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FORMAT — A

(Circular No.:-27/2021)

To

Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. CTS/C.S. No. CTS No. 6894 {S. No. 463/1B, Plot No. 17 (Bungalow No. 10)}, situated at Dhule, Taluka/District Dhule.

.....(Hereinafter referred as the said plot "CTS No. 6894")

I have investigated the title of the said plot on the request of Shri. Madhavrao Gulabrao Somwanshi, Shri. Samir Madhavrao Somwanshi, Shri. Gaurav Madhavrao Somwanshi & Smt. Samita Sandiprao Deshmukh and following documents i.e.:-\

- 1) Description of the property:- CTS No. 6894 {S. No. 463/1B, Plot No. 17 (Bungalow No. 10)}, As per CTS Total Plot Measuring 413 Sq. Mtr., within the limits of Dhule Municipal Corporation, Dhule, Tal. & Dist. Dhule
- 2) Unregistered Sale Deed Dtd. 19/04/1995
- 3) Development Agreement Sr. No. 519 Dtd. 01/02/2021
- 4) Construction Permission Dtd. 17/07/2020
- 5) Approved Plan Dtd. 19/10/2020
- 6) Revised Lay Out Plan Dtd. 22/04/1983
- 7) CTS extract card issued by CTS Office dated. 01/02/2020,
- 8) Search report for 30 years from 1992 till 27/05/2021

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner/promoter/ developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land:- Shri. Madhavrao Gulabrao Somwanshi, Shri. Samir Madhavrao Somwanshi, Shri. Gaurav Madhavrao Somwanshi & Smt. Samita Sandiprao Deshmukh



Owners of the land

- 1) Shri. Madhavrao Gulabrao Somwanshi, Shri. Samir Madhavrao Somwanshi, Shri. Gaurav Madhavrao Somwanshi & Smt. Samita Sandiprao Deshmukh of CTS/C.S. No. CTS No. 6894 {S. No. 463/1B, Plot No. 17 (Bungalow No. 10)}
- 2) _____ CTS/C.S. No.
- 3) _____ CTS/C.S. No.
- 4) Qualifying comments/remarks if any

3/- The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Advocate.



Date: 27/05/2021

(Stamp)



FORMAT – A

FLOW OF THE TITLE OF THE SAID LAND

I have taken search of the above property i.e. **CTS No. 6894 {S. No. 463/1B, Plot No. 17 (Bungalow No. 10)}**, As per **CTS Total Plot Measuring 413 Sq. Mtr.** from 1992 till today and found that In the year 1992 the above property i.e. **CTS No. 6894** was allotted to Shri. Gajanan Pralhad Dawalkar, member of State Bank of India Supervising Staff Ragrang Co. Op. Hsg. Society Ltd. Dhule.

Then, in the year 1995 the above property was purchased by Smt. Urmila Madhavrao Somwanshi from Gajanan Pralhad Dawalkar.

Then, in the year 2015 as per M.E. No. 11158 Urmila Somwanshi expired on 30/01/2015 therefore her Legal heirs were brought on record as Shri. Madhavrao Gulabrao Somwanshi, Shri. Samir Madhavrao Somwanshi, Shri. Gaurav Madhavrao Somwanshi & Smt. Samita Sandiprao Deshmukh.

Then, in the year 2019 State Bank of India Supervising Staff Rangarang Co. Op. Hsg. Society Ltd. Dhule was dissolved by the order of Sub-Registrar, Co-Operative Societies, Dhule vide his order No. जा.क.वि./स्टेटबैंकएम्प्लॉरागरंगसहगुहसंस्था/नोंदणीरद्द/आदेश/सन2019 on 30/03/2019 & till today the above property is in the name of **Shri. Madhavrao Gulabrao Somwanshi, Shri. Samir Madhavrao Somwanshi, Shri. Gaurav Madhavrao Somwanshi & Smt. Samita Sandiprao Deshmukh** and the property is clear & free from all kinds of encumbrances and readily marketable.

Now, M/s. Borse Brothers Engineers & Contractors Pvt. Ltd. is going to construct an Apartment on the abovementioned property Development Agreement in that regard has also been executed which is registered at Sr. No. 519 on 01/02/2021.

Sr. No.

1. CTS Extract as on date of application for registration.
2. Mutation Entry No. _____
3. Search report for 30 years from 1992 Taken from Sub-Registrar' office at **Dhule**
4. Any other relevant title:- N.A.
5. Litigations if any:- N.A.

Date:- 27/05/2021


Advocate.
(Stamp)

