



FORMAT -A

Date:- 1/11/2022

(Circular No.28/2021)

To,
MahaRERA
Mumbai, Maharastra.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Vitstarit CTS no.188, Survey no 574/2, Plot no.39, Situated at Dhule, Tal. & Dist. Dhule.

I have investigated the title of the said plot on the request of Mr. Rajendra Vasantrao Khankari, Prop. M/s. Vimal Developers and following documents i.e. :-

- 1) Description of the property :- Property situated at for the Proposed Construction on Plot Property in Dhule at CTS No. 188, Plot no. 39 Admeasure 609 Sq.mtr Dhule within the limits of Dhule Municipal Corporation, Dhule, Tal. Dist Dhule.
- 2) The documents of allotment of plot :- A) Mr.Somnath Bhika Bagad has purchased the S.No. 574/2, Plot No.39 admeasure 6175 Sq.ft., Vistarit CTS No. 188, admeasure 609 Sq.mtr. vacant plot from Mr.Trilokchand Govindji Shah through GPA holder- Navinchandra Govindji Shah by Register Sale Deed Dt.24/12/1962 for the consideration of Rs.2,000/-.
- B) 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 '

7/12 extract or property card issued by :- 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., 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.Dhule. 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 Vasantrao 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 Bhika 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-1, search taken on 08/10/2022, 1993 upto 2022, Dt.08/10/2022 Receipt No.MH008964785202223U of Rs. 750/-, for Property at Mauje Dhule at S. No. 574/2, Plot No.39 admeasure 6175 Sq.ft., Vistarit CTS No. 188, admeasure 609 Sq.mtr., within the limits of Dhule Municipal Corporation, Dhule, Tal.Dist. Dhule. The property is Free from all encumbrances, and Mortgage can be created over the said each Flat Property.
- 4) 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 Mr. Rajendra Vasantao Khankari, Prop. M/s Vimal Developers, Dhule has clear, marketable title and property is without any encumbrances.



Owners of the land

Property situated :- Mr. Somnath Bhika Bagad is the owner of the described property having clear and valid marketable title over the above said property. He is the Sole owner of the described property and he can mortgage the described property. Now the Owners right over the property has been transferred to the Builder Developer Mr. Rajendra V. Khankari, Prop. Vimal Developers Dhule. As per the Register Development Agreement and Register Irrevocable Power of Attorney mentioned above.

The report reflecting the flow of the title of the Mr. Rajendra Vasantao Khankari, Prop. M/s. Vimal Developers, Dhule. On the said land is enclosed herewith as annexure. As per the Register Development Agreement, Register Irrevocable Power of Attorney.

Encl: Annexure

- 1) CTS Extract
- 2) Search Receipt
- 3) CERSAI Report


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



महाराष्ट्र शासन

मालमत्ता पत्रक



77630098911

ULPIN: 77630098911

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेठ : धुळे	तालुका/न.भू.का. : न.भू.अ.धुळे				जिल्हा : धुळे
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१८८		—	६०९.००	क	

सुविधाधिकार :	—
हक्काचा मूळ धारक :	H
वर्ष : १९९४	सोमनाथ भिका (गायकवाड) बागड
पट्टेदार :	—
इतर भार :	—
इतर शेरे :	—

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
18/05/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.धुळे/फे.क्र.६३०५ दिनांक १८/०५/१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी सहा शे नऊ चौ.मी दाखल केले.			फेरफार क्र. ६३०५ प्रमाणे सही- 18/05/15 न.भू.अ.धुळे
08/02/2017	अपील आदेशान्वये मा जि अ भु अ धुळे यांचेकडील अपील आदेश क्रमांक ममु/ अपील एस आर - १८६८/२०१७ धुळे दिनांक - २४/०१/१७ व लागत नमुअ धुळे कडील आदेश क्रमांक / नमु/ अपील/फेरफारएसआर ६६९/ २०१७ धुळे दिनांक ८/२/२०१७ अन्वये धुळे (वि) सि सं नं १८८ या मिळकतीवरील सोमनाथ भिका गायकवाड ऐवजी सोमनाथ भिका बागड अशी आडनावत दुरुस्ती केली.			फेरफार क्र. ७२२६ प्रमाणे सही- 8/2/17 न.भू.अ.धुळे

हि मिळकत पत्रिका (दिनांक 03/12/2020 12:12:36 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 06/10/2022 05:10:48 PM

वेधता प्रडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 0205100001189839 हा क्रमांक वापरावा.

हे मालमत्ता पत्रक डिजिटली जाहीर केलेले आहे



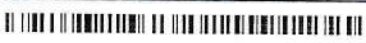
Parag S. Khankari

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



CHALLAN
MTR Form Number-6



GRN		MH008964785202223U		BARCODE				Date		08/10/2022-19:33:32		Form ID																	
Department						Inspector General Of Registration						Payer Details																	
Type of Payment						Search Fee						TAX ID / TAN (If Any)																	
						Other Items						PAN No.(If Applicable)																	
Office Name						DUL1_HQR SUB REGISTRAR DHULE 1						Full Name						Adv Parag Shrikrishna Khankari											
Location						DHULE						Flat/Block No.						CTS No 188 admsr 609 sq mtr S No 574/2											
Year						2022-2023 From 07/10/1993 To 08/10/2022						Premises/Building						CTS No 188 admsr 609 sq mtr S No 574/2											
Account Head Details						Amount In Rs.						Road/Street						Plot no. 39 Som Vijay Pride Apartment											
0030072201 SEARCH FEE						750.00						Area/Locality						Ashok Nagar Dhule											
												Town/City/District																	
												PIN						4 2 4 0 0 1											
												Remarks (If Any)						CTS No 188 admsr 609 sq mtr S No 574/2 Plot no. 39 Som Vijay Pride											
												Apartment Ashok Nagar Dhule																	
												Amount In						Seven Hundred Fifty Rupees Only											
Total						750.00						Words																	
Payment Details						STATE BANK OF INDIA						FOR USE IN RECEIVING BANK																	
Cheque-DD Details						Bank CIN						Ref. No.						00040572022100866275						CPACCPDZU7					
Cheque/DD No.						Bank Date						RBI Date						08/10/2022-19:24:35						Not Verified with RBI					
Name of Bank						Bank-Branch						STATE BANK OF INDIA																	
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

Mobile No. : 9422798391

सदर चलान 'टाइप ऑफ पेमेंट' मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.


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CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Asset Based Search Report

CERSAI Details

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	9984 39
Quantity Units/Unique Quantity Code	N.A.

User Details

Report Download Date	08-10-2022 20:06:55.179
Transaction ID / QRF NO	200249145799
Generated by	Public User

Transaction Details

Type of Transaction	Asset Based Search
Created By	Public User
Creation Date	08-10-2022
Approval/Modification Date	08-10-2022
Search Reference Number	9425068614391

Search Criteria Entered

Asset Category	Immovable
Type Of Asset	Commercial
Description Of Asset	
Survey Number / Municipal Number	CTS No 188
Plot Number	S no 574 2
House / Flat Number / Unit No	Plot No 39
Floor No	0
Building / Tower Name / Number	Som Vijay Pride Apartment
Name of the Project / Scheme / Society / Zone	Som Vijay Pride Apartment
Street Name / Number	Ashok Nagar
Pocket	Ashok Nagar
Locality / Sector	Dhule
City / Town / Village	Dhule
District	Dhule
State / UT	Maharashtra
Pin Code / Post Code	424001



CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Search Output Details

RMS Details

Transaction Fees	₹10.00
Total Transaction Amount	₹10.00
GST Amount	₹1.80

--- End Of Report ---