

TITLE INVESTIGATION REPORT

The Plot No. 12 out of S.No. 8+14/2 of 557.41 sq.mtrs.

***Shri. Santosh Pitambar Pardeshi,
Shri. Diliprao Mangaji Chaudhary &
Sau. Anita (Rekha) Rajendra Jain***

at Jaihind Colony, Deopur, Dhule.

Contact Person : Shri. Parag Subhash Ahire.

Contact No. 9822894444

By

***Adv. Parag Madhukar Patil.
Dhule.***

Cell No. 9823072744

Parag Madhukar Patil
Advocate
Dhule

Office : Hire Bhavan, Opp. Dist. Court, Station Road, Dhule. 424001.

Phone : 9823072744

To Whomsoever It May Concern

(Title Investigation Report)

Subject : Investigation of Title in connection with The Plot No. 12 out of S.No. 8+14/2 of 557.41 sq.mtrs. & owned by Shri. Santosh Pitambar Pardeshi, Shri. Diliprao Mangaji Chaudhary & Sau. Anita (Rekha) Rajendra Jain.

Respected Sir/Madam,

In pursuance of request of Shri. Santosh Pitambar Pardeshi, Shri. Diliprao Mangaji Chaudhary & Sau. Anita (Rekha) Rajendra Jain R/o. Dhule through their P.O.A. holder Shri. Parag Subhash Ahire; I am Submitting the title investigation Report for the 30 years with the Plot No. 12 out of S.No. 8+14/2 of 557.41 sq.mtrs. at Deopur, Within the limits of Dhule Municipal Corporation, Dhule & owned by Shri. Santosh Pitambar Pardeshi, Shri. Diliprao Mangaji Chaudhary & Sau. Anita (Rekha) Rajendra Jain R/o. Dhule.

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

I have taken the search in the revenue records and also in the office of City Survey at **Dhule** wherein the C.T.S. Extracts are maintained by as per the provisions of the Maharashtra Land Revenue Code of 1966.

The 7/12 Extract Dt. 08-02-2018 shows the name of Shri. Santosh Pitambar Pardeshi, Shri. Diliprao Mangaji Chaudhary & Sau. Anita (Rekha) Rajendra Jain as holder & possessor of the Plot No. 12 out of S.No. 8+14/2 of 557.41 sq.mtrs.

The C.T.S. Extract Dt. 30-01-2017 shows the name of Shri. Santosh Pitambar Pardeshi, Shri. Diliprao Mangaji Chaudhary & Sau. Anita (Rekha) Rajendra Jain as holder & possessor of the Plot No. 12 out of S.No. 8+14/2 of 557.41 sq.mtrs.

I have perused the Development agreement and Power of Attorney made by Shri. Santosh Pitambar Pardeshi, Shri. Diliprao Mangaji Chaudhary &



Sau. Anita (Rekha) Rajendra Jain in favor of Shri. Parag Subhash Ahire, which is reg. by No. 1196 Dt. 29-03-2017.

The Construction permission is also sanctioned from Town Planner at Dhule by letter No. 698 Dt. 25-02-2017 & the Construction plan is also sanctioned by the same order.

Shri. Parag Subhash Ahire has also registered the Declaration Deed "Hiradeep Apartment" on Plot No. 12 out of S.No. 8+14/2, by Reg. No. 1197 Dt. 29-03-2017.

The S.No. 8 & 14/2 is under the use of residential purposes by the Non Agri. order Dt. 03-09-1957.

The Lay out plan of was also sanctioned by the Town Planner, Dhule.

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.

I have perused the Dhule Dist. Court record also not found any involvement of the said property in any court cases in the court of Dhule Dist. Court at Dhule.

MUTATION ENTRY/IES

As per available information, Shri. Manga Bhaga Chaudhary was the Origanl owner of Plot No. 12 out of S.No. 8+14/2 of 557.41 sq.mtrs. and was also the member of Jaihind Co-op. Hsg. Soc. Ltd. Dhule.

As per M.E.No. 27878 Dt. 04-08-2010

Shri. Dilip Manga Chaudhary has obtained the Eastern portion of 244 sq.mtrs. out of Plot No. 12 out of S.No. 8+14/2 from his father Shri. Manga Bhaga Chaudhary by way of Reg. Gift Deed No. 4218 Dt. 22-07-2010. The aforesaid mutation Entry is verified & signed & Sanctioned by the then Circle officer.

As per M.E.No. 28367 Dt. 10-12-2010

Shri. Sahebrao Lotan Suryawanshi has purchased the Western portion of 243.86 sq.mtrs. out of Plot No. 12 out of S.No. 8+14/2 from Shri. Manga Bhaga Chaudhary for Rs. 7,50,000/- by Reg. Sale Deed No. 4667 Dt. 23-07-2010. The said transaction is registered before Dhule Sub-Registrar at Dhule after paying the Proper stamp duty to Govt. The aforesaid mutation Entry is verified & signed & Sanctioned by the then Circle officer on Dt. 05-03-2001.



As per M.E.No. 29694 Dt. 22-11-2011

Shri. Santosh Pitambar Pardeshi & Shri. Rajendra Shantilal Jain has purchased the Western portion of 243.86 sq.mtrs. out of Plot No. 12 out of S.No. 8+14/2 from Shri. Sahebrao Lotan Suryawanshi for Rs. 9,00,000/- by Reg. Sale Deed No. 6097 Dt. 19-11-2011. The said transaction is registered before Dhule Sub-Registrar at Dhule after paying the Proper stamp duty to Govt. The aforesaid mutation Entry is verified & signed & Sanctioned by the then Circle officer on Dt. 08-12-2011.

As per M.E.No. 34511 Dt. 27-01-2016

Smt. Anita @ Rekha Rajendra Jain has obtained the Eastern portion of 121.93 out of Western part of 243.86 sq.mtrs. out of Plot No. 12 out of S.No. 8+14/2 from Shri. Rajendra Shantilal Jain with the consent of Shri. Santosh Pitambar Pardeshi, by Reg. Gift Deed No. 465 Dt. 25-01-2016. The said transaction is registered before Dhule Sub-Registrar at Dhule after paying the Proper stamp duty to Govt. The aforesaid mutation Entry is verified & signed & Sanctioned by the then Circle officer on Dt. 03-03-2016.

As per M.E.No. 31091 Dt. 19-11-2012

Manga Bhaga Chaudhary died on Dt. 14-08-2012 and hence after his sad demise the part of 69.55 sq.mtrs. out of Plot No. 12 out of S.No. 8+14/2 transferred by name of his LR's Smt. Shobha Ramesh Chaudhary, Smt. Kalpana Hiralal Chaudhary & Shri. Dilip Manga Chaudhary. The aforesaid mutation Entry is verified & signed & Sanctioned by the then Circle officer on Dt. 10-12-2012.

As per M.E.No. 31433 Dt. 25-02-2013

Smt. Shobha Ramesh Chaudhary & Smt. Kalpana Hiralal Chaudhary has surrendered their rights from the part of 69.55 sq.mtrs. out of Plot No. 12 out of S.No. 8+14/2 in favor of Shri. Manga Bhaga Chaudhary by Reg. No. 646 Dt. 02-02-2010. The said transaction is registered before Dhule Sub-Registrar at Dhule after paying the Proper stamp duty to Govt. The aforesaid mutation Entry is verified & signed & Sanctioned by the then Circle officer on Dt. 10-05-2013.

As per M.E.No. 31863

Shri. Dilip Manga Chaudhary has obtained the loan of Rs. 40,00,000/- from Bank of Maharashtra at Dhule hence mortgaged the Eastern portion of 244 sq.mtrs. out of Plot No. 12 out of S.No. 8+14/2 towards Bank against the loan. the charge is also reflects in the concern 7/12 extract Dt. 08-02-2018.

BOUNDARIES :

Plot No.	East	West	South	North
12	Plot No. 08	Plot No. 15	Plot No. 13	Road (40 Ft.)



CONCLUSION

On the basis of Search taken by me on the strength of documents provided to me and after perused the concerned Index-II Ledger in Dhule Sub-Reg. at Dhule which are referred in this report for the 30 years and after having carefully gone through all the revenue records, I come to conclusion that, the Plot No. 12 out of S.No. 8+14/2 of 557.41 sq.mtrs. at Jaihind Colony, Deopur, Dhule Within the limits of Dhule Municipal Corporation, Dhule & owned by Shri. Santosh Pitambar Pardeshi, Shri. Diliprao Mangaji Chaudhary & Sau. Anita (Rekha) Rajendra Jain R/o. Dhule is free from all the encumbrances, the title is clear and marketable except the Bank of Maharashtra Loan on Eastern portion of 244 sq.mtrs. out of Plot No. 12 out of S.No. 8+14/2 & **Subject to deposit of Original Title/Gift Deed Nos. 4218/2010, 4667/2010, 6097/2011, 465/2016, 646/2010.**

Place : Dhule

Date : 17-04-2018

R.No. 3406 Dt. 17-04-2018

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

- 1] Xerox Copy of 7/12 Extract & C.T.S. Extract
- 2] Xerox Copies of 'D' Annexure
- 3] Xerox Copy of Title/ Gift Deed Nos. 4218/2010, 4667/2010, 6097/2011, 465/2016, 646/2010.
- 4] Xerox Copy of Construction permission & Sanctioned plan
- 5] Xerox Copy of N.A. Order
- 6] Xerox Copy of Development Agreement
- 7] Xerox Copy of P.O.A.
- 8] Xerox Copy of Declaration Deed.

Parag Madhukar Patil
Adv.

Parag Madhukar Patil

Advocate

Dhule



Title Clearance Certificate

Respetcted Sir/Madam

After perusal all legal documents regarding the ownership of Shri. Santosh Pitambar Pardeshi, Shri. Diliprao Mangaji Chaudhary & Sau. Anita (Rekha) Rajendra Jain of the Plot No. 12 out of S.No. 8+14/2 of 557.41 sq.mtrs. at Jaihind Colony, Deopur, Dhule Within the limits of Dhule Municipal Corporation, Dhule.

I'm enclosing the detailed Title investigation Report regarding the above property on Dt. 21-12-2017. Found the title of Shri. Santosh Pitambar Pardeshi, Shri. Diliprao Mangaji Chaudhary & Sau. Anita (Rekha) Rajendra Jain on Plot No. 12 out of S.No. 8 +14/2 of 557.41 sq.mtrs. at Jaihind Colony, Deopur, Dhule Within the limits of Dhule Municipal Corporation, Dhule is clear and marketable subject to verification of Original Title/Gift Deed Nos. 4218/2010, 4667/2010, 6097/2011, 465/2016, 646/2010.

Hence this Title Clearance Certificate.

Dhule

Dt. 27-04-2018



Parag Madhukar Patil
ADV.

Parag Madhukar Patil

Advocate
Dhule

Non Encumbrance Certificate

Respetcted Sir/Madam

After perusal all concern legal documents regarding the ownership regarding the Plot No. 12 out of S.No. 8 +14/2 of 557.41 sq.mtrs. situated at Jaihind Colony, Deopur, Dhule Within the limits of Dhule Municipal Corporation, Dhule owned by Shri. Santosh Pitambar Pardeshi, Shri. Diliprao Mangaji Chaudhary & Sau. Anita (Rekha) Rajendra Jain.

On the basis of Search taken by me on the strength of documents provided to me and after perused the concerned Index-II Ledger in Dhule Sub-Reg. at Dhule; I'm enclosing the detailed Title investigation Report regarding the above property on Dt. 27-04-2018. Found the Property bearing Plot No. 12 out of S.No. 8+14/2 of 557.41 sq.mtrs situated at Jaihind Colony, Deopur, Dhule Within the limits of Dhule Municipal Corporation, Dhule is free from all the encumbrances subject to verification of Original Title/Gift Deed Nos. 4218/2010, 4667/2010, 6097/2011, 465/2016, 646/2010..

Hence this Non -Encumbrance Certificate.

Dhule

Dt. 27-04-2018



Patil
Adv

Parag Madhukar Patil

Advocate

Dhule