

YUVRAJ SHANTARAM BHALERAO
Advocate



5, "Rajnila" Anand society,
near Tagore Colony,
Deopur Dhule.
Cell No. 9765989926

December 13, 2017

TITLE CLEARANCE CERTIFICATE

Certified that I have investigated the ownership of property bearing the Plot No. 32 admeasuring area 240 Sq.mtr. (City Survey No. 4586 area 170 Sq.mtr.) *AND* the Plot No. 33 admeasuring area 240 Sq.mtr. Out of Survey No. 49/3A 2-2 (City Survey No. 4581 area 258.5 Sq.mtr.) situated at Mahindale shivar DHULE, within the limits of Dhule Municipal Corporation Dhule, owned by ***Vipul Construction through its proprietor Shri Avinash Pundlik Thorat***. The name of said owner is recorded in the 7/12 Extract of revenue records, City Survey records and the title is free, marketable & free from any encumbrance.

It is further certified that the Non-agricultural use of the land is permitted by the H'ble Sub-Divisional Officer, Dhule vide order No. **NASR/34/89 dated 23/8/1989** who is competent to grant such permission.

I am enclosing detailed search report of the title of land owned by the applicant dated 13/12/2017 with this Title Certificate.

Thanking you

E-mail: bhaleraoyuvraj81@yahoo.com
Registration No. with Bar Council of: MAH/2650/1999
Place: Dhule
Date: 13/12/2017



Yours faithfully,

Yuvraj Shantaram Bhalerao
Advocate
"Rajnila" Anand Society,
Near Tagore Colony, Deopur Dhule.

 **YUVRAJ SHANTARAM BHALERAO**
Advocate



5, "Rajnala" Anand society,
near Tagore Colony,
Deopur Dhule.
Cell No. 9765989926

December 13, 2017

WHOM IT MAY SO EVER CONCERN

SUB:- Title investigation in respect of the Plot No. 32 admeasuring area 240 Sq.mtr. (City Survey No. 4586 area 170 Sq.mtr.) AND the Plot No. 33 admeasuring area 240 Sq.mtr. Out of Survey No. 49/3A 2-2 (City Survey No. 4581 area 258.5 Sq.mtr.) situated at Mahindale shivar DHULE, within the limits of Dhule Municipal Corporation Dhule, owned by Vipul Construction through its proprietor Shri Avinash Pundlik Thorat R/o - Dhule.

Sir,

I have made an investigation into the title of **Vipul Construction through its proprietor Shri Avinash Pundlik Thorat R/o - Dhule** to find out the documents if any recorded therein affecting any kind of transfer by way of sale, mortgage, lease, gift or otherwise of the property particulars of which as under,

Particulars of Property bearing Plot No. 32:-

Village/Town	Mahindale
Tal. & Dist.	DHULE
Survey No.	49/3A 2-2
Plot No.	Plot No. 32
Area	Toal Area 240 Sq.mtr.
City Survey No.	4586
Total Area	170 Sq.mtr.

✓ **Particulars of Property bearing Plot No. 33:-**

Village/Town	Mahindale
Tal. & Dist.	DHULE
Survey No.	49/3A 2-2
Plot No.	Plot No. 33
Area	Toal Area 240 Sq.mtr.
City Survey No.	4581
Total Area	258.5 Sq.mtr.

Boundaries of the Plot No. 32 :-

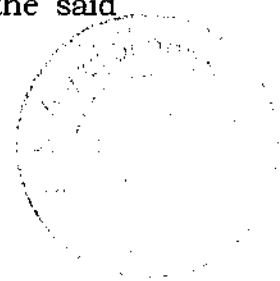
Towards East	Plot No. 31
Towards West	Plot No. 33
Towards South	12 Meter Road
Towards North	Open Space

Boundaries of the Plot No. 33 :-

Towards East	Plot No. 32
Towards West	Plot No. 34
Towards South	12 Meter Road
Towards North	Open Space

FLOW OF TITLE:-

1) It appears from the record that the **Survey No. 49/3A 2-2** admeasuring area 1 H 62 R Assessment of Rs. 6=16 Paise situated at Mahindale shivar Tal. & Dist. Dhule, was owned by **Laxmibai Dagadu Marathe, Shri Ramesh Dagadu Marathe, Shri Rajendra Dagadu Marathe, Dilip @ Suresh Dagadu Marathe, Vikas Dagadu Marathe** since 1986 and the said Survey number was converted into Non-agriculture purpose by the H'ble Sub-Divisional Officer, Dhule vide order No. NASR/34/89 dated 23/8/1989. As per the said order the said Survey was converted into several residencal plots including the said Plot Nos. 32 & 33 out Survey No. 49/3A 2-2. ✓



4 It is noted as per the Mutation Entry No. **3703** which was certified on 1/10/1986 and Xerox copy of the N.A. Order & Lay-out.

2) *Laxmibai Dagadu Marathe, Shri Ramesh Dagadu Marathe, Shri Rajendra Dagadu Marathe, Dilip @ Suresh Dagadu Marathe, Vikas Dagadu Marathe* have voluntarily carried out partition amongst themselves and his family members regarding the said total 1 to 41 plots out of Survey No. 49/3A 2-2 situated at Mahindale Shivar Tal. & Dist. Dhule. As per the said partition, the concerned the Plot No. 32 admeasuring area 240 Sq.mtr. AND the Plot No. 33 admeasuring area 240 Sq.mtr. Out of Survey No. 49/3A 2-2 situated at Mahindale shivar DHULE, came to the Share of **Shri Rajendra Dagadu Marathe**.

It is evidenced in Mutation Entry No. **4373** which was certified on 5/1/1988.

3) **Vipul Construction through its proprietor Shri Avinash Pundlik Thorat** had purchased the Plot No. 32 admeasuring area 240 Sq.mtr. AND the Plot No. 33 admeasuring area 240 Sq.mtr. Out of Survey No. 49/3A 2-2 (City Survey No. 4586 area 170 Sq.mtr. AND City Survey No. 4581 area 258.5 Sq.mtr.) situated at Mahindale shivar DHULE, within the limits of Dhule Municipal Corporation Dhule from Shri Rajendra Dagadu Marathe (Jivrak) by register sale deed bearing Sr. No. 4862/2015 on 14/10/2015, for a consideration of Rs. 20,64,000/-.

It is observed in Mutation Entry No. **24392** which was certified on 16/11/2015 and as per the Entry No. **2159** dated 26/11/2015 of the City Survey Complete Property Register Card certified true copy Extract dated 11/12/2017. 4



4) As per the letter of the Dhule Municipal Corporation, Dhule bearing Outward No. 2172 dated 7/1/2016, the permission of amalgamation of the Plot Nos. 32 & 33 out of Survey No. 49/3A 2-2 situated at Mahindale shivar Dhule are granted.

5) Vipul Construction through its proprietor Shri Avinash Pundlik Thorat had execute and registered a **Declaration Deed** as per the Sr. No. 3409/2016 dated 24/6/2016 before the Sub-Registrar Dhule, regarding the construction of the Apartment namely "**PRATIKRAJ**" upon the Plot No. 32 admeasuring area 240 Sq.mtr. AND the Plot No. 33 admeasuring area 240 Sq.mtr. Out of Survey No. 49/3A 2-2 (City Survey No. 4586 area 170 Sq.mtr. AND City Survey No. 4581 area 258.5 Sq.mtr.) situated at Mahindale shivar DHULE, within the limits of Dhule Municipal Corporation Dhule, including the concerned Upper Ground Floor, First Floor, Second Floor Flats.

It is seen as per the Xerox copy of Declaration Deed.

Since then Vipul Construction through its proprietor Shri Avinash Pundlik Thorat is in possession and is the owner of the said property i.e. the Plot No. 32 admeasuring area 240 Sq.mtr. (City Survey No. 4586 area 170 Sq.mtr.) AND the Plot No. 33 admeasuring area 240 Sq.mtr. Out of Survey No. 49/3A 2-2 (City Survey No. 4581 area 258.5 Sq.mtr.) situated at Mahindale shivar DHULE, within the limits of Dhule Municipal Corporation Dhule.

ENCUMBRANCE:-

It appears from the record that the subject property is free from all charges & encumbrances.



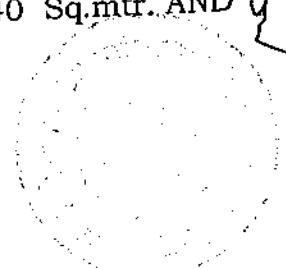
CONCLUSION:-

My report is based on the documents, which are made available to me and Having made a detail scrutiny of the documents for making title investigation in respect of the Plot No. 32 admeasuring area 240 Sq.mtr. AND the Plot No. 33 admeasuring area 240 Sq.mtr. Out of Survey No. 49/3A 2-2 (City Survey No. 4586 area 170 Sq.mtr. AND City Survey No. 4581 area 258.5 Sq.mtr.) situated at Mahindale shivar DHULE, within the limits of Dhule Municipal Corporation Dhule that whatever transaction made in the past were legal & valid.

The certified true copy of 7/12 extracts dated 11/12/2017 of the Plot No. 32 admeasuring area 240 Sq.mtr. AND the Plot No. 33 admeasuring area 240 Sq.mtr. Out of Survey No. 49/3A 2-2 situated at Mahindale shivar DHULE, within the limits of Dhule Municipal Corporation Dhule shows the name of the applicant i.e **Vipul Construction through its proprietor Shri Avinash Pundlik Thorat** as a holder of the said property and does not show any encumbrance over the said plot.

The certified true copy of CTS extracts dated 11/12/2017 of the City Survey No. 4586 area 170 Sq.mtr. AND City Survey No. 4581 area 258.5 Sq.mtr. situated at Mahindale shivar, within the limits of Dhule Municipal Corporation Dhule shows the name of the applicant i.e **Vipul Construction through its proprietor Shri Avinash Pundlik Thorat** as a holder of the said property and does not show any encumbrance over the said property.

The construction permission of **"PRATIKRAJ APARTMENT"** including the Upper Ground Floor, First Floor, Second Floor Flats Constructed upon the Plot No. 32 admeasuring area 240 Sq.mtr. AND



✓ the Plot No. 33 admeasuring area 240 Sq.mtr. Out of Survey No. 49/3A 2-2 (City Survey No. 4586 area 170 Sq.mtr. AND City Survey No. 4581 area 258.5 Sq.mtr.) situated at Mahindale shivar DHULE, within the limits of Dhule Municipal Corporation Dhule is granted by the Additional Commissioner & Town Planning Officer, of the Dhule Municipal Corporation, Dhule vide commencement certificate & Sanctioned Plan bearing No. 3989 dated 13/6/2016.

The said Plot Nos. 32 & 33 out of Survey No. 49/3A 2-2 is not subjected to any kind of reservation, acquisition or requisition. It is also not encumbered with any condition attached to the land belonging to Scheduled tribe person.

I have taken the search for 30 yrs in the revenue records and also in the office of the Registrar, Talathi, City survey, Dhule wherein the Index II, VII, VII-A and XII extract are maintained by as per the provisions of the Maharashtra Land Revenue Code 1966.

The Subject property is free from all charges & encumbrances having a clear & marketable title.

The subject property stands in the name of **Vipul Construction through its proprietor Shri Avinash Pundlik Thorat** as a holder of the said property.

CERSAI REPORT:-

I have taken online Public Search upon the www.cersai.org.in website regarding the subjected property about the encumbrances of Equitable mortgage i.e. registration of notice of intimation. **The said report shows result that the Plot Nos. 22 & 24 Out Survey No. 49/3A 2-2 situated at Mahindale Shivar Dhule, mortgaged** ✓

equitably and name of the Charge holder - Central Bank of India & State Bank of India Dhule. But the said result did not matches with the subjected properties. The copy of the said report is attached with this report which is self explanatory.

LEGAL OPINION:-

Hence, I am of the opinion that the Plot No. 32 admeasuring area 240 Sq.mtr. (City Survey No. 4586 area 170 Sq.mtr.) AND the Plot No. 33 admeasuring area 240 Sq.mtr. Out of Survey No. 49/3A 2-2 (City Survey No. 4581 area 258.5 Sq.mtr.) situated at Mahindale shivar DHULE, within the limits of Dhule Municipal Corporation Dhule, is owned by Vipul Construction through its proprietor Shri Avinash Pundlik Thorat. His title to the said property is legal, clear, proper, marketable, and free from all charges & encumbrances.

I have taken search of the said property in the office of Sub-Registrar, Dhule. The receipt of fees paid in the office of sub - Registrar, Dhule is enclosed herewith.

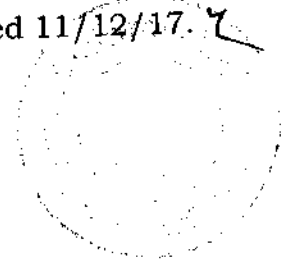
Thanking you

Yours faithfully,


(Y.S. Bhalerao)
Advocate.

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

- 1) Certified true copies of 7/12 Extract dated 11/12/2017 with Mutation Entries i.e. Village Form No. 6 of last 13 yrs dated 19/1/2016. And certified true copy of CTS Extract dated 11/12/17.



- ✓
- 2) Xerox copy of the N.A.Order and Lay-out.
 - 3) Xerox copy of Sale deed dated 14/10/2015.
 - 4) Xerox copy of the Sanctioned plan and Declaration deed.

Note:- 1) It is advisable to obtain original documents from borrower or mortgagor, as the case may be, to keep the same in custody of the Bank till repayment of entire loan amount as possibility of obtaining loan from other agencies by executing equitable mortgage in respect of the same property cannot be ruled out. ✓



इतर पावती

Original/Duplicate

Monday, 12 December 2017 2:41 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 10168 दिनांक: 12/12/2017

गावाचे नाव: महिंदळे धुळे नगरपालीका क्षेत्र

दस्तऐवजाचा अनुक्रमांक: दलन1-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. युवराज शांताराम भालेराव

वर्णन अर्ज क्रमांक - 4669/2017 मीजे महिंदळे ता. जि. धुळे येथील सर्व्हे नं. 49/3A/2-2 पैकी प्लॉट नं. 32 व 33 ची मिळकत सन 2005 ते 2017 एकुण 13 वर्षे एकुण सर्व्हे फी 650/- (एकुण दोन मिळकत)

SEARCHFEE

रु. 650.00

एकूण:

रु. 650.00

Sub Registrar Dhule T

1); देयकाचा प्रकार: By Cash रक्कम: रु 650/-

Details of Property Selected

<u>Details of Property Selected</u>			
Asset Id:		200010734133	
Plot No.:	24	Survey No:	49/3A 2-2
House No.:		Floor No:	
Building No:		Building Name:	
Buildup Area:	115 Square metre	Street Name:	SAKRI ROAD
Sector/Ward No:	SAKRI ROAD	Locality:	GEN ARUNKUMAR VAIDYA
Landmark:		Block No:	24
Village:	MAHINDALE	Town:	DHULE
Taluka:	DHULE	District:	DHULE



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List of the Security Interests on the selected Property

① Property Details ② Verification ③ Payment ④ Search Results ⑤ Report

Search reference Id : 200064402823. Please note it for future reference.

Search Criteria Entered

State:	Maharashtra	PIN Code:	424001
Nature of Property:	Residential Plot	Plot / Survey Number:	Plot No. 32 Survey No. 49/3A
Street Name / Locality:	City Survey No. 4586		
Landmark:	Mahindale Shivar Dhule Dist		

Details of Property Selected

Asset Id:	200010734133		
Plot No.:	24	Survey No:	49/3A 2-2
House No.:		Floor No:	
Building No:		Building Name:	
Buildup Area:	115 Square metre	Street Name:	SAKRI ROAD
Sector/Ward No:	SAKRI ROAD	Locality:	GEN ARUNKUMAR VAIDYA
Landmark:		Block No:	24
Village:	MAHINDALE	Town:	DHULE
Taluka:	DHULE	District:	DHULE

PIN Code:	424001	State:	Maharashtra
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List of Security Interests on the selected Property

Charge Holder Name	BSR/ Branch Code	Branch Name
STATE BANK OF INDIA	0001938	PRAMODNAGAR

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For printing, standard A4 size (non-perforated) stationery should be used

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List of the Security Interests on the selected Property

- ① Property Location ② Vehicle Details ③ Payment ④ State of Property ⑤ History

Search reference Id : 200064402972. Please note it for future reference.

Search Criteria Entered			
State:	Maharashtra	PIN Code:	424001
Nature of Property:	Residential Plot	Plot / Survey Number:	Plot No. 33 Survey No. 49/3/
Street Name / Locality:	City Survey No. 4581		
Landmark:	Mahindale Shivar Dhule Dist		

Details of Property Selected			
Asset Id:	200003157412		
Plot No.:	22	Survey No:	49/3-A/2-2
House No.:		Floor No:	
Building No:		Building Name:	
Buildup Area:	220 Square metre	Street Name:	
Sector/Ward No:		Locality:	KUM AR NAGAR
Landmark:		Block No:	
Village:	KUMAR NAGAR	Town:	DHULE
Taluka:	DHULE	District:	DHULE

PIN Code:	424001	State:	Maharashtra
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List of Security Interests on the selected Property

Charge Holder Name	BSR/ Branch Code	Branch Name
CENTRAL BANK OF INDIA	0280709	DHULE

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- **Help**

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- Workflow Help



गाव नमुना सात (अधिकार अभिलेख पत्रक)

म. गा. २४म.
R. V. 24 m.

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव माहेर

तालुका पुणे

५१/३३/२-२ वॉ. ३२

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	(५३७३) भोगवटादाराचे नाव	खाते क्रमांक	कुळाचे नाव
					खंड
शेताचे स्थानिक नाव			विपुल मल्हारेकराचे प्रोप्रा		रु. पै.
लागवडीयोग्य क्षेत्र	हेक्टर	अर	भावेनाश पुंडलीक थोरात		
	२४०		(२५३९२)		
पोटखराब (लागवडीयोग्य नसलेले) -				इतर अधिकार	
वर्ग (अ)					
वर्ग (ब)					
एकूण					
आकारणी	रुपये	पैसे		सीमा आणि भूमापन चिन्हे	
जुडी किंवा विशेष आकारणी					

गाव नमुना बारा (पिकांची नोंदवह्या)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील											जल सिंचनाचे साधन	जमीन करणाराचे नांव	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्मळ पिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन				
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र			पिकाचे नांव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र			
					पिकाचे नाव	जल सिंचित	अजल सिंचित								
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
			हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.			

[illegible]

मालमत्ता पत्रक

विभाग/गौजे -- महीदळे

तालुका/न.भु.मा.का. -- धुळे

जिल्हा -- धुळे

नगर भुमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

४५८९

२५८.५

क

सुविधाधिकार

हक्काचा मुळ धारक वर्ष १९९२

राजेंद्र दगडू मराठे

पट्टेदार

इतर भार

इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
१८/०५/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (मराठ्य) पुणे यांचे कडील परिपत्रक क्र. / न.भू.१/भि.प.अक्षरी नोंद /२०१५ पुणे दिनांक. १६/०२/२०१५ अन्वये सदर मिळकतीचे क्षेत्राची अक्षरी दोनशे अड्डावज्र पूर्णांक पाच दशांश चौ.मी. अशी नोंद केली असे.			फेरफार क्र.१९६९ प्रमाणे सही - १८/५/२०१५ नगर भुमापन अधिकारी, धुळे
२६/११/२०१५	खरेदीने राजेंद्र दगडू मराठे यांचे कडून पैकी क्षेत्र २४०.०० चौ.मी.	र.द.क्र. ४८६२ दि. १४/१०/१५ अन्वये	धा) विपुल कन्स्ट्रक्शन चे प्रो.पा. अविनाश पुंडलीक थोरात	फेरफार क्र.२१७९ प्रमाणे सही - २६/११/२०१५ नगर भुमापन अधिकारी, धुळे

तपासणी करणारा -

खरी नक्कल -

धुळे

धुळे

नोंदी.
शिट नं.
नकाशे.
नगर भुमापन अधिकारी, धुळे
फॉर्म नं.
एकूण = ६९

१३/११/२०
२९/०५/२०
उत्तरा दिनांक
नगर भुमापन अधिकारी
धुळे

प्रमुख लिपीक
नगर भुमापन अधिकारी धुळे
१४१२१५३६३

२४५७६१/५