

Mr. Sachin G. Sharma

Advocate

B. Com., LL. B.

25, "Shree Sarveshwar", Near Rajwade

Nagar, Narendra Chauk, Chalisgaon

Road, Dhule.

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M. No. 09325056000 / 07798056000

TITLE SEARCH REPORT

Date: 08/08/2019

To,

HDFC Ltd.

Dhule Branch Dhule

Dear Sir/ Madam,

PART - I DESCRIPTION OF PROPERTY.

All the piece and parcel of the property bearing "POOJA Apartment" constructed on Northern Portion area 288.00 Sq. Mtr. out of Plot No. 1 out of S. No. 488/1Part total area 462.00 Sq. Mtr. situated at Dhule, Tal. & Dist. Dhule within the limits of Dhule Municipality Corporation, Dhule and bounded as follows

On or towards East	Road
On or towards West	S No. 488
On or towards South	Part of Plot No. 1
On or towards North	Road
Total Number of buildings	: Single
Total Number of wings	: Single
Total Number of floors	: Ground + 1 st + 2 nd + 3 rd
Total Number of flats	: Ground Floor - 5 Shops 1 st Floor - 2 Flats 2 nd Floor - 2 Flats 3 rd Floor - 2 Flats

PART- II LIST OF THE DOCUMENTS SUBMITTED BEFORE ME FOR SCRUTINY AND LEGAL OPINION (PHOTO COPIES)

- a) 7/12 Extract of the Plot No. 11 out of S No. 488/1Part situated at Dhule Dated 04/06/2019.
- b) Reg. Sale Deed vides Sr. No. 1646/2004 Dated - 12.04.2004.
- c) Index - 2, R. R. Receipt & Reg. Sale Deed vides Sr. No. 3548/2006 Dated - 10.08.2006.
- d) R. R. Receipt & Reg. Deed of Declaration vides Sr. No. 2468/2019 Dated - 13.06.2019.
- e) NA order of S No. 488/1Part situated at Dhule dated 29.05.2003.
- f) Commencement Letter & Sanctioned Building Plan Dated- 12.10.2018.
- g) Mutation Entry No. 9304, 18033, 43480, 49283 & 78910.
- h) Certificate issued by Record Keeper of Tahasil Office Dhule in respect of Mutation Entry No. 6589 & 32831 are missing from record office of Dhule Tahasil Office Dated - 04.06.2019.

PART - III FLOW OF TITLE OF PROPERTY (HISTORY OF TITLE)

- i) It appears from order No. NASR/30/01/KAVI/395, Dated-29.05.2003 that, as per order of Collector, Dhule, land S. No. 488/1 Part owned by Ashok Dasharath Dev & others situated at Dhule, Tal. & Dist. Dhule within the limits of Dhule Municipality Corporation, Dhule is converted for Non - Agriculture purpose.


Sachin G. Sharma
"ADVOCATE"
25, "Shree Sarveshwar",
Near Rajwade Nagar, Dhule.
Mobile : 93250 56000.

ii) It appears from Mutation Entry Number 9304, Dated-19.01.1985 that, Vasantrav Pundlik Vibhandik has purchased Plot No. 1 & 2 out of S. No. 488/1 Part situated at Dhule from Mirabai Vasant Sonar on 28.03.1983 for consideration of Rs. 10,000/- by way of Reg. Sale Deed.

iii) It appears from Mutation Entry Number 18033, Dated-29.12.1990 that, Dr. Shalini Dilip Sonar has purchased Plot No. 1 out of S. No. 488/1 Part situated at Dhule from Vasantrav Pundlik Vibhandik by way of Reg. Sale Deed.

iv) It appears from Mutation Entry Number 43480, Dated-12.04.2004 that, Ishwar Dnyaneshwar Lade, Shivaji Pandurang Kedar & Nitin Nadhukar Kandre has purchased Northern Portion area 288.00 Sq. Mtr. out of Plot No. 1 out of S. No. 488/1 Part situated at Dhule from Babulal Hiranman Pingale (Sonar) on 12.04.2004 for consideration of Rs. 1,73,000/- by way of Reg. Sale Deed Sr. No. 1646/2004.

v) It appears from Mutation Entry Number 49283, Dated-16.08.2006 that, Shivaji Pandurang Kedar & Nitin Nadhukar Kandre has left their undivided share in respect of Northern Portion area 288.00 Sq. Mtr. out of Plot No. 1 out of S. No. 488/1 Part situated at Dhule in favor of Ishwar Dnyaneshwar Lade on 10.08.2006 by way of Reg. Release Deed Sr. No. 3548/2006.

vi) It appears from Commencement Certificate Dated-12.10.2018 that, Municipal Corporation Dhule has sanctioned the building plan of Ishwar Dnyaneshwar Lade to construct the "Pooja Apartment" on Northern Portion area 288.00 Sq. Mtr. out of Plot No. 1 out of S. No. 488/1 Part situated at Dhule as per plan.

vii) It appears from Mutation Entry Number 78910, Dated-24/06/2019 that, Ishwar Dnyaneshwar Lade has executed Reg. Deed of Declaration in respect of "Pooja Apartment" constructed on Northern Portion area 288.00 Sq. Mtr. out of Plot No. 1 out of S. No. 488/1 Part situated at Dhule.

viii) I have taken search of the said property in the year 1990 to 2019 in the office of Sub-Registrar Dhule by paying prescribed fees vide Receipt No. MH005047351201920E dated 08.08.2019. Out of the available record the said property appears to be clear, marketable and free from all encumbrances.

OPINION:

Relying upon the above mentioned documents I am of the opinion that title of the building called as "POOJA Apartment" constructed on Northern Portion area 288.00 Sq. Mtr. out of Plot No. 1 out of S. No. 488/1 Part total area 462.00 Sq. Mtr. situated at Dhule, Tal. & Dist. Dhule within the limits of Dhule Municipality Corporation, Dhule, is clear, valid and marketable which is free from all encumbrances.

Yours faithfully,



ADVOCATE
Sachin G. Sharma
"ADVOCATE"

25. "Shree Sarveshwar",
Near Rajwade Nagar, Dhule.
Mobile : 93250 56000.



CHALLAN
MTR Form Number-6



GRN MH005047351201920E	BARCODE	Date 08/08/2019-18:59:44	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment	Search Fee	TAX ID (If Any)	
	Other Items	PAN No.(If Applicable)	
Office Name	DUL1_HQR SUB REGISTRAR DHULE 1	Full Name	Adv Sachin Gopalkrushna Sharma
Location	DHULE		
Year	2019-2020 One Time	Flat/Block No.	
	Account Head Details	Premises/Building	
	Amount In Rs.	Road/Street	
0030072201 SEARCH FEE	750.00	Area/Locality	Dhule
		Town/City/District	
		PIN	4 2 4 0 0 1
		Remarks (If Any)	
		Title Verification from 1990-2019 of Plot No 1 out of S No 488/1 Part situated at Dhule	
		Amount In	Seven Hundred Fifty Rupees Only
Total	750.00	Words	
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details	Bank CIN	Ref. No.	69103332019080816301 226828981
	Bank Date	RBI Date	08/08/2019-19:00:05 Not Verified with RBI
	Bank-Branch	IDBI BANK	
Name of Branch	Scroll No. , Date Not Verified with Scroll		

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चतान द्यास ऑफ पेमेंट मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही .
 Mobile No. : 9325056000