

Mr. Chetan Mahadu Yadav
Advocate
B. Com., LL. B.



2597A, "Shree Sadguru Sadan",
Mirchya Maruti Chowk, Lane No 5,
Chaini Road, Dhule.
Email: advchetanyadv@gmail.com

M. No. 9689124692

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. 8292 situated at Deopur Taluka / District Dhule (here in after referred as the said plot " ")

I have investigated the title of the said plot on the request of (name of owner promoter/developer/campany And following documents i.e:-

1. Description of the property -S.No-37/1 P.No 31 CTS no -8292
2. The documents of allotment of plot
3. 7/12 extract or property card issued by talathi Deopur dated 19/01/2022 mutation entry no 7138,29091,33000
4. Search report for 30years from 1993 till 16/02/2022

2/- on erusal 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 /campany) is clear ,marketable and without any encumbrances (if any encumbrances please mention in separate sheet)

Owner of the land

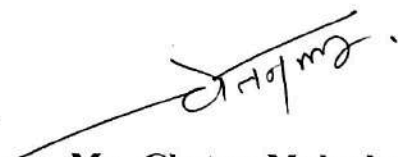
- 1.Dineshkumar Budha Bagul (HUF) CTS/C.S.No S .No 37/01 ,P.No-31 CTS NO 8292
- 2.Yogita Dineshkumar Bagul CTS/C.S.No No 37/01 ,P.No-31 CTS NO 8292
- 5.Qualify Comments /remarks if any -No any

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

Date 16/02/2022




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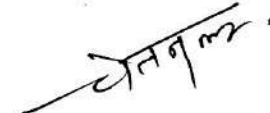
FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/ 12 extract/P. R. Card as on date of application for registration.
2. Mutation Entry No.7138, 29091, 33000 /-
3. Search report for 30 years from 1993 Taken from Sub-Registrar' office at Dhule
4. Any other relevant title. No
5. Litigations if any.-NO



Date -16/02/2022


Mr. Chetan Mahadu Yadav
Advocate



CHALLAN
MTR Form Number-6

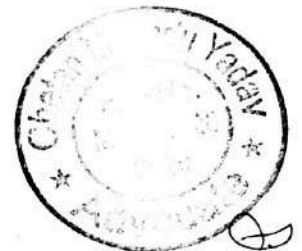


GRN MH013223023202122E		BARCODE		Date 16/02/2022-16:51:10		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee				TAX ID / TAN (If Any)			
Office Name DUL1_HQR SUB REGISTRAR DHULE 1				PAN No.(If Applicable)			
Location DHULE				Full Name		Adv Chetan Mahadu Yadav	
Year 2021-2022 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			750.00	Road/Street			
				Area/Locality		Dhule	
				Town/City/District			
				PIN		4 2 4 0 0 1	
				Remarks (If Any)			
				Title Verification from 1993-2022 of Plot no 31 out of S No 37/1 CTS No			
				8292 at Devapur			
				Amount In Seven Hundred Fifty Rupees Only			
Total			750.00	Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332022021618736	2730050664
Cheque/DD No.				Bank Date	RBI Date	16/02/2022-16:52:00	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
संदर्भ चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : 9689124692



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TITLE SEARCH REPORT

Date: 16/02/2022

To,

RERA AUTHORITY

Dear Sir/ Madam,

Name of the Property Owner :- Dineshkumar Budha Bagul (H.U.F.)
Yogita Dineshkumar Bagul

Type of File :- RERA Application

Sub: Title Investigation Report in respect of S. No. 37/1 Out Of Which Plot No 31 Having CTS No 8292 situated at Deopur, Tal. & Dist. Dhule within the limits of Municipal Corporation Dhule, Tal & Dist. Dhule owned by Dineshkumar Budha Bagul (H.U.F.) And Yogita Dineshkumar Bagul.

This has reference to your request; I made an investigation in the title in respect of Plot No 31 out of S. No. 37/1 Area 604 Sq. Mtr. Situated at Deopur, Tal. & Dist. Dhule within the limits of Municipal Corporation Dhule, Tal & Dist. Dhule, to find out the documents if any recorded therein affecting any kind of transfer by way of sale, gift, mortgage, lease or otherwise of the property describe are as under :-

PART — I DESCRIPTION OF PROPERTY.

1) Particulars of Property :-

S. No.	37/1
Plot No	31
CTS No	8292
Total Land Area	604 Sq. Mtr.

2) Boundaries:-.

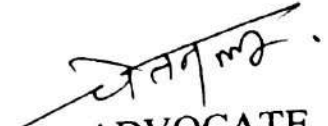
East	Road
West	Nala
South	Plot No 30, Having CTS No 8293
North	Plot No 32, Having CTS No 8290



OPINION:

Relying upon the above mentioned documents I am of the opinion that S. No. 37/1 Plot No 31 Having CTS No. 8292 Area 604 Sq. Mtr. Situated At Deopur, Tal. & Dist. Dhule within the limits of Municipal Corporation Dhule, Tal & Dist. Dhule, is clear, valid and marketable which is free from all encumbrances.

Yours faithfully,


ADVOCATE

