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इतर पावती

Thursday, 27 October 2022 6:31 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6878 दिनांक: 27/10/2022

गावाचे नाव: देवपूर धुळे नगरपालीका क्षेत्र

दस्तऐवजाचा अनुक्रमांक: दलन 1-0-2022

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड. वि. शालादर भट

वर्णन अर्ज क्र. 1985/2022 मीजे देवपूर येथील सर्व्हे नं. 40/2/ब पैकी प्लॉट नं. 08 चे क्षेत्र 595.78 चौरस मीटर ज्यासी
सि.नं. 4783 चे क्षेत्र 959.78 चौ. मीटर ची मीळकत सन 1993 ते 2022 एकुण 30 वर्षे शोध फी 750/-

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Dhule 1

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009711623202223U दिनांक: 27/10/2022

वॅकेचे नाव व पत्ता:

27-10-2022

VISHAL S. BHAT

B.A., LL.M.

ADVOCATE

OFFICE & RESIDENCE :- "INDRAPRASTHA", JANKI NAGAR, OPP. PANCHAYAT
SAMITI OFFICE, WADIBHOKAR ROAD, DEOPUR, DHULE-424 002 (M.S.)
INDIA PH. NO. (02562) 220394, 09326198179

Date:-28/10/202

SEARCH REPORT / TITLE INVESTIGATION REPORT

TO WHOM IT MAY CONCERN

Sub: - Title Investigation Report in respect of the property i.e. Non - Agriculture Plot No. 8 Adm. area 595.78 Sq. Mtrs. out of Survey No. 40/2/B having CTS No. 4783 situated at Deopur, Tal. & Dist. Dhule, within the limits of Municipal Corporation Dhule, own and possessed by SHANTARAM BANSILAL PATIL AUTHORIZED PARTNER OF JAI SHREEKRISHNA DREAM HOMES BUILDERS AND DEVELOPERS, DHULE

FOR THE PURPOSE OF THIS TITLE INVESTIGATION REPORT

1. I have perused various original/ photocopies of the documents set out in Para "C" of below.
2. Unless specifically stated otherwise I have not caused any public notice to be issued in the newspaper pertaining to the above mentioned property.

I have relied upon;

- information in relation to lineage, on the basis of title documents provided to me;
- information provided to me by my clients; and
- copy of the property register card in respect of above mentioned property.



I have assumed that;

- all documents submitted to me as a photocopy is or other copies of original documents confirm to the original and all such originals are authentic and complete;
- all signature and sales of any documents submitted to me are genuine;
- there have been no amendments or changes to the documents submitted to me ; and
- the legal capacity of all nature persons are as they purport it to be.

Respected Sir/Madam

In pursuant of the oral request of SHANTARAM BANSILAL PATIL AUTHORIZED PARTNER OF JAI SHREEKRISHNA DREAM HOMES BUILDERS AND DEVELOPERS, DHULE to give the title investigation report in respect of the property i.e. Non - Agriculture Plot No. 8 Adm. area 595.78 Sq. Mtrs. out of Survey No. 40/2/B having CTS No. 4783 situated at Deopur, Tal. & Dist. Dhule, within the limits of Municipal Corporation Dhule, and produced before me the 7/12 extract, CTS extract, concern mutation entries etc. On these documents I am submitting herewith title investigation report of the above reference property for 20 Years which is as under.

I have taken the search in the office of sub-registrar Dhule 1 as well as at Talathi Office, Tal Dhule Dist Dhule.

I have perused original copies of 7/12 extract Dt. 04/03/2022, CTS extract Dt. 07/03/2022 and relevant mutation entries , XEROX COPY OF N.A. Order, Copy of Lay out, and other relevant XEROX COPY papers. My report is based on the said documents.

A) Name of the Owner:- JAI SHREEKRISHNA DREAM HOMES BUILDERS AND DEVELOPERS, DHULE THROUGH IT'S AUTHORIZED PARTNER SHANTARAM BANSILAL PATIL

B) Description of the Property:- i.e. Non - Agriculture Plot No. 8 Adm. area 595.78 Sq. Mtrs. out of Survey No. 40/2/B having CTS No. 4783



situated at Deopur, Tal. & Dist. Dhule, within the limits of Municipal Corporation Dhule, bounded as...

East- Plot No. 7

West- Road

South- Plot No. 9

North- S. No. 40/1

C) Documents Refer-

1. Certified copies of 7/12 extract Dt. 27/10/2022
2. Certified copies of CTS extract Dt. 27/10/2022
3. Certified copies of CTS extract Dt. 22/05/2022
4. M. E. No. 2662, 17496 Dt. 22/05/2022
5. The M. E. 7513 Dt. 27/03/2019 from the CTS extract
6. M. E. No. 13193 Dt. 27/10/2022 from the CTS extract
7. Xerox copy of Release Deed vide document No. 1194/2022 dated 14/03/2022
8. original copy of Reg. Sale Deed, Sr. No. 2070/2022 Dt. 27/04/2022,
9. Xerox copy of N.A order dated 25/09/1973
10. Xerox copy of Resolution dated 05/03/2001
11. Declaration cum affidavit of SHANTARAM BANSILAL PATIL
AUTHORIZED PARTNER OF JAI SHREEKRISHNA DREAM HOMES
BUILDERS AND DEVELOPERS, DHULE
12. Original copy of Construction permission allotted by
Mahanagarpalika Dhule to JAI SHREEKRISHNA DREAM HOMES
BUILDERS AND DEVELOPERS, DHULE vide building permit no
135475 Dt. 17/10/2022

On these documents I am submitting herewith title investigation report of the above reference property for 30 Years which is as under...

D) Brief History :-

1. I have perused the M. E. No. 2662 Dt. 27/08/1971 it shows that, in the year 1971, the Survey No. 40/2 Adm. H. 2.48 R. Pk. H. 0.15 R. was standing in the name of Shri. Gangadhar Bhika Marathe as the exclusive owners. This mutation further shows that, with the prior permission of Asst. Collector Dhule by its order Javak No./TNC/4063/70 Dt. 02/04/1971 Ravindranath



Tagore Co-op Gruh Nirman Sanstha, Ltd. through its chairman Shri. Bajirav Bhika Patil had purchased the southern portion Adm. H. 1.93 R. out of Survey No. 40/2 Adm. H. 2.48 R. Pk. H. 0.15 R. from its above cited first owner namely Shri. Gangadhar Bhika Marathe by way of Reg. Sale Deed Dt. 22/08/1971. Therefore Survey No. 40/2 was divided into two portions as

A) Survey No. 40/2/A Adm. H. 0.55 R. Pk. H. 0.15 R. was retained in the name of Shri. Gangadhar Bhika Marathe

B) Survey No. 40/2/B Adm. H. 1.93 R. was recorded in the name of above cited purchaser namely Ravindranath Tagore Co-op Gruh Nirman Sanstha, Ltd. through his chairman Shri. Bajirav Bhika Patil, the M. E. No. 2662 is made and certified.

2. I have perused the Xerox copy of N. A. order it seems from the N. A. order that, Ravindranath Tagore Co-op Gruh Nirman Sanstha, Ltd. through its chairman Shri. Bajirav Bhika Patil had moved an application to the Hon'ble Collector Dhule and thereby sought permission for converting the said land bearing Survey No. 40/2/B into Non Agricultural use. The Hon'ble Collector Dhule was please to allow the said application by its office order No. 1973/B/CTS/NS/565 Dt. 25/09/1973. Therefore the permission was granted for the N. A use of the Survey No. 40/2/B total Area Adm. H. 5.81.937 R. upon some terms and conditions. Therefore said Survey No. 40/2/B has been divided into many pieces as plots and all plots are recorded in the name of Ravindranath Tagore Co-op Gruh Nirman Sanstha, Ltd. as the exclusive owner.

3. The M. E. No. 17496 Dt. 20/03/2001 and resolution dated 05/03/2001 shows that, Ravindranath Tagore Co-op Gruh Nirman Sanstha, Ltd. through its chairman Shri. Bajirav Bhika Patil has allotted the said plots out of Survey No. 40/2/B amongst its members.. Therefore Plot No. 8 Adm. 6412 Sq. Ft. out Survey No. 40/2/B to its member namely Shri. Yadunath Dullabh More. Therefore name of Shri. Yadunath Dullabh More is appearing on the 7/12 extract of the above cited property bearing plot No. 8 out of Survey No. 40/2/B in the column of occupant owner as the exclusive owner.



4. The M. E. No. 7513 Dt. 27/03/2019 from the CTS extract. it shows that, as per the order of Sub Registrar Co-op Societies vide order No./Dt.4/Tagore Co-op/Gruh Sanstha/Nondani Sah/ 2019 Dt. 30/01/2019 the registration of said co-op Society stands cancelled. Therefore name of the member of the said society i.e. Shri. Yadunath Dullabh More is recorded as the sole occupant owner and possessor.

5. The M. E. 00 Dt. 06/01/2020 from the CTS extract it shows that, as per the order of Jamabandi Aayukta and Sanchalak Bhumi Abhilekh the prior area of said CTS No. 4783 i.e. 520.1 Sq. Mtrs. has been changed as area Adm. 595.78 Sq. Mtrs.

6. Declaration cum affidavit MR. SHANTARAM BANSILAL PATIL AUTHORIZED PARTNER OF JAI SHREEKRISHNA DREAM HOMES BUILDERS AND DEVELOPERS, DHULE swear the affidavit in form of Affidavit declared that, Said Property is owned and possess by the said partnetship firm and same is free from all encumbrances, charges or claims and they have not obtained any loan or project finance against the security of the Said Property. Further stated that, there is no any pending litigation against the said Property or any part thereof before any Civil or Criminal Court, revenue authority, tribunal or any judicial authority appointed under any law.

7. As per the M. E. No. 13193 Dt. 22/05/2022 of CTS extract and original copy of Reg. Sale Deed, Sr. No. 2070/2022 Dt. 27/04/2022, SHANTARAM BANSILAL PATIL AUTHORIZED PARTNER OF JAI SHREEKRISHNA DREAM HOMES BUILDERS AND DEVELOPERS, DHULE had purchased the above cited property bearing CTS No. 4783 area Adm. 595.78 Sq. Mtrs. from its owner namely Shri. Yadunath Dullabh More by way of Reg. Sale Deed, Sr. No. 2070/2022 Dt. 27/04/2022. Therefore name of the above cited purchaser , SHANTARAM BANSILAL PATIL AUTHORIZED PARTNER OF JAI SHREEKRISHNA DREAM HOMES BUILDERS AND DEVELOPERS, DHULE is appearing on the CTS extract of the above cited property in the column of occupant owner as the exclusive owner.



8. I have perused the original copy Construction permission allotted by Mahanagarpalika Dhule to JAI SHREEKRISHNA DREAM HOMES BUILDERS AND DEVELOPERS, DHULE vide building permit no 135475 Dt. 17/10/2022. Thereby permission is given for construction on Non - Agriculture Plot No. 8 Adm. area 595.78 Sq. Mtrs. out of Survey No. 40/2/B having CTS No. 4783 situated at Deopur, Tal. & Dist. Dhule,

9. From perusal of above document it is seen that there is no encumbrances over the above mention property. The subject property is own and possess by JAI SHREEKRISHNA DREAM HOMES BUILDERS AND DEVELOPERS, DHULE THROUGH IT'S AUTHORIZED PARTNER SHANTARAM BANSILAL PATIL absolutely and they also assured me that there is no encumbrances over the property and there is also no litigation or dispute pending before any court, tribunal, Forum or any authority.

10. I have taken search in the office of Sub Registrar, Dhule, since the year of 1993 to 2022 at office of sub registrar Dhule-1 in respect of the above mention property the RECEIPT NO. 6878 DATED 27/10/2022 issued by the office of the Sub Registrar, Dhule - 1, is annexed herewith.

11. Hence, from perusal of the documents, referred to above, I am of the opinion that the subject property i.e. Non - Agriculture Plot No. 8 Adm. area 595.78 Sq. Mtrs. out of Survey No. 40/2/B having CTS No. 4783 situated at Deopur, Tal. & Dist. Dhule, within the limits of Municipal Corporation Dhule is in absolutely in possession of JAI SHREEKRISHNA DREAM HOMES BUILDERS AND DEVELOPERS, DHULE THROUGH IT'S AUTHORIZED PARTNER SHANTARAM BANSILAL PATIL qua the owner of the said property and their title to the said property is legal, perfect, clear, and marketable.

GENERAL



1. As all mutation entries and 7/12 extract are not made available to me. This report is submitted on the basis of available record so it may vary if all papers are made available to me.
2. You are kindly requested to get the original 7/12 extract & mutation entries, sale deed and others document from the owner of the said land for better title.
3. This title opinion is issue solely on the basis of the documents provided by you as mentioned in paragraph "C" here in above and I have no obligation to update this title opinion with any information or replies or documents received by me beyond this date.
4. Unless specifically stated otherwise I have not inspected or peruse the original document in the respect of the captioned property
5. I am not qualified to and have not independently verify the area of the said property I have referred to and retained the add major means as I have found them in various documents.
6. I am not visited the site on which the said property is situated. Save as otherwise stated herein above I have not issued any public notice to invite claims from the public at large in respect of title to the said property.
7. The accuracy and completeness of all the factual representations made in the documents that all documents have been adequately stamp and duly registered. Any statement in the document authorization or any certificate or confirmation relied upon by me for issuance of this title opinion if specifically mentioned is correct and otherwise genuine.
8. Each document binds the parties intended to be found there by and photocopy is provided to me are accurate photo copies of original.
9. For the purpose of this title report I have relied upon information relating to all of the information including the documents supplied to me was when given and remain true complete and accurate and not



misleading. Boundaries on the basis of the documents provided to me by the client.

10. Since verifying pending litigations in respect of properties become difficult due to various reasons including (i) litigation can be filed/ instituted in various fora depending upon the relief claimed; and/ or(ii) records of litigation maintained by courts and other authorities(judicial or otherwise) are not updated nor maintained descriptively and not easily available/ accessible; and/ or (iii) there are no register maintained in respect of matter referred to arbitration, Unless specifically stated otherwise, I have not conducted any searches before any Court of law or before any other authority (judicial or otherwise) to verify whether the Property is the subject matter of the any litigation. And I have presumed that, there is no pending litigation proceeding enquiry extra before any Court of law Tribunal extra in respect of the said property.
11. For the purpose of this title report I have relied upon information relating to lineage on the basis of revenue records and information provided to me by you.
12. I express no view about Zoning\ user \reservations\ FSI \or develop ability of the said property.
13. I have not verified issue relating to acquisition and\ or Reservation of the said property or any portion thereof by governmental authority.
14. I have not verified the market value of the properties involving know whether appropriate stamp duty has been paid on the various documents referred to herein nor do I express any opinion thereon.
15. I am not authorized and qualified to express an opinion relating to grant permissions approval or development potential of the sale property.
16. A certificate determination notification opinion or the like will not be binding on an Indian Court or any arbitrator or judicial or regulatory



body which would have to be independently satisfied despite any provision in the documents to the contrary.

17. This title report is limited to the matters pertaining to Indian law (as on the date of this title report) alone and I express no opinion on loss of any other jurisdiction.
18. The search is carried on the basis of papers produced before me. It is advised to obtain an undertaking from the party that he has not availed any financial assistance from any financial institution or the Patpedhi not has submitted title deed and the extract of the subject property to any financial institution or the Patpedhi.
19. It is presumed that, documents and information submitted me is genuine and present report is prepared as per the best of my knowledge, ability and on the basis of documents submitted and instructions given to me.
20. I don't claim any authenticity of search as the record is in dilapidated condition and there is very limited access to the electronic record, as per the G.R. the registration of the document can be done at several offices in the registration District as such it is not possible to conduct search in each office as such search is from the date of commencement.
21. Except addressee no person including person claiming through queries can claim the report. It is exclusively prepared for queries herein.
22. All the documents are returned herewith without keeping copies, of it, if any further clarification is required on any issue in that case you shall submit all the documents, which I have perused.

TITLE CERTIFICATE

I certify that, I have perused the documents of title and evidence produce before me and on the basis of the same I hereby certify that the above mentioned property is clear and marketable and above mentioned property is free from encumbrances.



It is presumed that, documents and information submitted to me is genuine and present report is prepared as per the best of my knowledge, ability and on the basis of documents submitted and instructions given to me. I don't claim any authenticity of search as the record is in dilapidated condition and there is very limited access to the electronic record, as per the G.R. the registration of the document can be done at several offices in the registration District as such it is not possible to conduct search in each office as such search is from the date of commencement. Except addressee no person including person claiming through queries can claim the report. It is exclusively prepared for queries herein. All the documents are returned herewith without keeping copies, of it, if any further clarification is required on any issue in that case you shall submit all the documents, which I have perused. I conclude this report accordingly.

I conclude this report accordingly. Hence this report.

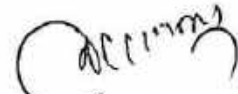
Thanking you,

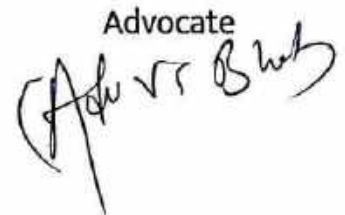
Place :- Dhule

Date :- 28/10/2022



Yours Faithfully,


V.S.BHAT

Advocate


Adv. Vishal Sharad Bhat

B.A., LL.M.

Reg. No. MAH/1827/2007

38, "Indraprastha", Janaki Nagar,

Wadibhokar Road, Deopur,

Dhule-2 (MS) Mob. 93261 98179

VISHAL S. BHAT

B.A., LL.M.

ADVOCATE

OFFICE & RESIDENCE :- 38, JANKI NAGAR, OPP. PANCHAYAT SAMITI OFFICE,
WADIBHOKAR ROAD, DEOPUR, DHULE-424 002 (M.S.) INDIA
PH. NO. 09326198179

Date :-28/10/2022

To,
Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect property bearing i.e. Non - Agriculture Plot No. 8 Adm. area 595.78 Sq. Mtrs. out of Survey No. 40/2/B having CTS No. 4783 situated at Deopur, Tal. & Dist. Dhule, within the limits of Municipal Corporation Dhule, bounded as towards East- Plot No. 7, towards West- Road, towards South- Plot No. 9, towards North- S. No. 40/1 is owned, possessed and develop by JAI SHREEKRISHNA DREAM HOMES BUILDERS AND DEVELOPERS, DHULE through its partners SHANTARAM BANSILAL PATIL. (hereinafter referred as the "said plot").

I have investigated the title of the said plot on the request of JAI SHREEKRISHNA DREAM HOMES BUILDERS AND DEVELOPERS, DHULE through its partners SHANTARAM BANSILAL PATIL.



A) DESCRIPTION OF THE PROPERTY.- i.e. Non - Agriculture Plot No. 8 Adm. area 595.78 Sq. Mtrs. out of Survey No. 40/2/B having CTS No. 4783 situated at Deopur, Tal. & Dist. Dhule, within the limits of Municipal Corporation Dhule, bounded as

towards East- Plot No. 7,

towards West- Road,

towards South- Plot No. 9,

towards North- S. No. 40/1

B) THE DOCUMENTS OF ALLOTMENT OF PLOT.

- C) Certified copies of 7/12 extract Dt. 27/10/2022
- D) Certified copies of CTS extract Dt. 27/10/2022
- E) Certified copies of CTS extract Dt. 22/05/2022
- F) M. E. No. 2662, 17496 Dt. 22/05/2022
- G) The M. E. 7513 Dt. 27/03/2019 from the CTS extract
- H) M. E. No. 13193 Dt. 27/10/2022 from the CTS extract
- I) Xerox copy of Release Deed vide document No. 1194/2022 dated 14/03/2022
- J) original copy of Reg. Sale Deed, Sr. No. 2070/2022 Dt. 27/04/2022,
- K) Xerox copy of N.A order dated 25/09/1973
- L) Xerox copy of Resolution dated 05/03/2001
- M) Declaration cum affidavit of SHANTARAM BANSILAL PATIL
AUTHORIZED PARTNER OF JAI SHREEKRISHNA DREAM HOMES
BUILDERS AND DEVELOPERS, DHULE
- N) Original copy of Construction permission allotted by
Mahanagarpalika Dhule to JAI SHREEKRISHNA DREAM HOMES



BUILDERS AND DEVELOPERS, DHULE vide building permit no 135475

Dt. 17/10/2022

2) Search report for 30 years from 1993 till 2022 at office of sub registrar Dhule.

3) 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 subject property is owned and possess by JAI SHREEKRISHNA DREAM HOMES BUILDERS AND DEVELOPERS, DHULE THROUGH IT'S AUTHORIZED PARTNER SHANTARAM BANSILAL PATIL.

The name of said owner and developer is recorded on the CTS extract of revenue record and the title of JAI SHREEKRISHNA DREAM HOMES BUILDERS AND DEVELOPERS, DHULE is Legal, Clear, Marketable And Free From Any Encumbrance.

4) OWNERS OF THE LAND

JAI SHREEKRISHNA DREAM HOMES BUILDERS AND DEVELOPERS, DHULE THROUGH IT'S AUTHORIZED PARTNER SHANTARAM BANSILAL PATIL

5) DEVELOPER OF THE LAND

JAI SHREEKRISHNA DREAM HOMES BUILDERS AND DEVELOPERS, DHULE THROUGH IT'S AUTHORIZED PARTNER SHANTARAM BANSILAL PATIL

6) QUALIFYING COMMENTS/REMARKS IF ANY

My search report dated 28/10/2022 which is annexed and enclosed with this Title Certificate.



7) The report reflecting the flow of the title of the owner i.e JAI SHREEKRISHNA DREAM HOMES BUILDERS AND DEVELOPERS, DHULE THROUGH IT'S AUTHORIZED PARTNER SHANTARAM BANSILAL PATIL on the said land is enclosed herewith as annexure.

Encl : Annexure.



Place :- Dhule

Date :-28/10/2022

(Signature)
V. S. BHAT
Advocate
(Signature)

Adv. Vishal Sharad Bhat

B.A., LL.M.

Reg. No. MAH/1827/2007

38, "Indraprastha", Janaki Nagar,

Wadibhokar Road, Deopur,

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