

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 "Vedant Residency", Constructed on Plot No. 7, out of Survey No. 8 & 14/2, admeasuring 557.41 Square Meter, Situated at Deopur, Dhule, within Dhule Municipal Corporation limits. Owned and possessed by Partners of Vedant Buildcon namely 1. Dhanesh Purushottam Patel 2. Vijay Narayan Bhadlikar, both 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 CTS 1857/2049, dated 9/08/1957. 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
G, Chandrama Housing Society,
Dnyandip Colony, Nakane Road,
Deopur, DHULE - 424 002.
Mobile : 9822852650.



Monday, 07 August 2017 4:36 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6855 दिनांक: 07/08/2017

गावाचे नाव: देवपूर धुळे नगरपालीका क्षेत्र

दस्तऐवजाचा अनुक्रमांक: दलन 1-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड विजय म. मोरे

वर्णन अर्ज क्र. 3012/2017 मीजे देवपुर येथील सर्वे नंबर 8+14/2 पैकी प्लॉट नं 7 चा सन 1988 ते 2017 (एकूण 30 वर्षे) 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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TITLE AND SEARCH REPORT

To,

Whom it may Concern,

Subject:- Title investigation report in connection with the property, Apartment, know as "Vedant Residency", Constructed on Plot No. 7, out of Survey No. 8 & 14/2, admeasuring 557.41 Square Meter, Situated at Deopur, Dhule, within Dhule Municipal Corporation limits. Owned and possessed by Partners of Vedant Buildcon namely 1. Dhanesh Purushottam Patel 2. Vijay Narayan Bhadlikar, both R/o. Dhule.

Respected Sir,

In pursuance of request by applicants Partners of Vedant Buildcon namely 1. Dhanesh Purushottam Patel 2. Vijay Narayan Bhadlikar , both R/o. Dhule, I am submitting the title investigation in connection with Apartment, know as "Vedant Residency ", Constructed on Plot No. 7, out of Survey No. 8 & 14/2. Situated at Deopur, Dhule. Owned and possessed by Partners of Vedant Buildcon namely 1. Dhanesh Purushottam Patel 2. Vijay Narayan Bhadlikar, both R/o. Dhule.

The boundaries are as follows of Plot No. 7 :-

East : Plot No. 6
West : Plot No. 13
South : Road
North : Plot No. 8



FLOW OF TITLE:-

- I) According the M.E. No. 7686, dated 29/01/1988, it seems that, the name of **Jai Mard Dattu Narayan** was reduction on the 7/12 extract, regarding the S. No. 14/2, Situated at Deopur, Dhule. The M. E. duly certified by the competent authority.
- II) According the M.E. No. 23227, dated 6/03/2006, it seems that, the name of **Smt. Indira Sudam Patil**, was reduction on the 7/12 extract, Judgment in Apple No. 72/2001 and Application No. 243/2002, dated 28/03/2003, filed before the Hon'ble Co-operative Court, Mumbai, regarding the Plot No. 7, out of S. No. 14/2, Situated at Deopur, Dhule. And **Smt. Kokilabai Deoram Baviskar**, expired on 24/11/1990, then her legal heirs 1. **Baburao Devram Baviskar** 2. **Ashok Devram Baviskar (Deceased)** 3. **Smt. Sunanda Devram Baviskar** 4. **Nanda Bhaskar Soni** 5. **Mrs. Nita Pradip Ghodake** 6. **Mrs. Archana Sanjiv Sonar** were come on record of revenue of the subject property as an owners. The M. E. duly certified by the competent authority.
- III) According the M.E. No. 24933, dated 23/10/2007, it seems that, **Mr. Baburao Deoram Baviskar**, expired on 24/07/2007, then his legal heirs 1. **Bebibai Baburao Baviskar** 2. **Sanjay Baburao Baviskar** 3. **Rajesh Baburao Baviskar** 4. **Alaka Baburao Baviskar** 5. **Padma Dilip Visapute** 6. **Sangita Mahendra Vispute** were come on record of revenue of the subject property as an co-owners. The M. E. duly certified by the competent authority on 15/11/2007.
- IV) According the M.E. No. 25616, dated 7/06/2008, it seems that, **Mrs. Indira Sudam Patil**, was obtained the loan of Rs. 13200/- from the Jaihind Co-op. Hou. Soci., Ltd. Dhule for the construction of the house, she had paid the said loan, then the encumbrance of the Society was reduction on the Plot No. 7, in S. No. 8 & 14/2, Situated at Deopur, Dhule. The M. E. duly certified by the competent authority.
- V) According the M.E. No. 27573, dated 5/05/2010, it seems that, **Partners of Souvenir Developers namely Mr. Kamlakar Sahebrao Patil**, has purchased the Plot No. 7, out of S. No. 8 & 14/2, admeasuring 557.41, Situated at Deopur, Dhule, from 1.



Sunanda Devram Baviskar 2. Nanda Bhaskar Soni 3. Nita Pradip Ghodake 4. Archana Sanjiv Sonar, 5. Bebibai baburao Baviskar, 6. Sanjay Baburao Baviskar, 7. Rajesh Baburao Baviskar, 8. Alaka Baburao Baviskar 9. Padma Dilip Vispute, 10. Sangita Mahendra Vispute, for the consideration amount of Rs. 32,73,000/- by Reg. Sale Deed, on 5/05/2010, bearing no. 3039/2010. The M. E. No. 27573, duly certified by the competent authority on 26/08/2010.

VI) According the M.E. No. 30171, dated 28/02/2012, it seems that, **Partners of Vedant Buildcon namely 1. Dhanesh Purushottam Patel 2. Vijay Narayan Bhadlikar,** has purchased the Plot No. 7, out of S. No. 8 & 14/2, admeasuring 557.41, Situated at Deopur, Dhule, from **Partners of Souvenir Developers namely Mr. Kamlakar Sahebrao Patil,** for the consideration amount of Rs. 40,00,000/- by Reg. Sale Deed, on 28/02/2012, bearing no. 1454/2012. The M. E. No. 30171, duly certified by the competent authority on 17/03/2012.

VII) According the M.E. No. 31605, dated 15/04/2013, it seem that, **Partners of Vedant Buildcon namely 1. Dhanesh Purushottam Patel 2. Vijay Narayan Bhadlikar,** had executed a deed of declaration on vide Regd. No. 2193/2013, dated 05/04/2013 and have submitted the said property to the provisions of the Maharashtra Ownership Apartment Act, 1970, and had constructed the Apartment knows as **"Vedant Residency "** constructed on Plot No. 7, out of S. No. 8 & 14/2, admeasuring 557.41 Square Meter, Situated at Dhule. The said buildings to be used for Residential purpose.

By this way **Partners of Vedant Buildcon namely 1. Dhanesh Purushottam Patel 2. Vijay Narayan Bhadlikar** are legal and absolute owners of the Apartment, know as **"Vedant Residency "** Constructed on Plot No. 7, out of S. No. 8 & 14/2, admeasuring 557.41 Square Meter, Situated at Dhule.

I have taken search of following documents :-

1. 7/12 extract & Mutation entries.
2. Registered Sale Deed, dated 28 /02/2012, bearing No. 1454.
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.

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 "Vedant Residency " Constructed on Plot No. 7, out of Survey No. 8 & 14/2, Situated at Dhule. owned and possessed by **Partners of Vedant Buildcon namely 1. Dhanesh Purushottam Patel 2. 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.

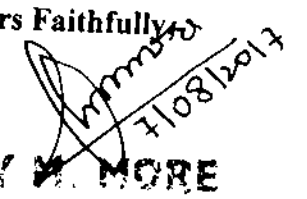
OPINON :-

My careful search in Sub-Registrar office and inspection and study reveals that, I found that **Partners of Vedant Buildcon namely 1. Dhanesh Purushottam Patel 2. Vijay Narayan Bhadlikar**, both R/o. Dhule are legal and absolute owners of **Apartment, know as "Vedant Residency " Constructed on Plot No. 7, out of Survey No. 8 & 14/2, admeasuring 557.41 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,

VINIT M. MORE
(B)
ADDITIONAL
DIST. COURT, DHULE

