शिरीष ज. वैद्य
ॲडव्होकेट
४, आनंदनगर, इंदिरा उद्यान,
जवळ, देवपूर, धुळे.

Shirish J. Vaidya
Advocate
4, Anand Nagar,
Near Indira Garden, Deopur,
Dhule

INVESTIGATION OF TITLE

TO WHOM SO IT MAY CONCERN

Subject :- The Investigation Title of bearing Plot No. 25 Area 557.41 sq.mtr. [6000 sq.ft.] out of Survey No. 17/1 [i.e. City Survey No. 10131 Area 592 sq.mtr.] situated at Deopur, Dhule within the limits of Municipal Corporation, Dhule, owned and in the name of Smt. Pramilabai Eknath Pawar, R/o Dhule.

Respected Sir,

I, Shirish J. Vaidya, Advocate has investigated the title of Smt. Pramilabai Eknath Pawar, Mortgagor to immovable property on the basis of the title deeds and other documents (more particular described in Schedule–I), Encumbrance Certificate, the discussion. I have with the Mortgagor, the Revenue Authorities and searches carried out by us in the office of the Sub-Registrar of Assurance, inspection of the records in the Court/s which has jurisdiction over the said immovable properties and site inspection. My reports on the title is as under-

I have taken a search in the revenue records and also in the Office of Talathi, Dopur, Dhule the complete 7/12 extract is maintained as per the provision of Maharashtra Land Revenue Code Act XII of 1966. The fresh extracts dated 10/10/2017 &

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City Survey Extract dated 10/10/2017 shows the name of the applicant holder of in a said property

Description of the Immovable Property

That property along with premises & building situated within the limits of Revenue & Registration District Dhule Sub Division Dhule bearing Plot No. 25 Area 557.41 sq.mtr. [6000 sq.ft.] out of Survey No. 17/1 [i.e. City Survey No. 10131 Area 592 sq.mtr.] situated at Deopur, Dhule within the limits of Municipal Corporation, Dhule, within the limits of Municipal Corporation, Dhule, State of Maharashtra plots area and boundaries as follows –

Plot No.	East	West	South	North
25	Plot No. 21 & 22	9 mtr. Road	Plot No 24	Plot No. 26

Devolution of Title :-

I have verified various mutation entries.

Its appear from revenue record the Survey No. 17/1 Area H 2-49 R. Assessment of Rs. 97=00 ps. situated at Deopur, Dhule originally owned by Laxman Mahadu Wani.

Its appear from NA order by Hon'ble Collector, Dhule granted permission of Survey No. 17/1 to Laxman Mahadu Wani, vide order No. CTS/WS/2922/NASR/46/65 dated 26/1/1965.

And Layout plan sanctioned by Assistant Director, Town Planning, Jalgaon vide order No. DV/DHHL/3236 dated 11/2/1967. The land divided into the several plots Plot No. 25 one of them.

Its appear from Sale Deed dated 12/9/1978 Smt. Pramilabai Eknath Pawar, purchased property Plot No. 25 Area 557.41 sq.mtr. [6000 sq.ft.] out of Survey No. 17/1 [i.e. City

Survey No. 10131 Area 592 sq.mtr.] situated at Deopur, Dhule from Govind Laxman Wani, by Regd. Sale Deed Sr. No. 2075/1978 dated 12/9/1978 of Rs. 7,500/-.

Its appear from M.E. No. 6587 dated 9/10/1983 that, Smt. Pramilabai Eknath Pawar, taken a loan of Rs. 45,000/- on said property from Datta Griha Taran Society Ltd.. The said entry were certified by competent authority.

Its appear from M.E. No. 19295 dated 12/11/2002 that, Smtt. Pramilabai Eknath Pawar, refund the said loan of Rs. 45,000/- of Datta Griha Taran Society Ltd. . The said entry were certified by competent authority.

Its appear from M.E. No. 20017 dated 1/7/2003, that Smt. Pramilabai Eknath Pawar, taken a loan of Rs. 7,40,000/- from State Bank of India Branch Dhule on said property by Red. Mortgage Deed Sr. No. 3245/2003 dated 1/2/2003. The said entry were certified by competent authority.

Its appear from M.E. No. 28749 dated 23/3/2011 that Smt. Pramilabai Eknath Pawar & Bhushan Super Shop Prop. Manisha Bhagwan Patil refunded the said loan of State Bank of India Br. Dhule . And the released the said property by way of Regd. Release Deed Sr. No. 1953/2011 dated 23/3/2011. The said entry were certified by competent authority.

Its appear from M.E. No. 34064 dated 4/9/2015 that, Life Style Realities through its Partners - Milind Gopalrao Borse, Sudhir Gopalrao Borse, Sonali Rahul Patil & Pramilabai Eknath Pawar executed a Regd. Development Agreement Sr. No.

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4233/2015 dated 2/9/2015 of Rs. 54,10,000/- for the property Plot No. 25 Area 557.41 sq.mtr. [6000 sq.ft.] out of Survey No. 17/1 [i.e. City Survey No. 10131 Area 592 sq.mtr.] situated at Deopur, Dhule. The said entry. The said entry were certified by competent authority.

Encumbrance :- There is a no charge and encumbrances on said property.

I have perused following documents -

1) Fresh 7/12 extract of Plot No.25 of S. No. 17/1, Deopur, Dhule dated 10/10/2017
2) Fresh CTS No. 10131, at Deopur, Dhule
4) Copy of Sale Deed Sr. No. 2075 dated 12/9/1978.
5) Various Mutation Entries
6) NA order dated 26/11/1965
7) Layout Plan sanctioned dated 11/2/1967.
8) Regd. Development Agreement Sr. No. 4233/2015 dated 2/9/2015.

C E R T I F I C A T E

I Certify that, **Smt. Pramilabai Eknath Pawar**, R/o Dhule [Name of the Mortgagor] has a valid, clear and marketable title and free from all encumbrances and no charge recorded on the said Immovable property stated above. *And other right column the of 7/12 extract also mentioned name of the Life Style Realities through its Partners - Milind Gopalrao Borse, Sudhir Gopalrao Borse, Sonali Rahul Patil for Development Agreement.*

Hence, this report.

Dhule
Date 13/10/2017

[Shirish J. Vaidya]
Advocate

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