Shresth S. Agrawal
Advocate

OSIRIS LEGAL SERVICES LLP
3039B- Agra Road, Panch Kandil, Dhule-424001.(M)-9561845207 (E)-shresthagrawal11@gmail.com

Legal Title Report

To,
MahaRERA

Sub: Title clearance certificate with respect of **CTS no. 1948** of Walwadi, Taluka, Dhule (**Plot no. 96** out of S/No.51+53+52/2+54/2+54/3+58/1+2 55+58/1+2+ 54/1+ 58/1 of Walwadi, Taluka, Dhule).....(hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of M/s.HARVISH DEVELOPERS and following documents:-

1.) Description of the property:

All that piece and parcel of land admeasuring 544.Sq. Mt (5720.Sq.Ft) situated within the municipal limits of Dhule Municipal Corporation at CTS no. 1948 of Walwadi, Taluka, Dhule (Plot no. 96 out of S/No.51+53+52/2+54/2+54/3+58/1+2 55+58/1+2+ 54/1+ 58/1 of Walwadi, Taluka, Dhule) and the boundaries are as following.

East: 9M Road.
West: Plot no.95.
South: S.no.57.
North: Plot no.92.

2.) Documents of Allotment of Plot:-

a) 7/12 Extracts dated 29/07/2021
b) Mutation Entries no. 1520,2026, 2222.
c) Original Sale Deed dated 25/08/2021 registered at Sr.no 3734/2021 on 25/08/2021
d) CTS Extract dated 16/09/2021
e) NA Order dated 02/02/1967

3.) Search carried at Sub Registrar Office, Dhule for 30 years from 1991 to 2021.

4.) On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of M/s. Harvish Developers to the said plot is clear, marketable and without any encumbrances except mentioned otherwise in the Annexure.

5.) Owner of the Plot:

The said plot belongs to M/s Harvish Developers.
The report reflecting the flow of title of M/s. Harvish Developers on the said plot is enclosed herewith as annexure.

Date:01/11/2021

SHRESTH S. AGRAWAL ADVOCATE

Shresth S. Agrawal
Advocate

OSIRIS LEGAL SERVICES LLP
3039B- Agra Road, Panch Kandil, Dhule-424001.(M)-9561845207 (E)-shresthagrawal11@gmail.com

Annexure

(Circular no.28/2021)

1. FLOW OF TITLE OF THE SAID PLOT.

a) It appears from the perusal of the revenue record prior to 1967 that originally the Plot no. 96 out of S/No.51+53+52/2+54/2+54/3+58/1+2 55+58/1+2+ 54/1+ 58/1 of Walwadi, Taluka, Dhule belonged to Shri. Kanhaiyalal Nathmal Nahata and Sau. Champabai Nathmal Nahata.

b) The Mamletdar of Dhule by his order bearing no. NA-37-SR-30+60- 1966 Dhulia- dated 02/02/1967 permitted to convert the S/No.51+53+52/2+54/2+54/3+58/ 1+2 55+58/1+2+ 54/1+ 58/1 of Walwadi, Taluka, Dhule into non-agricultural use for residential purpose. I have perused the NA Order, dated 02/02/1966

c) It appears from the Mutation Entry no.1520 dated 01/05/1968 that Shri. Veduji Laxmanrao Marathe (Bhadak) has purchased Plot no. 96 out of S/No.51+53+52/ 2+ 54/2+54/3+58/1+2 55+58/1+2+ 54/1+ 58/1 of Walwadi, Taluka, Dhule from Shri Kanhaiyalal Nathmal Nahata and Sau. Champabai Nathmal Nahata, by a registered Sale Deed, on 09/05/1967. I have perused the Xerox Copy of the Original Sale Deed.

d) It appears from the Mutation Entry no.2026 dated 01/04/1974 that Veduji Laxmanrao Marathe has transferred the Plot no. 96 out of S/No.51+53+52/2+54/2+54/3+58/1+2 55+58/1+2+ 54/1+ 58/1 of Walwadi, Taluka, Dhule in favour of Shri, Narayan Bhikaji Salunkhe.

e) It appears from the Mutation Entry no.2222 dated 14/06/1976 that Shri, Narayan Bhikaji Salunkhe has transferred the Plot no. 96 out of S/No.51+53+52/2+54/2+54/3+58/1+2 55+58/1+2+ 54/1+ 58/1 of Walwadi, Taluka, Dhule in favour of his wife Smt. Prabhavati Narayan Salunkhe.

f) It appears from the Sale deed which is duly registered at Sr.no. 3734/2021 on 25/08/2021 that Harvish developers (through its partners namely 1.) Harshal Vilas Lawande, 2.) Vishal Vinayak Sonawane, 3.) Yash Satish Lawande and 4.) Deepak Ramchandra Kadam) have purchased the Plot no. 96 out of S/No.51+53+52/2+54/2+54/3+58/1+2 55+58/1+2+ 54/1+ 58/1 of Walwadi, Taluka, Dhule from Smt.Prabhavati Narayan Salunkhe; I have perused the Registered Sale Deed.

g) Since then the Plot no. 96 out of S/No.51+53+52/2+54/2+54/3+58/1+2 55+58/1+2+ 54/1+ 58/1 of Walwadi, Taluka, Dhule is in possession of Harvish Developers (through its partners namely 1.) Harshal Vilas Lawande, 2.) Vishal Vinayak Sonawane, 3.) Yash Satish Lawande and 4.) Deepak Ramchandra Kadam); qua a highest holder.



2. OTHER TRANSACTIONS:

There appear no other transactions except the ones mentioned above on the title of the said plot

3.POSSESSION:

It appears from the documentary records that M/s. Harvish Developers have true and legal possession of the said plot.

4.SANCTIONED PLAN

Not Verified

5.NA ORDER.

A photocopy of NA Order dated 02/02/1967 is attached with the documents.

6. ENCUMBRANCES:

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that the title of M/s. Harvish Developers to the said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above.

7.NOTE:

This opinion is given upon and subject to the conditions that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or document. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property.

Date: 01/11/2021

SHRESTH S. AGRAWAL ★ ADVOCATE ★

Shresth S. Agrawal
Advocate

CHALLAN

MTR Form Number-6

GRN	MH008328272202122E	BARCODE		Date	01/11/2021-12:58:15	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	DUL2_DHULE NO 2 JOINT SUB REGISTRAR	**Full Name**	Adv Shreshth Agarwal
Location	DHULE		
Year	2021-2022 One Time	**Flat/Block No.**	Plot no 96 CTS 1948
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	750.00	**Road/Street**	Walwadi Dhule
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	Search for 30 Yrs of Plot No 96 at CTS 1948 at Walwadi at Dhule.
Total	750.00	**Amount In Words**	Seven Hundred Fifty Rupees Only

Payment Details	BANK OF MAHARASHTRA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02300042021110104231	005896215
Cheque/DD No.		Bank Date	RBI Date	01/11/2021-12:59:19	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 95618 4520

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 01-11-2021 12:59:22