45 Sq. Mtr.(2 B.H.K)

Boundaries of Flat:

East: Adj.S.No.488/2, West: Flat No.108,

South : D.P.Road North: Flat No.203

15) Flat No. 108 admeasuring 39.45 Sq. Mtr.(2 B.H.K)

Boundaries of Flat:

East: Flat No.107, West: Adj.S.No.488/1 ,

South : D.P.Road, North: Flat No.204

STILT FIRST FLOOR FLATS

16) Flat No. 201 admeasuring 39.13 Sq. Mtr.(2 B.H.K)

Boundaries of Flat:

East: Adj.S.No.488/2, West:Flat No.202 ,

South : Flat No.203, North: Flat No.205

17) Flat No. 202 admeasuring 39.13 Sq. Mtr.(2 B.H.K)

Boundaries of Flat:

East: Flat No.201 , West: Adj.S.No.488/2 ,

South : Flat No.204, North: Flat No.206

18) Flat No. 203 admeasuring 39.13 Sq. Mtr.(2 B.H.K)

Boundaries of Flat:

East: Adj.S.No.488/2, West: Flat No.204,

South : Flat No.207, North: Flat No.201

19) Flat No. 204 admeasuring 39.13 Sq. Mtr.(2 B.H.K)

Boundaries of Flat:

East: Flat No.203, West: Adj.S.No.488/1,

South : Flat No.208, North: Flat No.202

SECOND FLOOR FLATS

20) Flat No. 205, admeasuring 58.45 Sq. Mtr., .(3 B.H.K)

Boundaries of Flat:

East: Adj.S.No.488/2 , West: Flat No.206,

South : Flat No.201 , North: Chakarbardi Road,

21) Flat No.206, admeasuring 24.20 Sq. Mtr, .(1 B.H.K)

Boundaries of Flat:

East: Flat no.205 , West: Adj.S.No.488/1,

South : Flat No.202 , North: Chakarbardi Road,

22) Flat No.207, admeasuring 39.45 Sq. Mtr, .(2 B.H.K)

Boundaries of Flat:

East: Adj.S.No.488/2, West: Flat No.208,

South : D.P.Road, North: Flat No.303,

23) Flat No.208, admeasuring 39.45 Sq. Mtr, .(2 B.H.K)

Boundaries of Flat:

East: Flat No.207 , West: Adj.S.No.488/1,

South : D.P.Road , North: Flat No.304,

STILT SECOND FLOOR FLATS

24) Flat No.301, admeasuring 39.13 Sq. Mtr, .(2 B.H.K)

Boundaries of Flat:

East: Adj.S.No.488/2, West: Flat No.302,

South : Flat No.303 , North: Terrace,

25) Flat No.302, admeasuring 39.13 Sq. Mtr, .(2 B.H.K)

Boundaries of Flat:

East: Flat No.301, West: Adj.S.No.488/1,

South : Flat No.304 , North: Terrace,

26) Flat No.303, admeasuring 39.13 Sq. Mtr, .(2 B.H.K)

Boundaries of Flat:

East: Adj.S.No.488/2, West: Flat no.304,

South : Terrace , North: Flat No.301,

27) Flat No.304, admeasuring 39.13 Sq. Mtr, .(2 B.H.K)

Boundaries of Flat:

East: Adj.S.No.488/2, West: Adj.S.No.488/1,

South : Terrace , North: Flat No.302

Hence, this Report.

Thanking You

Yours faithfully,

21/9/15

(Adv. Parag S. Khankari)

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