

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 "**M/s. Vrundavan Plaza**", Constructed on Plot No. 79 in Final Plot No. 83, out of Survey No. 606, admeasuring 600 Square Meter, Situated at Dhule, within Dhule Municipal Corporation limits. Owned and possessed by Partners of **M/s. Vrundavan Buildcon** namely 1. **Dhanesh Purushottam Patel** 2. **Ramesh Purushottam Patel** 3. **Vijay Narayan Bhadlikar** 4. **Yogiraj Shivajirao Marathe**, All R/o. Dhule. Name of the said owner is recorded in the 7/12 & CTS 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. Who is competent to grant such permission.

I am enclosing detailed search report of the title of land own by applicant dated 8/08/2017 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,
Deopur, DHULE - 424 002.
Mobile : 9822852650,

2008/08/14/17

Monday, 07 August 2017 4:39 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: धुळे नगरपालीका क्षेत्र
दस्तऐवजाचा अनुक्रमांक: दलन 1-0-2017
दस्तऐवजाचा प्रकार:

पावती क्र.: 6856 दिनांक: 07/08/2017

सादर करणाऱ्याचे नाव: अॅड विजय म मोरे

वर्णन अर्ज क्र. 3097/2017 मीजे धुळे येथील सर्वे नंबर 606 पैकी फायनल प्लॉट नं 83 पैकी प्लॉट नं 79 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/-

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Office :- B/12, Bhansali Plaza, Near Gandhi Putala, Nagarpatti, Dhule

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 "M/s. Vrundavan Plaza", Constructed on Plot No. 79 in Final Plot No. 83, out of Survey No. 606, admeasuring 600 Square Meter, Situated at Dhule, within Dhule Municipal Corporation limits. Owned and possessed by Partners of M/s. Vrundavan Buildcon namely 1. Dhanesh Purushottam Patel 2. Ramesh Purushottam Patel 3. Vijay Narayan Bhadlikar 4. Yogiraj Shivajirao Marathe, All R/o. Dhule.

Respected Sir,

In pursuance of request by applicants Partners of M/s. Vrundavan Buildcon namely 1. Dhanesh Purushottam Patel 2. Ramesh Purushottam Patel 3. Vijay Narayan Bhadlikar 4. Yogiraj Shivajirao Marathe , All R/o. Dhule, I am submitting the title investigation in connection with Apartment, know as "M/s. Vrundavan Plaza ", Constructed on Plot No. 79 in Final Plot No. 83, out of Survey No. 606, Situated at Dhule. Owned and possessed by Partners of M/s. Vrundavan Buildcon namely 1. Dhanesh Purushottam Patel 2. Ramesh Purushottam Patel 3. Vijay Narayan Bhadlikar 4. Yogiraj Shivajirao Marathe, All R/o. Dhule.



The boundaries are as follows of Plot No. 79 in Final Plot No. 83 :-

East : Plot No. 48
West : Road
South : Road
North : Plot No. 46

FLOW OF TITLE:-

I) According the M.E. No. 44141, dated 12/07/2004, it seems that, Khatedar **Mr. Laxmikant Shankarlal Mundada** expired then after his legal heirs **1. Son – Gopal Laxmikant Mundade 2. Daughter- Shaila Rameshchandra Chichaji 3. Daughter Mrs. Sunanda Murlidhar Toshnival 4. Daughter- Mrs. Shobha Satishkumarji Laddha 5. Wife- Smt. Kisanpyari Laxmikant Mundade**, were owners of the Final Plot No. 83, out of S. No. 606, Situated at Dhule. The said M. E. duly certified by the competent authority on 07/09/2004. But the said mutation entry is suspense's.

II) According the M.E. No. 44165, dated 14/07/2004 and M. E. No. 45955, dated 16/03/2005, it seems that, **1. Kantilal Pratapchand Jain 2. Rajesh Chandramal Galani 3. Mrs. Hema Vinodkumar Kevalramani**, had purchased Middle Portion of Western Part , West North Corner Part and West South Corner Part, admeasuring 2 H. 31 R, Situated at Dhule, from **1. Gopal Laxmikant Mundade, (it self and Attorney for No. 3 to 5) 2. Smt. Kisanpyari Laxmikant Mundade 3. Shaila Rameshchandra Chichaji 4. Mrs. Sunanda Murlidhar Toshnival 5. Mrs. Shobha Satishkumarji Laddha**, for consideration amount of Rs. 35, 11,000/- by Reg. Sale Deed, on 7/12/1998, bearing no. 2261/1998. But as per 7/12 extract, it seems that, said Mutation Entries are canceled by revenue authority.

III) According the M.E. No. 46816, dated 7/07/2005, it seem that, **Partners of M/s. Vrundavan Buildcon namely 1. Dhanesh Purushottam Patel 2. Ramesh Purushottam Patel 3. Vijay Narayan Bhadlikar 4. Kedarnath Gangadhar Badan**, had purchased Plot No. 69, admeasuring 525 Square Meter and Plot No. 79, admeasuring 600 Square Meter, in Final Plot No. 83, out of S. No. 606, Situated at



Dhule, from 1. Kantilal Pratapchand Jain 2. Rajesh Chandramal Galani 3. Mrs. Hema Vinodkumar Kevalramani, for the consideration amount of Rs. 18,00,000/- by Reg. Sale Deed, on 4/07/2005, bearing no. 2866/2005. The M. E. No. 46816, duly certified by the competent authority on 27/07/2005.

IV) According the M.E. No. 55987, dated 11/09/2009, it seem that, **Partners of M/s. Vrundavan Buildcon** namely 1. Dhanesh Purushottam Patel 2. Ramesh Purushottam Patel 3. Vijay Narayan Bhadlikar 4. Kedarnath Gangadhar Badan, 5. Yogiraj Shivajirao Marathe, were made the Registered Partition Deed, dated 11/09/2009, bearing no. 3840, regarding the properties, Plot No. 47, admeasuring 525 Square Meter and Plot No. 79, admeasuring 600 Square Meter, Situated at Dhule, as per bellow -

Sr. No.	S. No.	Fin. Plot No.	Plot No.	Area Squ. Mtr.	Name
1.	606	83	69	525	Kedarnath Gangadhar Badan
2.	606	83	79	600	1. Dhanesh Purushottam Patel 2. Ramesh Purushottam Patel 3. Vijay Narayan Bhadlikar 4. Yogiraj Shivajirao Marathe

The M. E. No. 55987, duly certified by the competent authority on 4/11/2009.

V) According the M.E. No. 56608, dated 21/12/2009, it seem that, **Partners of M/s. Vrundavan Buildcon** namely 1. Dhanesh Purushottam Patel 2. Ramesh Purushottam Patel 3. Vijay Narayan Bhadlikar 4. Yogiraj Shivajirao Marathe, had executed a deed of declaration on vide Regd. No. 4634/2009, dated 17/11/2009 and have submitted the said property to the provisions of the Maharashtra Ownership Apartment Act, 1970, and had constructed the Apartment knows as "**M/s. Vrundavan Plaza**" constructed on Plot No. 79 in Final Plot No. 83, out of S. No. 606, admeasuring 600 Square Meter, Situated at Dhule. The said buildings to be used for commercial purpose.



By this way **Partners of M/s. Vrundavan Buildcon namely 1. Dhanesh Purushottam Patel 2. Ramesh Purushottam Patel 3. Vijay Narayan Bhadlikar 4. Yogiraj Shivajirao Marathe** are owners of the Apartment, know as "M/s. Vrundavan Plaza" Constructed on Plot No. 79 in Final Plot No. 83, out of S. No. 606, admeasuring 600 Square Meter, Situated at Dhule.

I have taken search of following documents :-

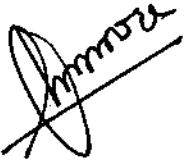
1. 7/12 extract & Mutation entries.
2. Registered Sale Deed, dated 04/07/2005, bearing No. 2866.
3. Registered Partition Deed, dated 11/09/2009, bearing No. 3840.
4. Copy of Registered Sale Deed, dated 4/09/1978, bearing no. 2261.
5. Copy of Lay-out Plan .
6. Commencement Certificate .
7. Copy of Building Plan.
8. 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 "M/s. Vrundavan Plaza" Constructed on Plot No. 79 in Final Plot No. 83, out of Survey No. 606, Situated at Dhule, owned and possessed by **Partners of M/s. Vrundavan Buildcon namely 1. Dhanesh Purushottam Patel 2. Ramesh Purushottam Patel 3. Vijay Narayan Bhadlikar 4. Yogiraj Shivajirao Marathe, 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 :-

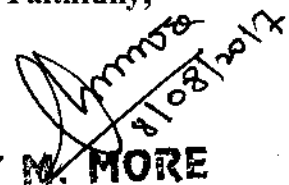
My careful search in Sub-Registrar office and inspection and study reveals that, I found that Partners of M/s. Vrundavan Buildcon namely 1. Hiralal Purushottam Patel 2. Dhanesh Purushottam Patel 3. Ramesh Purushottam Patel 4. Vinod Purushottam Patel 5. Vijay Narayan Bhadlikar, All R/o. Dhule are absolute owners of Apartment, know as "M/s. Vrundavan Plaza " Constructed on Plot No. 79 in Final Plot No. 83, out of Survey No. 606, admeasuring 420 Square Meter, Situated at Dhule. There is no any kind of encumbrances, lease, lien over subject property.

Hence this Search Report,

Place- Dhule

Date- 8/08/2017

Yours Faithfully,


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