|| Shree Radhe Govind ||

Parag S. Khankari
Advocate

ADVOCATE

"Madhav Smruti", Near Chitale Hospital,
Wani Colony, Deopur, Dhule -2
Ph. (02562) 222703, Mob. 9422798391

FORMAT -A

(Circular No.28/2021)

To,
MAHARERA
Mumbai, Maharashtra.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot no.1, Gat No.133/2, Situated at Mauje Walwadi, Deopur, Tal. & Dist. Dhule.

I have investigated the title of the said plot on the request of **1)Mr.Pritesh Gopal Kele, 2)Mr.Pranesh Gopal Kele, 3)Mr.Gopal Kashinath Kele** and following documents i.e. :-

1) Description of the property:- Property situated at for the **Proposed Construction of GK Market Phase-1,** Plot Property in Dhule at Gat No.133/2, Plot no.1 Admesr 239 Sq.mtr., Mauje Walwadi, Deopur, Dhule within the limits of Dhule Municipal Corporation, Dhule, Tal. Dist Dhule.

2) The documents of allotment of plot:- Sale deed of plot,Verified Copy of Sale deed Dt.18/04/1990, vide Reg. document no. 2062/1990 before Sub- Register Dhule-1.

7/12 extract or property card issued by Walwadi, Deopur Talathi Office, Dhule.

1) As per the 7/12 Extract Dt. 22/02/2022 shows that, the N.A. land at Mauje Walwadi Deopur, Dhule Tal. Dist. Dhule at Gat No. 133/2 plot no 1.

2) M. E. No. 7464, Dt. 07/07/1997: shows that, Sunanda Gopal Kele(Lad) has died on 29/06/1997 and their legal heirs has come on the record of rights. His legal heirs are as follows- The legal heirs 2 Sons 1)Pritesh Gopal Kele 2)Pranesh Gopal Kele, 1 Daughter 1) Pranjali Gopal Kele and Husband Mr.Gopal Kashinath Kele. This legal heirs come into record of rights. For the Survey No.124, 133, 99/2 & 87/1/2/3/4/5/6. Mauje Walwadi Tal. Dist. Dhule

3) M.E. No. 5712, Dt.02/01/1987: shows that, Mahadu Gopji Chaudhari has purchased the land Survey No.133/2 admeasure 0H 17R from Mr.Kanhyyalal Nathmal Jain. For the consideration Rs.150/- & Rs.195/- Dt.31/01/1951.

4) **M.E. No. 5713, Dt.02/01/1987:** shows that, Mahadu Gobji Chaudhari has died on 1981. His legal heirs are as follows- The legal Heirs 4 Sons, 4 Daughters and Wife and his legal heir his Son Mr.Keshav Mahadu Chaudhari.

5) **M.E. No. 9409, Dt.23/04/1990:** shows that, Mrs.Sunanda Gopal Kele has purchased the agriculture land Gat no.133/2 admeasure 0H 17R from 1)Mr.Keshav Mahadu Chaudhari & 2)Mr.Vijay Rupchand Agrawal, for the consideration 17,000/- Dt.18/04/1990.

6) **M.E. No. 16443, Dt.13/05/1996:** shows that, Sanjay Nimba Amrutkar has taken loan Merchant Co-op. Bank Dhule of Rs.4,00,000/-. The owner Sunanda Gopal Lad has become Guarantor to the borrower and charge has been recorded in the record of rights.

7) **M.E. No. 24402, Dt.17/09/2002:** shows that, Release Deed of Merchant Co-op. Bank Dhule. The loan of Rs.4,00,000/- has been repaid by the Mr.Sanjay Nimba Amrutkar.

8) **M.E. No. 24870, Dt.27/11/2002:** shows that, Pranjali Gopal Kele has made release deed in favor of her Father Mr.Gopal Kashinath Kele & Brothers Mr.Pritesh Gopal Kele & Mr.Pranesh Gopal Kele by Release Deed.

9) ***M.E. No. 49657, Dt.25/05/2017:** shows that, Gat No.133/2, 133/2/1, 133/2 Plot No.2 all this Gat no. agriculture land has been converted into non-agriculture land and residential purpose. The NA Order has been passed as per order of Hon'ble Collector Dhule. As per letter no. NASR/66-13 Dt.17/10/2015.

Search report for 30 years from Sub-Registrar Office, Dhule, search taken for the period 10/05/1992 upto 11/05/2022 Dt.11/05/2022 **Receipt No.MH00171962202223E of Rs. 750/-, for Property in Dhule at Gat No.133/2, Plot No.1, Admeasure 239 Sq.mtr. Proposed Construction of GK Market Phase-1, at Walwadi**, Dhule within the limits of Dhule Municipal Corporation, Dhule, Tal. Dist Dhule. The CERSAI Report Dt.11/05/2022 is also attached herewith the Report which shows that the above mentioned free from all the encumbrances.

The owner of the property has applied to the Dhule Municipal Corporation, Dhule for new construction as per the approved plan by Dhule Municipal Corporation, Dhule.

The plan has been sanction by Dhule Municipal Corporation, Dhule vide permission No. 881, Dt.14/09/2021. The owner has paid betterment charges for construction on the above site.

The Owner of the Property has made the **Declaration Deed of GK Market Phase -1**, which is constructed on Plot No.1, Walwadi Survey No.133/2 Deopur, Dhule within the limits of Dhule Muncipal Corporation Dhule. The declaration Deed is Registered vide **document no.2194/ 2022 dt. 9/5/2022, before Sub Registrar -3, Dhule.**

Also **General Power of Attorney** has been registered in the name of Mr. Gopal Kashinath Kele by the other 2 owners Mr. Pritesh Gopal Kele & Mr.Pranesh Gopal Kele vide **Document No.2195/2022, Dt. 9/5/2022, before Sub Registrar -3,Dhule.**

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 **1)Mr.Pritesh Gopal Kele, 2)Mr.Pranesh Gopal Kele, 3)Mr.Gopal Kashinath Kele**, Dhule has clear, marketable title and property is without any encumbrances.

Owners of the land-

Property situated:- 1)Mr.Pritesh Gopal Kele, 2)Mr.Pranesh Gopal Kele, 3)Mr.Gopal Kashinath Kele Plot Property in Dhule at Gat No.133/2, Plot No.1, Admeasure 239 Sq.mtr. Proposed Construction of GK Market Phase-1, at Walwadi, Dhule within the limits of Dhule Municipal Corporation, Dhule, Tal. Dist Dhule.

The report reflecting the flow of the title of the **1)Mr.Pritesh Gopal Kele, 2)Mr.Pranesh Gopal Kele, 3)Mr.Gopal Kashinath Kele.** On the said land is enclosed herewith as annexure.

Encl: Annexure

1) **7/12 Extract**
2) **Search Receipt**
3) **CERSAI Report**

11/5/2022

Adv. Parag S. Khankari
B.Com.,LL.B.
"Shrimangalam", Near Law College,
Wani Colony, Deopur, Dhule.
Mob.No.- 9422798391

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(Circular No.28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) 7/12 extract as on date of application for registration.:-Property situated :- **Plot Property in Dhule at Gat No.133/2, Plot No.1, Admeasure 239 Sq.mtr. Proposed Construction of GK Market Phase-1, at Walwadi**, Dhule within the limits of Dhule Municipal Corporation, Dhule, Tal. Dist Dhule. & Sale deed of plot, Verified Copy of Sale deed Dt. **18/04/1990**, vide Reg. document no.2062/1990 before Sub- Register Dhule-1.

2) Mutation Entry No:- **7464, 5712, 5713, 9409, 16443, 24402, 24870, 49657.**

A) As per the 7/12 Extract Dt. 22/02/2022 shows that, the N.A. land at Mauje Walwadi Deopur, Dhule Tal.Dist. Dhule at Gat No. 133/2 plot no 1, Admeasure 239 Sq.mtr.

B) The 7/12 Extract Dt. 22/02/2022 **M. E. No. 7464, Dt. 07/07/1997**: shows that, Sunanda Gopal Kele(Lad) has died on 29/06/1997 and their legal heirs has come on the record of rights. His legal heirs are as follows- The legal heirs 2 Sons 1)Pritesh Gopal Kele 2)Pranesh Gopal Kele, 1 Daughter 1) Pranjali Gopal Kele and Husband Mr.Gopal Kashinath Kele. This legal heirs come into record of rights. For the Survey No.124, 133, 99/2 & 87/1/2/3/4/5/6. Mauje Walwadi Tal. Dist. Dhule

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Also **General Power of Attorney** has been registered in the name of Mr. Gopal Kashinath Kele by the other 2 owners Mr. Pritesh Gopal Kele & Mr.Pranesh Gopal Kele vide **Document No.2195/2022, Dt. 9/5/2022, before Sub Registrar -3,Dhule.**

3) Any Other Relevant Title:- NOT APPICABLE
4) Litigation If any:- NO LITIGATION

11/5/2022

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