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FORMAT-A
(Circular No. 28/2021)

To,
MAHA RERA
Mumbai.

Date:- 26.08.2022

LEGAL TITLE REPORT

SUBJECT : Title clearance certificate with respect to Immovable property i.e. Land admeasuring 661.75 Sq. Mtrs. bearing Plot No. 29/30, out of Land bearing survey No. 90/1/B/3/1/2, of Mouza-Walwadi, within the limits of Dhule Muncipal Corporation Dhule, Tah. and Dist. Dhule. (hereinafter referred as the said "Plot").

I have investigated the title of the said plot on the request of Director's of M/s. Dharmniti Construction Private Limited, Director No. 1 Mr. Sunny Dharmendra Behere., Director No. 2 Mr. Rushikesh Deepak Patil.

1) Description of the property :-

Land admeasuring 661.75 Sq. Mtrs. bearing Plot No. 29/30, out of Land bearing survey No. 90/1/B/3/1/2, of Mouza- Walwadi, within the limits of Dhule Muncipal Corporation Dhule, Tah. and Dist. Dhule, and said land is bounded as under:-

Plot No. 29/30 bounded as under.	
East :- Plot No. 28.	North:- Plot No. 25 & 26.
West :- S. No. 90/1B2.	South :- Road.

2) The Documents of allotment of plot.:-

(a) Original Registered Sale Deed No. 5673/2021 dated 26.10.2021., SRO-Dhule-2.
(b) Original Registered Sale Deed No. 5674/2021 dated 26.10.2021., SRO-Dhule-2.
(c) POA No. 5542/2021 dated 20.10.2021., SRO-Dhule-2.

3) (a) 7/12 extract dated 24.08.2022.

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Adv

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Advocate M.9423232904
Dist. Court Dhule

(b) Mutation entries No. 61620, 58502, 58503, 22020, 22019, 58474, 17676, 11200, 11201, 11037.

(d) NA order and Layout Map.

(4) Search report for 30 years from 1993 till 2022 receipt no. 5519, dated 26/08/2022 MH006940684202223P dated 26/08/2022 R 750/- on perusal of the above mention 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/ company) is clear and marketable and free from any Conveyance, Charge, Lien and Encumbrances.

(5) HISTORY (FLOW) OF TITLE IN RESPECT OF SAID PROPERTY :-

After perusal of all these documents I observe as under-

1- Above property as per record, Immovable property i.e. Land admeasuring 661.75 Sq. Mtrs. bearing Plot No. 29/30, out of Land bearing survey No. 90/1/B/3/1/2, of Mouza- Walwadi, within the limits of Dhule Muncipal Corporation Dhule, Tah. and Dist. Dhule, is Property of M/s. Dharmniti Construction Private Limited, Director No. 1 Mr. Sunny Dharmendra Behere., Director No. 2 Mr. Rushikesh Deepak Patil.

2- I also found that, land bearing Land bearing survey No. 90/1/B/3/1/2, of Mouza- Walwadi, Tah. and Dist. Dhule, was in the name of Mr. Naresh Puranmal Agrwal and Other and said land was converted in to NA land by order of Sub Divisional Officer Dhule i.e. NASR/108/1990 dated 28.12.1990 and in that effect ME No. 11037 was recorded in Talathi record.

3- I also found that, Immovable property i.e. Land admeasuring 280.75 Sq. Mtrs. bearing Plot No. 29, out of Land bearing survey No. 90/1/B/3/1/2, of Mouza- Walwadi, Tah. and Dist. Dhule, was purchase by Mrs. Jayabai Narayan Patel From Mr. Dr. Madhusudhan Gaurilal Agarwal, Mr. Naresh Puranmal Agarwal, and Mr. Kirtesh Madhusudhan Agrwal, in the year 1991 by registered Sale Deed dated 08.05.1991, and in that effect ME No. 11200 was recorded in Talathi record.

4- I also found that, Immovable property i.e. Land admeasuring 280.75 Sq. Mtrs. bearing Plot No. 29, out of Land bearing survey No. 90/1/B/3/1/2, of Mouza- Walwadi, Tah. and Dist. Dhule, was purchase by Mr. Hemraj Buraram Jakhad From Mrs. Jayabai Narayan Patel, in the year 2001 by registered Sale Deed No. 1143/2001, dated 30.03.2001, (Office Dhule-2) and in that effect ME No. 22019 was recorded in Talathi record.

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5- I also found that, Immovable property i.e. Land admeasuring 280.75 Sq. Mtrs. bearing Plot No. 29, out of Land bearing survey No. 90/1/B/3/1/2, of Mouza- Walwadi, Tah. and Dist. Dhule, was purchase by M/s. Dharmniti Construction Private Limited, Director No. 1 Mr. Sunny Dharmendra Behere., Director No. 2 Mr. Rushikesh Deepak Patil (Director No. 1 Mr. Sunny Dharmendra Behere as a Power of Attorney for Director No. 2 Mr. Rushikesh Deepak Patil Registered POA No. 5542/2021 dated 20.10.2021 Office Dhule-2) From Mr. Hemraj Bururam Jakhad, in the year 2021 by registered Sale Deed No. 5673/2021, dated 26.10.2021, (Office Dhule-2) and in that effect ME No. 58502 was recorded in Talathi record.

6- I also found that, Immovable property i.e. Land admeasuring 381 Sq. Mtrs. bearing Plot No. 30, out of Land bearing survey No. 90/1/B/3/1/2, of Mouza- Walwadi, Tah. and Dist. Dhule, was purchase by Mrs. Laxmiben Ramji Patel Mr. Dr. Madhusudhan Gaurilal Agarwal, Mr. Naresh Puranmal Agarwal, and Mr. Kirtesh Madhusudhan Agrwal, in the year 1991 by registered Sale Deed dated 08.05.1991, and in that effect ME No. 11201 was recorded in Talathi record.

Mrs. Laxmiben Ramji Patel was died on 20.06.1997 and her heirs name was recorded on Talathi record i.e. (1)Mr. Kanbi Karamshi Ramji Patel (2) Mrs. Nanbai Gangadas Patel and in that effect ME No. 17676 was recorded in Talathi record of Plot No. 23, 24, 25, 30.

Mrs. Nanbai Gangadas Patel relinquish her right on 10.101997 in favour of Mr. Kanbi Karamshi Ramji Patel and in that effect ME No. 17676 was recorded in Talathi record of Plot No. 23, 24, 25, 30.

7- I also found that, Immovable property i.e. Land admeasuring 381 Sq. Mtrs. bearing Plot No. 30, out of Land bearing survey No. 90/1/B/3/1/2, of Mouza- Walwadi, Tah. and Dist. Dhule, was purchase by (1) Mr. Raghubir Deburam Jangid, (2) Mr. Hariram Deburam Jangid, (3) Mr. Babulal Deburam Jangid, (4) Mr. Shankarlal Deburam Jangid From Mr. Kanbi Karamshi Ramji Patel in the year 2001 by registered Sale Deed No. 1094/2001, dated 23.03.2001, (Office Dhule-2) and in that effect ME No. 22020 was recorded in Talathi record.

Mr. Shankarlal Deburam Jangid was died on 22.08.2018 and his Heirs name was recorded in Talathi record as per Order in Civil Miscellaneous Application No. 535/2021 dated 23.08.2021, Civil Court Junior Division Court No. 6, Dhule.

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Heirs name given as below (1) Mrs. Anitadevi Shankarlal Jangid, (2) Mr. Amit Shankarlal Jangid, (3) Mr. Rakeshkumar Shankarlal Jangid, (4) Mr. Nitin Shankarlal Jangid and in that effect ME No. 58474 was recorded in Talathi record. And Mrs. Makhani Deburam Jangid, name not covered in ME.

8- I also found that, Immovable property i.e. Land admeasuring 381 Sq. Mtrs. bearing Plot No. 30, out of Land bearing survey No. 90/1/B/3/1/2, of Mouza- Walwadi, Tah. and Dist. Dhule, was purchase by M/s. Dharmniti Construction Private Limited, Director No. 1 Mr. Sunny Dharmendra Behere., Director No. 2 Mr. Rushikesh Deepak Patil (Director No. 1 Mr. Sunny Dharmendra Behere as a Power of Attorney for Director No. 2 Mr. Rushikesh Deepak Patil Registered POA No. 5542/2021 dated 20.10.2021 Office Dhule-2) From (1) Mr. Raghubir Deburam Jangid, (2) Mr. Hariram Deburam Jangid, (3) Mr. Babulal Deburam Jangid, (4) Mrs. Anitadevi Shankarlal Jangid, (5) Mr. Amit Shankarlal Jangid, (6) Mr. Rakeshkumar Shankarlal Jangid, (7) Mr. Nitin Shankarlal Jangid Minor through natural Mother Mrs. Anitadevi Shankarlal Jangid, (8) Mrs. Makhani Deburam Jangid, in the year 2021 by registered Sale Deed No. 5674/2021, dated 26.10.2021, (Office Dhule-2) and in that effect ME No. 58503 was recorded in Talathi record.

9- M/s. Dharmniti Construction Private Limited, Director No. 1 Mr. Sunny Dharmendra Behere., Give application before Sub Divisional Officer Dhule for amalgamation of above Plot No. 29 and 30 Out of survey No. 90/1/B/3/1/2, of Mouza- Walwadi, Tah. and Dist. Dhule, and Sub Divisional Officer Dhule transferred said application to Tahasildar Dhule and Tahasildar Dhule Pass Order of Amalgamation on 20.07.2022 and said plots are amalgamated and fresh 7/12 of Plot No. 29/30 was issued by Tahali Walwadi. and in that effect ME No. 61260 was recorded in Talathi record.

As per Index II Register available in the sub register office year wise details as under:- Year 1993 to 2022 :- As Above Mentioned.

I do not find any entry against the property under reference in the terms of any charge, lien or any other encumbrance.

(6) ENCUMBRANCE CERTIFICATE:- Nil.

(7) FINAL TITLE CERTIFICATE:-

Therefore, in my opinion and as per the documents submitted by Mr. Sunny Dharmendra Behere Director No. 1 of M/s. Dharmniti Construction Private Limited, Dhule.,, it shows that the M/s. Dharmniti Construction Private Limited, Director No. 1 Mr. Sunny Dharmendra Behere., Director No. 2 Mr. Rushikesh Deepak Patil., has

Balasaheb Amulrao Pawar ADVOCATE Mob.

Balasaheb Amulrao Pawar

right, title and interest in, Immovable property i.e. Land admeasuring 661.75 Sq. Mtrs. bearing Plot No. 29/30, out of Land bearing survey No. 90/1/B/3/1/2, of Mouza- Walwadi, within the limits of Dhule Muncipal Corporation Dhule, Tah. and Dist. Dhule, and the said property is clear and marketable and free from any Conveyance, Charge, Lien and Encumbrances.

Dhule
Date :- 26.08.2022

Balasaheb A. Pawar
Advocate
Balasaheb Amulrao Pawar
Advocate M.9423232904
Dist. Court Dhule

BALASAHEB A. PAWAR

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TITLE CLEARANCE CERTIFICATE

Certified that I have investigated the Ownership of Property Immovable property i.e. Land admeasuring 661.75 Sq. Mtrs. bearing Plot No. 29/30, out of Land bearing survey No. 90/1/B/3/1/2, of Mouza- Walwadi, within the limits of Dhule Muncipal Corporation Dhule, Tah. and Dist. Dhule, Owned by M/s. Dharmniti Construction Private Limited, Director No. 1 Mr. Sunny Dharmendra Behere., Director No. 2 Mr. Rushikesh Deepak Patil.

The name of said owner recorded on the 7/12 extract of revenue record and the title is free marketable and ferr from any encumbrances.

It is further certified that the non agriculture use of the land is permitted by Sub Divisional Officer Dhule i.e. NASR/108/1990 dated 28.12.1990 and in that effect ME No. 11037 was recorded in Talathi record. Sub Divisional Officer Dhule is competent to geant such permission

I am giving this report on verification of all related documents.

Balasaheb Amulrao Pawar ADVOCATE Mob. 9423232904 Dist. Court, Dhule

Dhule
Date :- 26.08.2022

Balasaheb A. Pawar
Advocate
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