इतर पावती

Original/Duplicate

Monday,04 September 2017 6:51 PM

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 7623 दिनांक: 04/09/2017

गावाचे नाव: धुळे नगरपालीका क्षेत्र

दस्तऐवजाचा अनुक्रमांक: दलन1-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड पराग श्रीकृष्ण खानकरी

वर्णन अर्ज क 3473/2017 मौजे धुळे येथील सर्वे नं 574/2 प्लॉट नं 28 सि.स.नं 157 चा सन 1988 ते 2017 (एकुण 30 वर्षे)पर्यंतच शोध.

SEARCHFEE	रु. 750.00
एकूण:	रु. 750.00

Sub Registrar Dhule 1

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

7/9/17

Adv. Parag S. Khankari

Dhule

Parag S.Khankari
Advocate

Mob.No.9422798391
"Shrimangalam" Near Chitale Hospital, Wani Colony, Deopur, Dhule-424002

Date: 7/9/2017

TITLE SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN

Subject: Search and Title Investigation Report in respect of the Survey No.574/2, Plot No. 28, admeasuring 5100 Sq.Ft. i.e. extended C.T.S No. 157 (494 Sq.Mtrs) vacate Plot which is situated at Dhule within the limits of Dhule Muncipal Corporation owned By Mr.Hemantrao Bhaskarrao Deshmukh R/o. Shiwaji Road, Dondaicha Tal.Shindkheda, Dist. Dhule.

Respected Sir,

As per the Instruction of Mr.Hemantrao Bhaskarrao Deshmukh, Dhule. I am submitting the Title Search Report in respect of the Property mentioned above.

I have perused the 7/12 Extract and City Survey Record with relevant Mutation Entries of the Plot of the Plot which is situated within the Dhule Tal, Dist. Dhule. I have taken Search in respect of the Property, referred to above, in the Office of the Dhule Sub Registrar, Dhule-1. For 30 years ie. 1988 to 2017, vide Receipt No .7623, Dated 4/9/2017 of Rs.750/-under the account head – Search Fee issued by the Office of the Sub Registrar Dhule -1, 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- 1, Dhule.

The First Owner Mr.Trilokchand Govind Shah has applied for converting the agricultural land into Non Agriculture use out of Survey No574/2 of Dhule total admeasuring area of land which is 4 Acre and 2 Ghunthe. The Collector of Dhule has passed **Order No.**

CTS/NASR/SR.8 /62 Dt.30/7/1962 has converted the above said land into Non agriculture land on fulfillment of the conditions prescribed in the N.A. Order. The terms &conditions were followed by the said property owner has been converted into Non Agricultural Land. After N.A procedure the Layout has been sanctioned by the Town Planner West Khandesh which is duely approved.

Mutation Entry No. 20008 shows that, Mr. Manohar Gangadhar Pathak has purchased the Plot which is in Survey No.574/2, Plot No. 28, admeasuring 5100 Sq.Ft. situated at Dhule Dist. Dhule from Mr. Trilokchand Govind Shah. The details of the Mutation entry could not be received due to non availability of record of Tahsil.

Mutation Entry No. 34232 shows that, Mrs.Vasudha Hemantrao Deshmukh has purchased the Plot from Manohar Gangadhar Pathak , which is in Survey No.574/2, Plot No. 28, admeasuring 5100 Sq.Ft. situated at Dhule Dist. Dhule on Dt.15/5/2000 vide Registered Sale Deed No1635/2000 for the consideration of Rs.4,47,500/- . The Index II of the Sale Deed and the City Survey Record Extract shows the details of the Sale deed.

Mutation Entry No. 69038 shows that, Dt.7/11/2013 Mrs. Vasudha Hemantrao Deshmukh died on 26/6/2013. The sole Legal Heir

of the deceased owner Mr.Hemantrao Bhaskarao Deshmukh has become the Legal owner of the above said property. The Mutation Entry record shows the detail of the said mutation.

The Owner of the Property Mr.Hemantrao Bhaskarao Deshmukh , in Survey No.574/2, Plot No. 28, admeasuring 5100 Sq.Ft. ie. CTS No.157 situated at Dhule Dist. Dhule has made an Development Agreement Dt. 23/12/2015 in which the owners has transferred, assigned and granted the development rights in respect of the above captioned property in favour of M/s.Vimal Developers, Dhule . Proprioter Mr.Rajendra Vasantrao Khankari for the terms & condition mentioned therein. The Development Agreement & Irrevocable Power of Attorney which is registered in Office of Sub Registrar Dhule - 1, Dhule at Serial No, 6229/2015 & 6230/2015 respectively.

Irrevocable Power of Attorney has been registered in favour of Mr. Rajendra Vasantrao Khankari Prop. of M/s. Vimal Developers, Dhule for assigning all the rights of the owner through Development agreement and to conduct all the activities on behalf of the owner of the Plot.

Mutation Entry No.20008,34232, 69038 on the 7/12 Extract and the City Survey Record are the mutation entries related to the above Gat No. 2/10-A/2 are mentioned.The Certified copies of Mutation Entries Record Book Extract of Dhule and City Survey record has been attached herewith Search Report.

The 7/12 extract and City Survey Record Dtd. 4/9/2017 do not show any encumbrances over the Property Referred to above. Hence they are Free from any encumbrance. Hence from perusal of the

documents, which are made available to me and on the Search taken by me in the office of the Sub Registrar Dhule , Dist. Dhule of the Plot No.28 in S.No.574/2 situated at Dhule Dist Dhule .

Description of Properties

Survey No.574/2, Plot No. 28, admeasuring 5100 Sq.Ft. i.e. extended C.T.S No. 157 (494 Sq.Mtrs) vacate Plot which is situated at Dhule within the limits of Dhule Muncipal Corporation owned By Mr.Hemantrao Bhaskarrao Deshmukh R/o. Shiwaji Road, Dondaicha Tal.Shindkheda Dist. Dhule.

On towards East-Plot No.27.

On towards West- Plot No.29.

On towards North-9 Mtr Road

On towards South- Colony Road

Hence, this Search Report.

Thanking You

7/9/17

Yours faithfully,

(Adv.Parag S. Khankari)

Adv. Parag S. Khankari
B.Com.,LL.B.
"Shrimangalam", Near Law College,
Wani Colony, Deopur, Dhule.
Mob.No.- 9422798391