108,Advocate Chembers
District Court Compound,
Dhule
Cell-9860706171

Pramod M.Chaudhari
Advocate

Date- 26/12/2022

Format – A

(Circular No. 28/2021)

To,
Maha-RERA
Head Office at Housefin Bhavan,
Plot No. C-21, E-Block, B. K. C.
Bandra (E), Mumbai – 400051.

LEGAL TITLE REPORT

Subject: - Title clearance certificate with respect to Plot No. 36 bearing CT S / S. No. 42/2 and 44/7 at Mauje Deopur Shiwar, Taluka Dhule District Dhule (hereinafter referred as the said "Plot").

(1) I Have investigated the title of the said plot on the request of Mr. Parag Subhash Ahire Developer of the Plot and following documents i.e.,

1) Description of the Property.
2) The Documents of Allotment of Plot.
3) 7/12 Extract or property card issued by Talathi Mauje Deopur Shiwar, Tal. Dhule, Dist. Dhule dt. 21/12/2022, Mutation Entry No. 21, 3362, 18377.
4) Search Report for 30 Years from 1992 till 2022 Search Receipt GRN No. 6839 dt.21/10/2022 .

(2) On perusal of above-mentioned documents and all relevant documents relating to title of said Plot, I am of the opinion that the title of the Mr. Parag Subhash Ahire has an ownership on Plot No. 36 bearing CT S / S. No. 42/2 and 44/7 at Mauje Deopur Shiwar, Taluka Dhule District Dhule is clear, marketable and without any encumbrances.

Owner of the land

1) Mr. Parag Subhash Ahire have a Development Agreement of the land CTS / S . N o . 42/2 and 44/7 Plot No. 36 total admeasuring area 253.00 Sq. Mts. at Mauje Deopur Shiwar, Tal. Dhule, Dist. Dhule, Development Agreement Registration No. DLN-1-3002-2022 on dated 12/07/2022.
2) Mr. Parag Subhash Ahire have a General Power of Attorney of the land CTS / S . N o . 42/2 and 44/7 Plot No. 36 total admeasuring area 253.00 Sq. Mts. at Mauje Deopur Shiwar, Tal. Dhule, Dist. Dhule, G.P.A. Registration No. DLN-1-3003-2022 on dated 12/07/2022.
3) Mr. Namdeo Ravji Baisane have purchased the Land CTS / S . N o . 42/2 and 44/7 Plot No. 36 total admeasuring area 253.00 Sq. Mts. at Mauje Deopur Shiwarand register a Sell Deed on dated 03/01/2002.
4) Qualifying Comments / Remarks if any: - ---NA---

(3) The report reflecting the flow of the title of the Land Owner Mr. Parag Subhash Ahire on the said land is enclosed herewith as annexure.

Encl: Annexure.

Advocate

Pramod M. Chaudhari 26/12/2022
Advocate
108, Advocate Chambers
District Court Compound
Dhule

136/0
Friday,21 October 2022 6:47 PM

इतर पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 6839 दिनांक: 21/10/2022

गावाचे नाव: देवपूर धुळे नगरपालीका क्षेत्र
दस्तऐवजाचा अनुक्रमांक: दलन1-0-2022
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: ऑड.प्रमोद एम चौधरी.
वर्णन अर्ज क्र. 1981/2022 मौजे देवपूर सर्व्हे नं 42/2+44/7 पैकी प्लॉट नं 36 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 रक्कम: रु.750/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009657874202223E दिनांक: 21/10/2022
बँकेचे नाव व पत्ता:

LEGAL SCRUTINY REPORT

108. Advocate Chembers
District Court Compound,
Dhule
Cell—9860706171

Pramod M. Chaudhari
Advocate

Date :- /10/2022

To,

To whom So ever Concern

Dear Sir,

With reference request, I submit my legal scrutiny report as hereunder---

1. Details / description of the document scrutinized :-

Sr. No.	Date of Document	Name of Document	Whether Original / Certifed / True copy/ Photostate.
1	01/02/2022	7 x 12 extract.	Original Copy
2	29/01/2022	CTS extract	Original Copy
3	01/02/2022	M.E. No. 8501, 11129, 12810, 11602, 18377, 11349, 17959, 25053. CTS M.E. No.21.	Photo Copy
4	18/02/1949	N.A. Order	Photo copy

2. Details / Description of the Property /ies

Item	Survey No./Khata No. House No./Site No./ Gat No.	Extent/ Are as of land/ Building	Location sub District District/ Village/ Municipality etc.	Boundary
1	S.No. 42/2 + 44/7 Out of Plot No. 36	250.83 Sq. Mtr. 2700 Sq. feet	Deopur, Dhule Tal. & Dist. Dhule	East :- 10 ft line West :- 35 ft. Road South :- CTS No.1923 North :- 30 ft. Road

1	a) Name of the Account and details of the **Owner.**	Namdeo Ravaji Baisane
2	Full Description of Property 3.1 NATURE OF IMMOVEABLE PROPERTY (Please describe the property details here properly. General and vague description should be avoided)	S.No. 42/2 + 44/7 Out of Plot No. 36 admeasuring in Area- 250.83 Sq. Mtr. 2700 Sq. feet Situated At Deopur, Dhule Tal. & Dist. Dhule
3	3.2 i) Gat No. ii) Hissa No. iii) Survey No.	S.No. 42/2 + 44/7 Out of Plot No. 36 admeasuring in Area- 250.83 Sq. Mtr. 2700 Sq. feet Situated At Deopur, Dhule

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	iv) Town Survey No. v) Khasra No. vi) Patta No. vii) Khatha No. viii) Plot No. (local name of the field a applicable including sub-division should be mentioned)	Tal. & Dist. Dhule of Namdeo Ravaji Baisane
	3.3 Number/Identification details as per I building map/plan- (Mentioned here numbers like flat number etc mentioned as per map/plan in the case o I flats/condominium/apartments)	Not Applicable
	3.4 Extent of Property (Please mention as described in document/ j title deed and show it in Sq. Ft. also)	Not Applicable
	3.5 Name/s of the Owner/s (full description o the owner/s should be given)	S.No. 42/2 + 44/7 Out of Plot No. 36 admeasuring in Area- 250.83 Sq. Mtr. 2700 Sq. feet Situated At Deopur, Dhule Tal. & Dist. Dhule of Namdeo Ravaji Baisane.
	3.6 Nature of Ownership • Freehold • Lease hold (mention the residual lease) • License • Undivided Interest (mention the share) • Trust property (mention whether the • borrower is a trustee or beneficiary) • Assignee/ Grantee of Govt. • Cultivating Tenant • Title only by possession (mention whether • adverse possession/or others) • As a member'/share holder of society • As a mortgage • As a servant owner of easement right . Any other (please mention the nature of ownership here).	N.A.
4	Tracing of title The Advocate submitting the opinion should **give a** flow chart for 30 year title ordinarily. In the event it is not possible, it should be at least ior a period of 13 years giver, reasons why 30 years is not possible in terms of circular 1C No. ul 18 dated 15th November 2000. The flow chart ideally should be as follows: I First owner	As below Since the year Of 2022 S.No. 42/2 + 44/7 Out of Plot No. 36 admeasuring in Area- 250.83 Sq. Mtr. 2700 Sq. feet Situated At Deopur, Dhule Tal. & Dist. Dhule of Namdeo Ravaji Baisane.

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	Second owner | Borrower It should be clearly brought out how ownership came to be acquired by each of the owners both predecessor in interest and successor.	
5	Title deeds / document details under which ownership is acquired.	S.No. 42/2 + 44/7 Out of Plot No. 36 admeasuring in Area- 250.83 Sq. Mtr. 2700 Sq. feet Situated At Deopur, Dhule Tal. & Dist. Dhule of Namdeo Ravaji Baisane. 7/12 Extract Mutation Enteries.
6	List of encumbrances 1) Nature of encumbrance • Change under contract • Mortgage • Negative Lien • Lease/tenancy • Right of Maintenance/reversions • Charge by operation of Law • Preemption rights • Right to specific performance trnde" an agreement to sell. • Liens/first charge Under laws • Right of reversion to Government • Lies- pendent 2) Name of the person in whose favour encumbrance is subsisting. 3) Date on which encumbrance has come into existence.	No
7	View on encumbrance In the case of encumbrance, the advocate i should clearly opine as to – • How for such an encumbrance would affect the value of the *property.* • Any permission/approvals are required for the Bank to create. security. • The extent to which Bank's security would be jeopardized because of encumbrance.	As per above
8	Regulatory issues : Clearly Provide the following details - • Whether the property is affected by Land Ceiling Law • Whether the property is affected by- Land fragmentation Law	Class I Land

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	• Whether the property is affected by Forest Law • Whether the property is affected by Planning Law • Whether the property is affected by Urban Land Ceiling Law • Whether the property is affected by rent restriction/control Law • Whether the property is affected by Environment Law Whether the' property is affected by User restrictions under Municipal/revenue Law • Any other regulatory issue relating to property such as requirement of permission from Development Authority under Law relating to industrial parks. Advocate has to give. a report clearly that property **subject any regrulmtary** issues, - *if* nothing above is applicable.	
9	View-on regulatory hurdles. If the property is affected by regulatory issues, the Advocate has to give a clear view, as to - • How for such an encumbrance would ' affect the value of the property. • Any permission/approvals are required for the Bank to create security	No.
10	List of documents/deeds provided to the Advocate and perused by Him. (The Advocate has to give full description of the documents received and perused by him one by one)	S.No. 42/2 + 44/7 Out of Plot No. 36 admeasuring in Area- 250.83 Sq. Mtr. 2700 Sq. feet Situated At Deopur, Dhule Tal. & Dist. Dhule of Namdeo Ravaji Baisane. Mutation Entries dated- 01/02/2022.
11	List of documents found out, while examining the deeds as above and in the search in the offices of registrar/ revenue authorities Stff affecting the property and examined. (Advocate should-take out certified copies and examine the same in the case of documents found out by him during examination as above in column 9)	'.7/12 extracts of subject property. .Mutation Entries of last 30 Years / True Copy).
12	List . of further documents called fc ', examined and perused. • Advocate should provide the list of further documents asked for. · a id examined.	As per colum no.11

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	• In case further. documents are not necessary, the Advocate should make a statement here that further documents . arc not necessary.	
13	Whether the documents examined are duly stamped as per the Stamp Act. (Advocate should . clearly state as to whether the documents are duly stamped are not as per stamp etc	Yes
14	Whether the Registration endorsements are in order. (Advocate' should clearly state as to whether registration endorsements are regular)	Yes.
15	Certificate of examination - (The Advocate .has to give certificate as follows: "This is to certify that 1 have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious")	"This is certify that I have examined the documents which is given by you and do not find that transaction under the documents sham and fictitious except mentioning in the notes below "
16	Any other .suggestion or Advice to protect the security interest of the Company.	Not Applicable

Flow of Title:

1) **The Original Owner of the said Land Gat No. 42/2 + 44/7 Mr. Shamrao Adavadkar Applied for N.A. Permission. Bearing No. NASR/4290/Dhulia Dated 18/02/1949. The Collector of Dhule Grand the Permission of N.A. to the Said Owner.**

2) **The Mutation Entry No. 11129, dated 27/05/1992 discloses that** Amrut Waman Kotkar & Hiraman Tulshiram Bagul had Purchased Plot No. 36 Out of S. No. 42/2 & 44/7 admesuring 2700 Sq. Ft. i.e. 250.92 Sq. Mtr. by Register Sale deed dated 08/05/1992 for Consideration of Rs. 21000/- from Shamsundar Anant Adavadkar with Power of Attorney Holder Gopal Anant Adavadkar.

3) **The Mutation Entry No. 11349, dated 13/08/1992 discloses that** As per the Order of Tahasildar Bearing No. H.NO./Land/Vashi/1273/1992 dated 12/08/1992 Remove the Name Hiraman Tulashiram Bagul in mention of Other Right Coloum.

4) **The Mutation Entry No. 11602, dated 28/02/1993 discloses that** Prakash Barku Nerkar had Purchased Plot No. 36 Out of S. No. 42/2 & 44/7 admesuring 2700 Sq. Ft. i.e. 250.92 Sq. Mtr. by Register Sale deed dated 18/01/1993 for Consideration of Rs. 27000/- from Hiraman Tulashiram Bagul & Amrut Waman Kotkar Through its Power of Attorny Holder Ashok Shrawan Patkar.

5) **The Mutation Entry No. 12810, dated 06/12/1994 discloses that** As per Order of

RAMOD M. CHAUDHARI Reg.No.MAH 1593/2006 Dhule District & Session Court

Tahasildar and SDO Dhule has cancelled M.E. 11129 & M.E. No. 11602 also cancelled due to Order of Stay dated 29/11/1994 by Hon'ble Third Adissional & District Judge Dhule.

6) **The Mutation Entry No. 17959, dated 30/09/2001 discloses that** As per Order of Tahasildarn Dhule Bearing Letter No. Gavthan/Kavi/1144/01 Dhule Dated 29/08/2001 and SDO Dhule Bearing Letter No. Gavthan/K.V./1289/93 Dated 10/12/1993 had Cancelled Mutation Entry Remove till further Order.

7) **The Mutation Entry No. 18377, dated 30/01/2002 discloses that** Shri Namdeo Ravaji Baisane had Purchased Plot No. 36 Out of S. No. 42/2 & 44/7 admesuring 2700 Sq. Ft. i.e. 250.92 Sq. Mtr. by Register Sale deed dated 03/01/2002 for Consideration of Rs. 90000/- from Prakash Barku Nerkar

8) **The CTS Extract Mutation Entry No. 21, dated 16/09/2002 discloses that** Shri Namdeo Ravaji Baisane had Purchased by Register Sale deed dated 03/01/2002 for Consideration of Rs. 90000/- from Prakash Barku Nerkar

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Hence, from perusal of the documents, which are made available to me and search available and readable record taken by me. I am of the opinion that the property. i e. S.No. 42/2 + 44/7 Out of Plot No. 36 admeasuring in Area- 250.83 Sq. Mtr. 2700 Sq. feet Situated At Deopur, Dhule Tal. & Dist. Dhule of Namdeo Ravaji Baisane. (as per revenue record)

Description of the property

Piece and parel of the property i.e. S.No. 42/2 + 44/7 Out of Plot No. 36 admeasuring in Area- 250.83 Sq. Mtr. 2700 Sq. feet Situated At Deopur, Dhule Tal. & Dist. Dhule of Namdeo Ravaji Baisane and their Boundaries as per revenue records.

I have enclosed therewith the online search receipt No. dated- /10/2022 of the office of Sub- Registrar Dhule.

That the said report has been carried out on the basis of the ***papers*** produced before me & all the papers are returned herewith.

Dhule

Dated /10/2022.

ADV. PRAMOD M. CHAUDHARI Reg.No.MAH 1593/2006 Dhule District & Session Court

Your Faithfully
(Pramod M. Chaudhari)
Advocate