

Resi. :-6, Dayandip Colony, Near Rupamai School, Nakane Road, Dhule, Dhule.

Office :- B/12, Bhansali Plaza, Near Gandhi Putala, Nagarpatti, Dhule

Mob. No. 98228 52650.

Date : 25/11/2019

TITLE AND SEARCH REPORT

To,

**The Manager,
H. D.F.C. Ltd.,
Branch Deopur, Dhule.**

Subject:- Title investigation report in connection with the property, As per CTS extract : - CTS No. Fin. Plot 220/24, admeasuring 455.00 Square Meter, (As per the 7/12 extract - Plot No. 24, out of Survey No. 551/A/220, admeasuring 443.00 Square Meter, 4930 Square Feet) Situated at Dhule, Tal & Dist. Dhule, within Dhule Municipal Corporation limits owned and possessed by 1. Smt. Smita Bhikan Patil 2. Pratibha Bhikan Patil 3. Mayur Bhikan Patil, All R/o. Dhule.

Respected Sir,

In pursuance of request by applicants and owners 1. Smt. Smita Bhikan Patil 2. Pratibha Bhikan Patil 3. Mayur Bhikan Patil, and Engineer & Developer Mr. Parag Subhash Ahire, R/o. Netaji Colony, Deopur, Dhule, I am submitting the title investigation in connection with the CTS No. Fin. Plot 220/24, admeasuring 455.00 Square Meter, Situated at Dhule, Tal. & Dist. Dhule. (As per the 7/12 extract - Plot No. 24, out of Survey No. 551/A/220, admeasuring 443.00 Square Meter, Situated at Dhule, Tal. & Dist. Dhule) owned and possessed by 1. Smt. Smita Bhikan Patil 2. Pratibha Bhikan Patil 3. Mayur Bhikan Patil.

The boundaries are as follows of Plot No. 24 :-

East : Plot No. 25
West : Plot No. 23
South : Road
North : Final Plot No. 219

Signature
25/11/19

1) HISTORY of TITLE OF PLOT AS PER THE 7/12 & CTS EXTRACT :-

I) Mr. Bhikan Punju Patil had purchased Plot No. 24 of Final Plot 220, out of Survey No. 551/A, admeasuring 443.00 Square Meter, Situated at Dhule, Tal. & Dist. Dhule, on 24/07/1981, for considering amount of Rs. 23,000/- by Regi. Sale deed, bearing no. 3183/1981, from **Mr. Anilkumar Mishrilal Bafana**. The said effect was made in the record of rights.

II) Shri. Bhikan Punju Patil was expired on 3/01/1988, then after his legal heirs **1. Smt. Smita Bhikan Patil – Wife 2. Pratibha Bhikan Patil – Daughter 3. Mayur Bhikan Patil – Son**, were brought on record over CTS No. Fin. Plot 220/24, admeasuring 455.00 Square Meter, Situated at Dhule, Tal & Dist. Dhule and also 7/12 extract of Plot No. 24 of Survey No. 551/A/220, admeasuring 443.00 Square Meter, 4930.00 Square Feet, according to Mutation Entry No. 32967, dated 19/08/1999 duly certified by the competent authority.

As per the record of C.T.S. extract **1. Smt. Smita Bhikan Patil 2. Pratibha Bhikan Patil 3. Mayur Bhikan Patil** are legal and absolute owners of the property CTS No. Fin. Plot 220/24, admeasuring 455.00 Square Meter, Situated at Dhule, Dhule.

As per the record of 7/12 extract **1. Smt. Smita Bhikan Patil 2. Pratibha Bhikan Patil 3. Mayur Bhikan Patil** are legal and absolute owners of the property Plot No. 24 of Survey No. 551/A/220, admeasuring 443.00 Square Meter, 4930.00 Square Feet, Situated at Dhule, Tal. & Dist. Dhule.

The subject property is transferred the Revenue record to City Survey record , bearing CTS No. Fin. Plot 220/24.

2) . Smt. Smita Bhikan Patil, etc has executed a deed of Power of Attorney in favour of **Mr. Parag Subhash Ahire**, on vide Regd. No. 2736/2019, dated 28/06/2019, due to submitted to take the permission from Dhule Municipal Corporation, regarding the construction of Apartment on CTS No. Fin. Plot 220/24, admeasuring 455.00 Square Meter, Situated at Dhule. (As per the 7/12 extract - Plot No. 24, out of Survey No. 551/A/220, admeasuring 443.00 Square Meter, Situated at Dhule)

3) Smt. Smita Bhikan Patil , etc and Engineer & Developer Mr. Parag Subhash Ahire had executed a deed of Development Agreement on vide Regd. No. 4556/2019, dated 15/11/2019, due to construct the Apartment knows as **"PADMSHRI RESIDENCY-VI"** on CTS No. Fin. Plot 220/24, admeasuring 455.00 Square Meter, Situated at Dhule. (As Per the 7/12 extract :- Plot No. 24, out of S. No. 551/A/220, admeasuring 443.00 Square Meter, Situated at Dhule.),

Ammon
27/11/19

4) **Mr. Parag Subhash Ahire**, had executed a deed of declaration on vide Regd. No. 4557/2019, dated 15/11/2019 and have submitted the said property to the provisions of the Maharashtra Ownership Apartment Act, 1970, and construct the Apartment knows as **"PADMSHRI RESIDENCY-VI"** on CTS No. Fin. Plot 220/24, admeasuring 455.00 Square Meter, Situated at Dhule. (As Per the 7/12 extract :- Plot No. 24, out of S. No. 551/A/220, admeasuring 443.00 Square Meter, Situated at Dhule.). The said building to be used for Residential purpose.

I have taken search of following documents :-

1. CTS extract, dated 20/06/2019 (True Copy)
2. 7/12 extract, dated 21/11/2019 (True Copy)
3. Copy of Lay-out Plan .
4. Copy of N.A. order.
5. Copy of Register Sale Deed, dated 24/07/1981, bearing no. 3183.
6. Copy of Register Special Power of Attorney, dated 28/06/2019, bearing no. 3736.
7. Copy of Register Agreement of Development, dated 15/11/2019, bearing no. 4556.
8. Copy of Register Declaration Deed, Bay- Laws., dated 15/11/2019, bearing no. 4557.
9. Copy of Commencement Certificate and Sanctioned Plane.
10. Copy of Building Plan.

I have taken also search in the record of Sub-Registrar office of Dhule from 1990 to 2019 of 30 years.

The land is not covered under the Maharashtra Act No. XIV of 1975 which provides for restoration of land to person belonging to Scheduled Tribes.

Tracing of Title as bellow :- Since the year of 1981.

I) **First owner - Mr. Bhikan Punju Patil**

by the Register Sale Deed, dated 24/07/1981, bearing no. 3183

II) **Second owners - 1. Smt. Smita Bhikan Patil 2. Pratibha Bhikan Patil 3. Mayur**

Applicants Bhikan Patil -

by the legal heirs of **Late Bhikan Punju Patil.**

6) **Permission for Construction :-** **Mr. Parag Subhash Ahire** has taken permission from Dhule Municipal Corporation, Dhule, for making construction of Apartment over the subject property and authority has approved said construction Plan by Dhule Municipal Corporation, Dhule by the Building Plan, Approval No. DDDMC/B/2019/APL/00865, dated 01/11/2019, sanctioned by Dhule Municipal Corporation and Certificate of permission for construction, Approval No. DDDMC/B/2019/APL/00865 dated 01/11/2019 dated 09/10/2019 issued by Dhule

7) The owners of the subject property **Smt. Smita Bhikan Patil, etc** are assure me that, there is no any kind of encumbrance/loan and there is no any court matters regarding the subject property. I found that the entries regarding changes have been duly effected, there is no any kind of encumbrances, lease, lien over CTS No. Fin. Plot 220/24, admeasuring 455.00 Square Meter, Situated at Dhule. (As Per the 7/12 extract :- Plot No. 24, out of S. No. 551/A/220, admeasuring 443.00 Square Meter, Situated at Dhule.), the said property is free from any encumbrance and its title is clear. The other encumbrance column of the CTS & 7/12 extract does not show any encumbrance over the subject property.

8) The owners **Smt. Smita Bhikan Patil, etc** has agreed to make necessary declaration and to file affidavit and they are ready to produce other required documents, if necessary. The owners has satisfied me that there has been no liability for the payment of any Income Tax, Wealth Tax, Estate Duty etc, and he will produce the necessary certificate if required in relation to the Registration of the Deed of Mortgage etc.

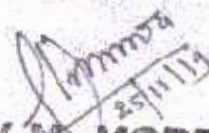
9) As per the documents perused by owners/applicants **Smt. Smita Bhikan Patil, etc-2** before me, I have observed available Index No. 2, and above mentioned documents, search taken for 30 years, I am therefore, of the opinion that the owner of the above refereed property has made out a clear and marketable title to his property proposed to be mortgaged, free from encumbrance.

That the said report has been carried out on the basis of the papers scrutinized by me & all the papers are returned herewith.

Place- Dhule.

Date- 25/11/2019

Yours Faithfully,


VIJAY M. MORE
(M.Sc., LL.B.)
ADVOCATE
DIST. COURT, DHULE