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Malvika M. Pasekar
Advocate/Notary
22, L.I.C. Colony,
Jamanagiri Road, Dhule
Malvika.pasekar@gmail.com
Mobile 9422790690

20/11/2020

To whom so ever it may concern

Sub. :- Investigation of title in connection with 'Vijayraj Residency' over CTS No. 3165 (Plot No. 3, S.No. 35/4), of S.No. 12/1 out of CTS No. 4784 situated within Dhule Municipal corporation limits, Dhule owned by Sadhana Ajay Pawar, Pravin Ajay Pawar and Rahul Ajay Pawar **through their power of attorney holder and Developer namely Shrirang Developers, Dhule through its partner namely Nilesh Ramesh Bahalkar, Zainul Abedin Mohammad Bashir Shaikh and Suchita Satish Bahalkar.**

Resp. Sir,

This has reference to your request, I have made an investigation into the title of CTS No. 3165 (Plot No. 3, S.No. 35/4), situated at Walwadi, Tal. Dist. Dhule owner Sadhana Ajay Pawar, Pravin Ajay Pawar and Rahul Ajay Pawar **through their power of attorney holder and Developer namely M/s. Concept Builders and Developers Dhule through its partner namely Nilesh Ramesh Bahalkar, Zainul Abedin Mohammad Bashir Shaikh and Suchita Satish Bahalkar** to find out the documents, if any recorded therein affecting any kind of transfer by way of sale, mortgage, gift, lease, exchange or otherwise of the property, particulars of which are, as under :

Particulars of the Property :

- A. Town : Walwadi, Dhule.
B. Plot No. : CTS No. 3165
(Plot No. 3, S.No. 35/4).
C. Area : 598.3 sq. mts.
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D. Boundaries of Plot

EAST : Road.

WEST : CTS No. 3166, 3167.

NORTH : CTS No. 3164.

SOUTH : CTS No. 3171, 3172.

Documents scrutinized :

1. CTS extract dated 18/11/2020. True copy.
2. 7x12 extract dated 12/03/2019. Photo copy.
3. Sale deed Regd. No. 244-1962 dated 16/01/1962. Original.
4. Development agreement Regd. No. 1213-2020 dated 02/06/2020. Original.
5. Power of attorney Regd. No. 1214-2020 dated 02/06/2020. Original.
6. Commencement certificate and approved plan No. DDDMC/B/2019/APL/00990 dated 15/11/2019. Photo copy.

Flow of Title :-

On 16/01/1962 Bhaskar Pundlik Pawar purchased CTS No. 3165 than (Plot No. 3, S.No. 35/4) of walwadi from Kashinath Ramchandra Pathak by Regd. Sale deed No. 244-1962. I have perused the sale deed.

On 05/08/2002 Bhaskar Pundlik Pawar died so his alive heirs namely Vijay Bhaskarrao Pawar and Ajay Bhaskarrao Pawar were brought on record over CTS No. 3165 (Plot No. 3, S.No. 35/4) of walwadi. Accordingly entry dated 14/11/2002 is effected on CTS record.

On 29/07/2008 Vijay Bhaskar Pawar died so his heirs namely 1.Mandakini Vijay Pawar, 2.Kiran Vijay Pawar, 3.Milind Vijay Pawar, 4.Pallavi Dhirajrao Kadambande were brought on record over CTS No. 3165 (Plot No. 3, S.No. 35/4) of walwadi and name of deceased Vijay Bhaskarrao Pawar is deleted. Accordingly entry dated 18/03/2017 is effected in CTS record.

On 16/03/2005 Ajay Bhaskarrao Pawar died so name of deceased is deleted and his heirs namely 1.Sadhna Ajay Pawar, 2.Pravin Ajay Pawar, 3.Rahul Ajay Pawar were brought on record over CTS No. 3165 (Plot No. 3, S.No. 35/4) of walwadi Dhule. Accordingly entry dated 18/03/2017 is effected in CTS record.

In the year 2017 1.Mandakini Vijay Pawar and Pallavi Dhirajrao Kadambande willingly relinquished their right in favour of 1.Kiran Vijay Pawar and 2.Milind Vijay Pawar by executing Regd. relinquish deed vide No. 1947-2017. Accordingly entry dated 30/06/2017 is effected in CTS record.

It appears from entry dated 29/12/2017 that said pot hissa mojani / measurement of CTS No. 3165 was effected and said CTS was divided in two equal parts after measurement was done and so 2 different CTS extract were prepared and area admeasuring 598.3 sq. mts. came to share of 1.Kiran Vijay Pawar and 2.Milind Vijay Pawar and area admeasuring 598.3 sq. mts. came to share of 1.Sadhna Ajay Pawar, 2.Pravin Ajay Pawar, 3.Rahul Ajay Pawar. Two independent CTS extract were prepared and accordingly CTS record was maintained. CTS No. 3165 admeasuring 598.3 sq. mts. was transferred in name of 1.Sadhna Ajay Pawar, 2.Pravin Ajay Pawar, 3.Rahul Ajay Pawar.

Assistant Commissioner Dhule Municipal Corporation issued commencement certificate vide letter No. DDDMC/B/2019/APL/00990 dated 15/11/2019 granting permission for construction of Complex over said CTS No. 3165 of Walwadi, Dhule as per approved plan

On 02/06/2020 Sadhana Ajay Pawar, Pravin Ajay Pawar and Rahul Ajay Pawar executed Development agreement in favour of M/s. Concept Builders and Developers through its partner namely Shri. Nilesh Ramesh Bahalkar, Zainul Abedin Mohammad Bashir Shaikh and Suchita Satish Bahalkar registered in office of Sub. Registrar vide Regd. No. 1213-2020.

On 02/06/2020 Sadhana Ajay Pawar, Pravin Ajay Pawar and Rahul Ajay Pawar executed registered power of attorney vide Regd. No. 1214-2020 in favour of M/s. Concept Builders and Developers through its partner namely Shri. Nilesh Ramesh Bahalkar, Zainul Abedin Mohammad Bashir Shaikh and Suchita Satish Bahalkar and all powers with respect to said property were given to M/s. Concept Builders and Developers through its partner.

The 7x12 extract of subject property are cancelled and only

Encumbrances

I have verified the relevant documents of the subject property. Therefore, I am of the opinion that the subject property is free from all charges and encumbrances.

Search of the record in the office of Sub.-Registrar :

I have taken search of the of revenue record and index II in the office of Sub. Registrar Dhule since 1991 onwards to 2020 of subject property and I do not find any other document registered except discussed in foregoing paragraphs.

Receipt of fees paid in the office of the Sub. Registrar, Dhule, is enclosed.

Conclusion :

Having made a detailed scrutiny of all the documents of title for making search of the subject property, I found that whatever transaction took place in the past were legal valid.

I am of the opinion that the subject property is free from all charges, having a clear and marketable title.

There is no hindrance even in accepting the subject property, as a security by way of registered/equitable mortgage, for any advance.

The subject property stands in the name of Sadhana Ajay Pawar , Pravin Ajay Pawar and Rahul Ajay Pawar through their power of attorney holder and Developer namely M/s. Concept Builders and Developers through its partner namely Shri. Nilesh Ramesh Bahalkar, Zainul Abedin Mohammad Bashir Shaikh and Suchita Satish Bahalkar holder.

The search is carried on the basis of papers produced before me.


Malvika M. Pasekar
Advocate/Notary

Malvika M. Pasekar
B.Com;LL.B.

Reg.No.MAH/2110/1996
ADVOCATE / NOTARY
110 Colony, Dhule

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

दिनांक: 19/11/2020

गावाचे नाव: वलवाडी धुळे नगरपालीका क्षेत्र
दस्तऐवजाचा अनुक्रमांक: दलन1-0-2020
दस्तऐवजाचा प्रकार:

पावती क्र.: 5286

सादर करणाऱ्याचे नाव: अॅड मालविका एम पासेकर
वर्णन अर्ज क्रमांक-2021/2020 मौजे वलवाडी येथील (सर्व्हे नंबर 35/4 प्लॉट नंबर 3) सिटी सर्व्हे नंबर 3165
शोध साठी वर्षे 1991 ते 2020 एकूण वर्षे 30 शोध फी 750/-

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Dhule 1

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007170107202021E दिनांक: 19/11/2020
बँकेचे नाव व पत्ता: