



FORMAT -A

(Circular No.28/2021)

Date:- 1/11/2022

FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

1) 7/12 extract and P.R. Card as on date of application for registration:-
Property situated :-Plot Property in Dhule at CTS No. 188, Plot no. 39
Admesr 609 Sq.mtr , Dhule within the limits of Dhule Municipal
Corporation, Dhule, Tal. Dist Dhule.

2) Mutation Entry No:-

As per the City survey Extract Record

** Mutation Entry No. 6305 Dt. 18/05/2015: shows that, The Jamabandi Commissioner & Deputy Land Record (M. State) Pune has made round up the area of plot into 609 Sq.mtr. as per the Order Dt. 16/2/2015. For the Vistarit CTS No 188, i.e. S.No.574/2, Plot No.39, situated at Ashok Nagar, Dhule.

**Mutation Entry No. 7226, Dt.08/02/2017: shows that, As per order of City Survey Officer Dhule, App. Order No/SR/1868/2017, Dhule, Dt.24/01/2017, Correction in the name of Land Owner has been made Mr.Somnath Bhika Gaikwad has been corrected into Mr. Somnath Bhika Bagad. (Surname has been corrected as per the appeal of Applicant owner.)

As per the 7/12 Extract Record –

S.No.574/2, Plot No.39, admeasure 6175 Sq.ft. with in the name of Mr.Somnath Bhika Bagad.

**Mutation Entry No. 4877, Dt.16/09/1977: shows that, Mr.Somnath Bhika Bagad has purchased the S.No. 574/2, Plot No.39 admeasure 6175Sq.ft., Vistarit CTS No. 188, admeasure 609 Sq.mtr. vacant plot from Mr.Trilokchand Govindji Shah through GPA- Navinchandra Govindji Shah by Register Sale Deed Dt.24/12/1962 for the consideration of Rs.2,000/-.



**Mutation Entry No. 33870, Dt.06/03/2000: shows that, Bank Of Maharashtra Branch Dhule has given loan to Mr.Somnath Bhika Bagad for M/s. Sachin Tiles Industries of Rs.5,00,000/- on S.No.574/2 Plot no.39. Charge has been recorded in the record of rights on 7/12 extract.

**Mutation Entry No. 50067, Dt.11/01/2007: shows that, The Bank of Maharashtra has release the charge over the property of Mr. Somnath Bhika Bagad as the loan amount of Rs.5,00,000/- has been repaid with the interest to the bank.

**Mutation Entry No. 53747, Dt.20/09/2008: shows that, Tahsildar Dhule as per latter no. Gavthan/kavi/896/08, Dt.20/09/2008 the valuation of the properties situated in Dhule has been categorized into Residential, Industrial, Commercial use and Any other use. Survey No. 1 to 655 in Dhule and there rate of valuation has been mention as per use of the property.

**Mutation Entry No. 62697, Dt.28/09/2011: shows that, Yogeshwar Nagari Sah. Patpedhi Dhule has put charge over the above property being the Guarantor = Mr. Somnath Bhika Bagad for the loan taken by Mr. Prashant Narayan Wani.

**Mutation Entry No. 66878, Dt.26/12/2012: shows that, The Borrower Prashant Narayan Wani has repaid the loan amount of Yogeshwar Nagari Sah. Patpedhi Dhule. The charge over the property of Guarantor- Somnath Bhika Bagad property has been released as the loan amount has been repaid to the Yogeshwar Nagari Sahakari Patpedhi, Dhule

The Owner of the property Mr. Somnath Bhika Bagad and his 3 Sons and Daughter namely, Mr.Vilas Somnath Bagad, Mr. Nitin Somnath Bagad Mr.Sachin Somnath Bagad and Mrs. Shubhangi Bharat Amrutkar has given consent signed over the Register Development Agreement with Vimal Developer Dhule, Prop. Rajendra V. Khankari, vide document No.2-5456-2022. Dt. 21/9/2022. The Vimal Developer Dhule is going to construct the Ownership flat Scheme on the above said property in the Name and Title 'Som Vijay Pride'

And also Executed Irrevocable Power of Attorney in the favour of Vimal Developers Dhule, Prop. Rajendra Vasantao Khankari, vide document No.2-5457-2022 Dt. 21/9/2022.

Correction Deed in Development Agreement No. 2-5471/2022, Dt.21/09/2022 has been executed to make correction in INDEX-2 of



Development Agreement sign by the Land Owner & Builder Vimal Developers.

The Owner of the property Mr.Somnath Bhka Bagad has purchased the TDR of 716 Sq.mtrs from DRC No.TDR 2020/002 from the Transferor Mr.Vishal Chandrakant Kele. The Agreement for Sale (For Transfer & Utilization of TDR) has been registered before Sub Registrar Dhule -2 vide document No. 6548-2021.

3) Search report for 30 years from Sub-Registrar Office, Dhule, search taken for the period 07/10/1993 upto 08/10/2022 Dt.08/10/2022 Receipt No. MH008964785202223U of Rs. 750/-, for the Property in Mauje Dhule at S.No. 574/2 , Plot No.39 admeasure 6175 Sq.Ft Vistarit CTS No. 188 admsr 609 sq. mtr. Ashok Nagar, Dhule. The CERSAI Report Dt,08/10/2022 is also attached herewith the Report which shows that the above mentioned free from all the encumbrances

4) Any Other Relevant Title:- NOT APPICABLE

5) Litigation If any:- NO LITIGATION



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