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इतर पावती

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नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 7061 दिनांक: 14/08/2017

गावाचे नाव: वलवाडी धुळे नगरपालीका क्षेत्र
दस्तऐवजाचा अनुक्रमांक: दलन1-0-2017
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: अॅड पराग मधुकर पाटील
वर्णन अर्ज क्र.3194/17 मौजे वलवाडी येथील स.नं 71/1/ब+73 पार्ट चा सन 1988 ते 2017 (एकुण 30 वर्षे) पर्यंतचा शोध.

SEARCHFEE	रु. 750.00
एकूण:	रु. 750.00

Sub Registrar Dhule 1

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

Parag Madhukar Patil
Advocate

Office : *Hire Bhavan, Opp. Dist. Court, Station Road, Dhule.*

Phone : ***9823072744***

To Whomsoever It May Concern

Subject : Investigation of Title in connection with the Plot Nos. 01,12& 46 out of S.No. 71/1+73/1/B owned by Shri. Chandrakant Kashinath Kele (Lad).

Respetcted Sir / Madam

In pursuance of request of Chandrakant Kashinath Kele (Lad) R/o. Dhule ; I am Submitting the title investigation Report for the 30 years with the Plot Nos. 01,12& 46 out of S.No. 71/1+73/1/B situated at Walwadi, Deopur, Dhule within the limits of Dhule Municipal Corporation, Dhule & owned by Shri. Chandrakant Kashinath Kele (Lad).

I have taken the search in the revenue records and also in the office of Talathi, Walwadi, wherein the VII, VII-A & XII extract are maintained by as per the provisions of the Maharashtra Land Revenue Code of 1966.

The fresh 7/12 Extracts Dt. 18-07-2017 shows the name of Chandrakant Kashinath Kele (Lad) as holder & possessor of the Plot Nos. 01,12& 46 out of S.No. 71/1+73/1/B.

I have perused the **Certified Copies of Sale Deed** No. 2527 Dt. 01-08-1980, 1099 Dt. 30-04-1998 & 2450 Dt. 28-09-1998.

Shri. Chandrakant Kashinath Kele (Lad) has obtained the Non Agri. permission from H'ble Collector, Dhule, vide order No. 1993/NASR/28/A/92/DHULE/ Dt. 25-02-1993 regarding the Agri. land G.No. 71/1 & B/DESK/I/NASR/14/501/Dt. 02-09-2000 to convert his owned and possessed Agri. land in to Non Agri. land for the residential purposes.

Also sanctioned the Layout by the Town-planner Dhule vide order No. 1249/Dt. 22-09-2000 & 288 Dt. 21-07-1992.

Shri. Chandrakant Kashinath Kele (Lad) has also obtained the permission for amalgamation of Plot Nos. 01,12 out of S.No. 71/1 & Plot No. 46 out of S.No. 73/1/B from Dhule Municipal Corporation, Dhule by order No 2292 Dt. 14-03-2016.

The Construction permission was issued by Dhule Municipal Corporation, Dhule to Chandrakant Kashinath Kele (Lad) by letter No. 88 Dt. 25-05-2017 and sanctioned the construction plan for up to the Plinth level by same order.

This land is covered under the Urban Land Ceiling & Regulation Act 1976 .

The person Seeks to secure the Property has clear title over the said property.

The provisions of revenue laws does not affect the title of the property . This land is not covered under the Maharashtra land Act No. XIV of 1976 which provides for restoration land to person belonging to scheduled tribes.

MUTATION ENTRY/IES

1] As per M.E.No. 2804 Dt. 25-10-1980 Shri. Chandrakant Kashinath Kele (Lad)has purchased the Agri. land G.No. 71/2 of 1(H)71(R) from Shri. Dilip Rambhau Chaudhary etc. on Dt. 01-08-1980. The Area of G.No. 71/2 were rectified by the order of Dist. Land Inspector, Dhule Dt. 10-04-1989 and as per his order the G.No. 71/2 of 1(H)71 (R) was changed as 71/1 of 1(H)71(R) which is mutated in M.E.No. 8241 Dt. 24-05-1989.

2] As per M.E.No. 14541 Dt. 22-01-1994 Shri. Chandrakant Kashinath Kele has obtained the permission from H'ble Collector, Dhule to convert his owned Agri. land G.No. 71/1 of 1(H)71(R) In to Non Agri. land for the residential purposes.

3] As per M.E.No. 18719 Dt. 09-12-1998 Shri. Chandrakant Kashinath Kele (Lad)has purchased the Agri. land G.No. 73/B of 1(H)13(R) from Shri. Ravindra Rajaram Chaudhary on Dt. 30-04-1998.

4] As per M.E.No. 15118 Shri. Chandrakant Kashinath Kele (Lad)has purchased the Agri. land G.No. 73 part of 0(H)47.10(R) from Smt. Kesarbai W/o. Rajaram Chaudhary, on Dt. 28-09-1998.

5] As per M.E.No. 16156 Dt. 06-01-1996 Smt. Shilpa Suhas Wani has purchased the part of 0(H)40(R) out of Agri. land G.No. 73 from Shri. Ravindra Rajaram Chaudhary on Dt. 18-12-1995.

6] As per M.E.No. 20931 Dt. 12-09-2000 Shri. Chandrakant Kashinath Kele (lad) & Smt. Shilpa Suhas Wani has obtained the permission from H'ble Collector, Dhule to convert their owned part of 1(H)51(R) out of Agri. land G.No. 73 part, 73/a & 73/B total 2(H)47 In to Non Agri. land for the residential purposes.

7] As per M.E.No. 21035 Dt. 08-10-2000 Shri. Chandrakant Kashinath Kele (Lad) & Smt. Shilpa Suhas Wani has distributed the plots within Non Agri. land G.Nos. 73 part+73/A+73/B between them and hence after the distribution the Plot Nos. 1/A, 1/B, 12/A, 12/B goes to in favor of Smt. Shilpa Suhas Wani & Plot No. 46 goes to in favor of Shri. Chandrakant Kashinath Kele.

BOUNDARIES

Plot No.	AREA In sq.mtrs.	EAST	WEST	SOUTH	NORTH
01	313.77	Plot Nos. 11, 12	Road	Plot No. 02	Plot No. 46 out of S.No. 73
12	236.25	Open Space	Plot No. 01	Plot No. 11	S.No. 73
46	463.75	Other S.No.	Road	Plot No. 01 & 12 out of S.No. 71/1	Road

CONCLUSION

On the basis of Search taken by me on the strength of documents provided to me which are referred in this report for the 30 year/s and after having carefully gone through all the revenue records, I come to conclusion that, the Plot Nos. 01,12& 46 out of S.No. 71/1+73 part situated at Walwadi, Deopur, Dhule within the limits of Dhule Municipal Corporation, Dhule & owned by Shri. Chandrakant Kashinath Kele (Lad).is free from all the encumbrances, the title is clear and marketable.

Place : Dhule
Date : 14-08-2017

R.No. 7061 Dt. 14-08-2017

Report is issued on the strength of Documents Provided to me only which are referred in this report are follow.....

1] Original Copy of 7/12 Extracts
2] Original Copies of 'D' Annexures
3] Xerox Copy of N.A. Order
4] Xerox Copy of Lay-out plan
5] Construction permission
7] Sanctioned plan
8] Amalgamation permission & Plan

Parag Madhukar Patil
Advocate
Dhule