

!!Shree Radhe Govind!!

Parag S.Khankari
Advocate



"Madhav Smruti", Near Chitale Hospital,
Wani Clolony, Deopur, Dhule-2
Mob. 9422798391.

Date:30/1/2023

FORMAT -A

(Circular No.28/2021)

To,
MahaRERA
Mumbai, Maharastra.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot no.22 &23 ,CTS no.3530,Survey no 69/3+4+5/1, Situated at Mauje,Walwadi,Deopur, Tal. & Dist. Dhule.

I have investigated the title of the said plot on the request of Mr. Gopal Kashinath Lad R/o. Dhule, following documents i.e. :-

1) **Description of the property** :-Property situated at for the Proposed Construction on Plot Property in Dhule at CTS No. 3530, S.No. 69/3+4+5/1, Plot no. 22 & 23Admesr1177.70Sq.mtr (12672.05Sq.ft), Mauje Walwadi,Deopur, Dhule within the limits of Dhule Municipal Corporation Dhule, Tal. DistDhule.

2) **The documents of allotment of plot** :- shows that, Kashinath Sakharam Wani & Chhabubai Kashinath Wani (Lad) original owner transferred and divided the Agriculture Land property. The Agriculture Land property belongs to their Sons as follows: 1) Jagannath Kashinath Wani, 2) Raghunath Kashinath Wani, 3) Pandharinath Kashinath Wani, 4) Bhimashankar Kashinath Wani, 5) Chandrakant Kashinath Wani, 6) Suryakant Kashinath Wani, 7) Gopal Kashinath Wani (Lad). After partition Mr. Gopal Kashinath Lad has got the above property from Family Partition for S. No. 69/3+4+5/1. And he is the sole owner of the said survey no 69/3+4+5/1.

7/12 extract or property card issued by :-1) As per 7/12 Extract M.E. No. 2285, Dt.29/12/1976: shows that, Kashinath Sakharam Wani & Chhabubai Kashinath Wani (Lad) original owner transferred and divided the Agriculture Land property. The Agriculture Land property belongs to their Sons as follows: 1) Jagannath Kashinath Wani, 2) Raghunath Kashinath Wani, 3) Pandharinath Kashinath Wani, 4) Bhimashankar Kashinath Wani, 5) Chandrakant Kashinath Wani, 6) Suryakant Kashinath Wani, 7) Gopal Kashinath Wani (Lad).

After partition Mr. Gopal Kashinath Lad has got the above property from Family Partition for S. No. 69/3+4+5/1. And he is the sole owner of the said survey no 69/3+4+5/1.

2) As per 7/12 Extract M.E. No. 3893, Dt.11/05/1984: shows that, the Agriculture Gat No.69/3+4+5/1 which was in the name of Mr.Gopal Kashinath Lad was converted into non-agriculture land and residential purpose by the NA Order has been passed as per order of Hon'ble Collector Dhule. As per letter no. 1983/B/DESK//NASR/44/81-82, Dt.10/11/1981. The owner himself has applied for the change of purpose of the agriculture land.

3)As per 7/12 Extract M.E. No. 4676, Dt.09/12/1985: shows that, Mr.Gopal Kashinath Lad has taken Loan the Merchant Co-op. Bank Dhule of Rs.50,000/- on S.No.69/3+4+5/1, Plot no.21 & 22. Charge has been recorded in the record of rights.

4)As per 7/12 Extract M.E. No. 24310, Dt.03/09/2002: shows that, Release Deed of Merchant Co-op. Bank Dhule. The loan of Rs.50,000/- has been repaid by the Mr.Gopal Kashinath Lad. Charge of Bank has been release from the record of rights.

5)As per 7/12 Extract M.E. No. 31581, Dt.02/11/2006: shows that, Release Deed of Merchant Co-op. Bank Dhule. The loan of Rs.45,000/- has been repaid by the Mr.Gopal Kashinath Lad. Charge of Bank has been release from the record of rights.

6)As per CTS Extract M.E. No. 2070, Dt.12/12/2018: shows that, Commissioner Maharashtra Land Revenue Pune, Maharashtra State gazette No.1/2015, Dt.16/02/2015. As per the inquiry register the measurement of the Plot has been roundup to the figure 1177.70 Sq.mtr.

7)As per CTS Extract M.E. No. 5531, Dt.24/02/2022: shows that, the above property i.e. Plot no.22, admeasure 535.50 Sq.mtr. & Plot No.23, admeasure 550 Sq.mtr. were amalgamated by the order of Commissioner Dhule Municipal Corporation, Dhule vide his letter No

Ja.kra./Dhu.Ma.Pa./Nar/84/2021-22, Dt.12/11/2021 and at the record of CTS the said property was numbered as CTS No.3530, admeasure 1177.70 Sq.mtr. & till today the above property is in the name of Mr.Gopal Kashinath Lad.

1) Sub-Registrar Office, Dhule, Search taken on Dt.19/01/2023,

The Search Report which is annexed hereto, conducted by me for the 30 years period for the year Dt.18/01/1993 upto Dt.19/01/2023, Dt.19/01/2023 Receipt No.MH014022919202223P of Rs.750/- Dt.19/01/2023, for Property in Walwadi, Deopur at CTS No.3530, (S.No.69/3+4+5/1), Plot No.22 & 23, Admeasure 1177.70 Sq.mtr. N.A. Vacant Plot, Mauje Walwadi, Deopur, Dhule within the limits of Dhule Municipal Corporation, Dhule, Tal. Dist Dhule.

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 1) Mr. Gopal Kashinath Lad (HUF) Karta. 2) Mrs.Sunanda Gopal Lad, 3) Mr Pritesh Gopal Lad, 4) Mrs. Harshada Pritesh Lad 5) Mr Pranesh Gopal Lad, 6) Mrs Rupali Pranesh Lad, 7) Kum. Shray Pranesh Lad,(minor) 8) Smt.Pranjali Gopal Lad 9) Kum.Akshara Pranesh Lad (minor) all R/o. of Dhule. They made declaration of HUF as per the Notarised Document for HUF. The owner have clear, marketable title and property is without any encumbrances.

Owners of the land :-

Property situated :-Mr Gopal Kashinath Lad (Kele) -(HUF) Plot Property in Dhule at Proposed Construction "G K Arcade "CTS No. 3530, Plot no. 22&23 Admeasure 1177.70 Sq.mtr , MaujeWalwadi, Deopur, Dhule within the limits of Dhule Municipal Corporation, Dhule, Tal. Dist. Dhule.

The report reflecting the flow of the title of the Mr Gopal Kashinath Lad (Kele) (HUF) Karta and other family members as mentioned above On the said land is enclosed herewith as annexure.

Encl: Annexure

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


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

30/1/23



महाराष्ट्र शासन

मालमत्ता पत्रक



ULPIN: 73518309373

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

गाव/पेठ : वलवाडी	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
३५३०		—	११७७.७०	क	

सुविधाधिकार :	—
हक्काचा मूळ धारक :	H
वर्ष : १९९२	श्री गोपाळ काशिनाथ लाड खरेदीने
पट्टेदार :	—
इतर भार :	—
इतर शेर :	—

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा भार (इ)	साक्षात्करण
12/12/2018	मा.जमावंदी आयुक्त आणि संचालक भूमि अगिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/नि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.वलवाडी/फे.क.२०७० दिनांक १२/१२/२०१८अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकतीचे क्षेत्राची अक्षरी एक हजार एक शे सत्त्याहत्तर दशांश सत्तर चौ.मी.			फेरफार क्र. ३५३० प्रमाण सही 12/12/2018 न.भू.अ.धुळे
24/02/2022	समिली करणाने मा.उप आयुक्त महानगर पालिका धुळे यांचे कडील आदेश क्र जा क्र / धुमपा / नर / ८४ दि.१२/०१/२०२१ लगत न.भू.अ.धुळे आदेश / वलवाडी / समिलीकरण / सि.स.नं ३५३० / ३५३१ दि.२४/०२/२०२२ अन्वये सि.स.नं ३५३० मध्ये सि.स.नं ३५३१ सामील केलेले क्षेत्र ११७७.७ चौ.मी. दाखल केले असे			फेरफार क्र. ५५३१ प्रमाण सही 24/02/2022 न.भू.अ.धुळे

हि मिळकत पत्रिका (दिनांक 23/03/2022 03:03:49 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 20/01/2023 03:01:15 PM

वैधता पडताळणीसाठी <https://digitalsatbara.mahabhumi.gov.in/DSLRL/LogIn/VerifyPropertyCard> या संकेत स्थळावर 0205100002295125 हा क्रमांक वापरावा.

Parag S. Khankari

J. Com., LL.B

ADVOCATE

Near Chitale Hospital, Wan Colony,
Dopur, DHULE 424002



CHALLAN
MTR Form Number-6



GRN	MH014022919202223P	BARCODE			Date	19/01/2023-19:15:32	Form ID		
Department Inspector General Of Registration				Payer Details					
Search Fee				TAX ID / TAN (If Any)					
Type of Payment Other Items				PAN No.(If Applicable)					
Office Name DUL1_HQR SUB REGISTRAR DHULE 1				Full Name		Adv Parag S Khankari			
Location DHULE									
Year 2022-2023 From 18/01/1993 To 19/01/2023				Flat/Block No.		CTS No.3530 admsr 1177.70 Sq mtr			
Account Head Details			Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE			750.00		Road/Street		Nakane Road Walwadi		
					Area/Locality		Deopur Dhule		
					Town/City/District				
					PIN		4 2 4 0 0 4		
					Remarks (If Any)				
					CTS No.3530 admsr 1177.70 Sq mtr Nakane Road Walwadi Deopur				
					Dhule.				
Total			750.00		Amount In		Seven Hundred Fifty Rupees Only		
					Words				
Payment Details SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		10000502023011907752 21/0100527037	
Cheque/DD No.				Bank Date		RBI Date		19/01/2023-19:16:33 Not Verified with RBI	
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY			
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 चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतक्याच्या दस्तासाठी लागू नाही.

Parag S. Khankari

B.Com LL.B

ADVOCATE

Chitale Hospital, Wan Durgay,
Deopur, DHULE - 424002

**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	998439
Quantity Units/Unique Quantity Code	N.A.

User Details

Report Download Date	30-01-2023 19:38:50.015
Transaction ID / QRF NO	200259013495
Generated by	Public User

Transaction Details

Type of Transaction	Asset Based Search
Created By	Public User
Creation Date	30-01-2023
Approval/Modification Date	30-01-2023
Search Reference Number	6998416957338

Search Criteria Entered

Asset Category	Immovable
Type Of Asset	Residential
Description Of Asset	
Survey Number / Municipal Number	CTS No.3530 admsr 1177.70 Sq mtr
Plot Number	Plot No.22 and 23
House / Flat Number / Unit No	S No 69/3/4/5/1
Floor No	0
Building / Tower Name / Number	
Name of the Project / Scheme / Society / Zone	G K Arcade
Street Name / Number	Walwadi Deopur Dhule
Pocket	Walwadi Nakane Road
Locality / Sector	Deopur
City / Town / Village	Walwadi Dhule
District	Dhule
State / UT	Maharashtra
Pin Code / Post Code	424002



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 ---


30/1/2023
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