

BALASAHEB A. PAWAR

Cell No:- 9423232904

Advocate

Resi:- Flat No. 205, Sai Anand Green Top Apartment, Behind Chirantan Hospital, Near
Jaihind Senior Collage, Geeta Nagar, Deopur, Dhule. (Maharashtra)

e-mail:- balasaheb_adv@yahoo.com

SEARCH REPORT**OWNER : - M/S. NILCON INFRABUILDERS PRIVATE LTD.**

Through Director (1) MRS. SULOCHANA SHALIGRAM PATIL &
Director (2) MRS. SHIVANI PRASHANT PATIL.

Property -Deopur shiwar - Land admeasuring 473.80 Sq., Mtr., (as
per 7/12 extract record) Land admeasuring 476.2 Sq., Mtr., (as per
CTS extract record), bearing Plot No. 4, Out of Survey No. 38, bearing
CTS No. 7084, at -Deopur, Taluka - Dhule District- Dhule, Pin
Code 424002.

136/0

इतर पावती

Original/Duplicate

Thursday, 05 May 2022 4:52 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3008 दिनांक: 05/05/2022

वाचाचे नाव:

वस्तुऐवजाचा अनुक्रमांक: दलन1-0-2022

वस्तुऐवजाचा प्रकार:

सावर करणाऱ्याचे नाव: अॅड. बालासाहेब अ. पवार

वर्षान अर्थ क्र. 956 शोध साठी वर्षे 1992 ते 2022 एकूण वर्षे 30 शोध फी 750/- मौजे देवपूर येथील स.नं. 38 पैकी
प्लॉ.नं. 4 यास क्षेत्र. 473.80 चौ.मि. याचा सि.स.नं. 7084 चे क्षेत्र. 476.2 चौ.मि.

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Dhule 1

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001446491202223P दिनांक: 05/05/2022

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग-२
धुळे-१



CHALLAN
MTR Form Number-6



GRN	MH001446491202223P	BARCODE			Date	05/05/2022-07:51:14	Form ID	
Department					Inspector General Of Registration			
Search Fee					TAX ID / TAN (If Any)			
Type of Payment					Other Items			
PAN No.(If Applicable)								
Office Name					DUL1_HQR SUB REGISTRAR DHULE 1			
Location					DHULE			
Year					2022-2023 One Time			
Flat/Block No.								
Premises/Building								
Road/Street								
Area/Locality								
Town/City/District								
PIN								
Remarks (If Any)								
Amount In Rs.					750.00			
Amount In Words					Seven Hundred Fifty Rupees Only			
Total					750.00			
Payment Details					STATE BANK OF INDIA			
Cheque/DD Details					FOR USE IN RECEIVING BANK			
Bank CIN					Ref. No.			
Bank Date					RBI Date			
Name of Bank					Bank Branch			
Name of Branch					Scroll No. , Date			

Department ID : 9423232904
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चॅलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच दस्तऐवजी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-136-OthRet-3008	0000795960202223	05/05/2022-16:52:49	IGR366	750.00
Total Defacement Amount					750.00

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FORMAT - A (Circular No. 28/2021)

To,
Maha RERA
Mumbai.

Date:- 05.05.2022

LEGAL TITLE REPORT

SUBJECT : Title clearance certificate with respect to **Deopur shiwar - Land** admeasuring **473.80 Sq., Mtr.,** (as per 7/12 extract record) **Land** admeasuring **476.2 Sq., Mtr.,** (as per CTS extract record), bearing Plot No. **4,** Out of Survey No. **38,** bearing **CTS No. 7084,** at -Deopur, Taluka - Dhule District- Dhule, (hereinafter referred as the said "Plot").

I have investigated the title of the said plot on the request of Director's of M/s. NILCON INFRABUILDERS PRIVATE LTD. (1) MRS. SULOCHANA SHALIGRAM PATIL & (2) MRS. SHIVANI PRASHANT PATIL., and following documents i.e. -

1) Description of the property :-

Deopur shiwar - Land admeasuring **473.80 Sq., Mtr.,** (as per 7/12 extract record) **Land** admeasuring **476.2 Sq., Mtr.,** (as per CTS extract record), bearing Plot No. **4,** Out of Survey No. **38,** bearing **CTS No. 7084,** at - Deopur, Taluka - Dhule District- Dhule.

Boundaries as per Layout plan.	
East :- Plot No. 5.	West:- Road.
North :- S.No. 41.	South:- Plot No. 14.
Boundaries as per CTS record.	
East :- CTS No. 7089.	West:- Road.
North:- CTS No. 4070.	South:- CTS No. 7085.

2) The documents of allotment of plot.

- Sale Deed No. 4727/2021 dated 29.12.2020 SRO-Dhule-2.
- Deed of Declaration No. 5730/2021 dated 28.10.2021 SRO-Dhule-2.
- POA No. 2569/2020 dated 09.09.2020 SRO-Dhule-2.

- 7/12 extract dated 05.05.2022.
 - Property card dated 05.05.2022.
 - Mutation Entry No. 7118, 21415, 21416.
 - NA Order and Layout Map.



4) Search report for 30 years from 1992 till 2022 receipt No. 3008, (MH001446491202223P) dated 750/- 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)

5). HISTORY (FLOW) OF TITLE IN RESPECT OF SAID PROPERTY :-

After perusal of all these documents I observe as under-

- 1- Above property as per record, **Deopur shiwar - Land** admeasuring **473.80 Sq., Mtr.**, (as per 7/12 extract record) **Land** admeasuring **476.2 Sq., Mtr.**, (as per CTS extract record), bearing Plot No. **4**, Out of Survey No. **38**, bearing **CTS No. 7084**, at -Deopur, Taluka - Dhule District- Dhule, is Property of M/s. **NILCON INFRABUILDERS PRIVATE LTD.** Director (1) **MRS. SULOCHANA SHALIGRAM PATIL** & Director (2) **MRS. SHIVANI PRASHANT PATIL**.
- 2- I also found that, Immovable Property i.e. entire Land Survey No. **38**, at -Deopur, Taluka - Dhule District- Dhule, was converted into NA land by order of Collector Dhule i.e. **NO. CTS/WS/834/NASR/85/65** dated 20.09.1965 and in that effect M.E. No. 2661 was recorded in Talathi record.
- 3- I also found that, **Deopur shiwar - Land** admeasuring **473.80 Sq., Mtr.**, (as per 7/12 extract record) **Land** admeasuring **476.2 Sq., Mtr.**, (as per CTS extract record), bearing Plot No. **4**, Out of Survey No. **38**, bearing **CTS No. 7084**, at -Deopur, Taluka - Dhule District- Dhule, was allotted to Mr. Kiran (Kisan) Sumanlal Jain., in the year 1987, and in that effect M.E. No. 7118 was recorded in Talathi record. And as per resolution No. 3 passed by Chairman Sarasvati Co-op Housing Society dated 31.05.2004 i.e. Plot No. 63,25,14,24,5,62,27,36,50, 17,6,49,1,7,15,26,4,16 (total 18 Plot's) out of S. No. 38 Name of Society insert in Kabjedar coloum and name of Member insert in Other rights coloum and name insert as per resolution and in that effect ME. No. 21415 was recorded in Talathi record. But Said ME. No. 21415 was cancelled by Sub Divisional Officer Dhule in RTS Appeal No. 62/2004 dated 22.09.2005 and in that effect ME. No. 22690 was recorded in Talathi record.
- 4- I also found that, **Deopur shiwar - Northern Side land** admeasuring **236.9 Sq., Mtr.**, (as per 7/12 extract record) **Northern Side land** admeasuring **238.1 Sq., Mtr.**, (as per CTS extract record) Out of total **land** admeasuring **473.80 Sq., Mtr.**, (as per 7/12 extract record) **Land** admeasuring **476.2 Sq., Mtr.**, (as per CTS extract record), bearing Plot No. **4**, Out of Survey No. **38**, bearing **CTS No. 7084**, at -Deopur, Taluka - Dhule District- Dhule, was Purchase by (1) Mrs. Vijaya Ajiit Chordiya (2) Mr. Dr. Kunal Devendra Gurav **From** Mr. Kiran (Kisan) Sumanlal Jain., in the year 2020, by registered Sale deed No. 2568/2020 dated 09.09.2020 and in that effect M.E. was recorded in CTS record.

918/2001/6
not



5- I also found that, **Deopur shiwar - Land** admeasuring **473.80 Sq., Mtr.**, (as per 7/12 extract record) **Land** admeasuring **476.2 Sq., Mtr.**, (as per CTS extract record), bearing Plot No. **4**, Out of Survey No. **38**, bearing **CTS No. 7084**, at -Deopur, Taluka - Dhule District- Dhule, was Purchase by M/s. NILCON INFRABUILDERS PRIVATE LTD. Through Director (1) MRS. SULOCHANA SHALIGRAM PATIL & Director (2) MRS. SHIVANI PRASHANT PATIL From (1) Mr. Kiran (Kisan) Sumanlal Jain (2) Mrs. Vijaya Ajit Chordiya (3) Mr. Dr. Kunal Devendra Gurav through POA Mr. Devendra Tulashidas (Tulashidas) Gurav., in the year 2020, by registered Sale deed No. 4727/2020 dated 29.12.2020 and in that effect M.E. was recorded in CTS record.

6- I also found that, **Deopur shiwar - Land** admeasuring **473.80 Sq., Mtr.**, (as per 7/12 extract record) **Land** admeasuring **476.2 Sq., Mtr.**, (as per CTS extract record), bearing Plot No. **4**, Out of Survey No. **38**, bearing **CTS No. 7084**, at -Deopur, Taluka - Dhule District- Dhule, was execute Deed of Declaration No. 5730/2021 dated 28.10.2021 SRO Dhule-2 for Building constructed in the name and style i.e. **"THE HORIZON"** by M/s. NILCON INFRABUILDERS PRIVATE LTD. Through Director (1) MRS. SULOCHANA SHALIGRAM PATIL & Director (2) MRS. SHIVANI PRASHANT PATIL and in that effect M.E. was recorded in CTS record. After execution of Deed of Declaration total number of flats are 18 and details given in annexure.

As per Index II Register available in the sub register office year wise details as under:- Year 1992 to 2022 :- As Above Mentioned.

I do not find any entry against the property under reference in the terms of any charge, lien or any other encumbrance.

6) ENCUMBRANCE CERTIFICATE:- Nil.

7) FINAL TITLE CERTIFICATE:- Therefore, in my opinion and as per the documents submitted by M/s. NILCON INFRABUILDERS PRIVATE LTD. Through Director (1) MRS. SULOCHANA SHALIGRAM PATIL & Director (2) MRS. SHIVANI PRASHANT PATIL as per document it shows that the M/s. NILCON INFRABUILDERS PRIVATE LTD. Through Director (1) MRS. SULOCHANA SHALIGRAM PATIL & Director (2) MRS. SHIVANI PRASHANT PATIL has right, title and interest in, **Deopur shiwar - Land** admeasuring **473.80 Sq., Mtr.**, (as per 7/12 extract record) **Land** admeasuring **476.2 Sq., Mtr.**, (as per CTS extract record), bearing Plot No. **4**, Out of Survey No. **38**, bearing **CTS No. 7084**, at -Deopur, Taluka - Dhule District- Dhule, and the said property is clear and marketable and free from any Conveyance, Charge, Lien and Encumbrances.

Dhule
Date :- 05.05.2022



Balasaheb A. Pawar
Balasaheb A. Pawar
Advocate

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Advocate

Res:- Flat No. 205, Sai Anand Green Top Apartment, Behind Chirantan Hospital, Near
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FORMAT - A
(Circular No. 28/2021)

TITLE CLEARANCE CERTIFICATE

Certified that I have investigated the ownership of property
Deopur shiwar - Land admeasuring 473.80 Sq., Mtr., (as per 7/12 extract
record) Land admeasuring 476.2 Sq., Mtr., (as per CTS extract record),
bearing Plot No. 4, Out of Survey No. 38, bearing CTS No. 7084, at -
Deopur, Taluka - Dhule District- Dhule, Pin Code 424002, Owned
by M/s. NILCON INFRABUILDERS PRIVATE LTD. Through Director (1)
MRS. SULOCHANA SHALIGRAM PATIL & Director (2) MRS. SHIVANI
PRASHANT PATIL.

The name of said owner is recorded in the
CTS extract of revenue records and the title is free,
marketable & free from any encumbrance.

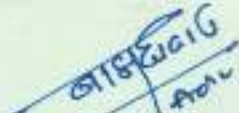
It is further certified that the Non-agricultural use of
the land is permitted by Collector Dhule i.e. NO.
CTS/WS/834/NASR/85/65 dated 20.09.1965 and in that effect M.E. No.
2661 was recorded in Talathi record. who is competent to
grant such permission.

I am giving this Report on verification of all related
documents.

Thanking you

Dhule
Date :- 05.05.2022




Balasaheb A. Pawar
Advocate

AREA STATEMENT OF APPARTMENT OWNER MRS. S.S.PATIL AND ONE S.NO. 38, PLOT NO. 4, CTS NO 7074.							
FLOOR NO.	FLAT NO.	NET BUILT UP AREA IN SQ. MTR.	CARPET AREA OF FLAT IN SQ. MTR	COMMON SHARED AREA AS PER FLAT LIKE (CORRIDOOR, STAIRCASE, PASSAGES, LOBBY) IN SQ. MTR.	AREA OF BALCONY ATTACHED TO FLAT IN SQ. MTR.	TOTAL AREA OF FLAT (3+4+5) IN SQ. MTR	PARKING OF FLAT
1	2	3	4	5	6	7	8
TYPICAL UPPER GROUND FLOOR	1	56.21	50.58	4.10	5.72	66.03	12.20
TYPICAL UPPER GROUND FLOOR	2	56.21	50.58	4.10	5.72	66.03	12.20
TYPICAL UPPER GROUND FLOOR	3	56.21	50.58	4.10	5.72	66.03	12.20
TYPICAL UPPER GROUND FLOOR	4	56.21	50.58	4.10	5.72	66.03	12.20
FIRST FLOOR	5	56.21	50.58	4.10	5.72	66.03	12.20
FIRST FLOOR	6	56.21	50.58	4.10	5.72	66.03	12.20
FIRST FLOOR	7	56.21	50.58	4.10	5.72	66.03	12.20
FIRST FLOOR	8	56.21	50.58	4.10	5.72	66.03	12.20
SECOND FLOOR	9	56.21	50.58	4.10	5.72	66.03	12.20
SECOND FLOOR	10	56.21	50.58	4.10	5.72	66.03	12.20
SECOND FLOOR	11	56.21	50.58	4.10	5.72	66.03	12.20
SECOND FLOOR	12	56.21	50.58	4.10	5.72	66.03	12.20
THIRD FLOOR	13	56.21	50.58	4.10	5.72	66.03	12.20
THIRD FLOOR	14	56.21	50.58	4.10	5.72	66.03	12.20
THIRD FLOOR	15	56.21	50.58	4.10	5.72	66.03	12.20
THIRD FLOOR	16	56.21	50.58	4.10	5.72	66.03	12.20
FOURTH FLOOR	17	66.54	59.88	4.43	6.05	77.02	14.11
FOURTH FLOOR	18	56.60	50.94	4.43	5.72	66.75	12.33
TOTAL FOURTH FLOOR	18					1200.25 SQ. MTR.	
VISITOR PARKING	7.87 SQ. M.						

ANNEXTURE



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