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Date : 15th April 2025

FORMAT — A
(Circular No.:-28/2021)

To

Maha RERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to immovable property land bearing Survey No. 91/2, Plot No. 7,8,9 totally area admeasuring about 900 Sq. Mtrs., situated at Walwadi, Tal. & Dist. Dhule, within the limits of Dhule Municipal Corporation (hereinafter referred to as the 'The Said Property');

I have investigated the title of the said plot on the request of **OM SHIV INFRA** a Partnership firm through its Partner **1. MR. ANUP OMPRAKASH AGRAWAL** AND **2. MR. DINESH YASHWANT BAGUL,** having its office at Plot No. 19, Bhagamohan Nagar, Behind Natraj Talkies, Cotton Market Yard, Dhule 424001 and following documents i.e.:-

1) **Description of the property-**

Land property bearing Survey No. 91/2, Plot No. 7,8,9 totally area admeasuring about 900 Sq. Mtrs., situated at Valwadi, Tal. & Dist. Dhule, within the limits of Dhule Municipal Corporation;

2) **The documents of allotment of plot.**

ADV. SHAILESH SUMATILAL SABADRA

Documents Scrutinized by **Adv. Lalit Changdeo Gaikwad** as per his Legal Title Report dated 28/10/2024:

i) **Adv. Lalit Changdeo Gaikwad** has taken the search from Sub- Register office Dhule for above mentioned property from the year of 1994 to 2023 of the record maintained the office of Sub- Registrar office Dhule.
ii) 7/12 extract dated 25/10/2024.
iii) Old 7/12 extracts and 6D Mutation Entries.
iv) Other Related Documents;
v) Title Report of Adv. Lalit Changdeo Gaikwad dated 28/10/2024.
vi) Xerox copy of Index II & Registration receipt of above mentioned registered Documents.

3) Property card issued by Talathi dated 25/10/2024.

4) Search report for more than 30 years from 1994 till 2023. (Previous Title Report given by **Adv. Lalit Changdeo Gaikwad** as per his Legal Title Report dated 28/10/2024). **I am given this title report on the basis of Legal Title Report given by Adv. Lalit Changdeo Gaikwad.**

2/- 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, **MR. VINAYAKRAO MANIKRAO KHOPADE** is the owner and possessor of the said property the title of the said property is clear, marketable and without any encumbrances.

Owners of the land-

Survey No. 91/2, Plot No. 7,8,9 totally area admeasuring about 900 Sq. Mtrs., situated at Walwadi, Tal. & Dist. Dhule, within the limits of Dhule Municipal Corporation - **MR. VINAYAKRAO MANIKRAO KHOPADE.**

4) Qualifying comments - MR. VINAYAKRAO MANIKRAO KHOPADE is the owner of the said property. **MR. VINAYAKRAO MANIKRAO KHOPADE** executed Development Agreement and Power



of Attorney dated 07/06/2024 in favour of **OM SHIV INFRA**. The said Development Agreement and Power of Attorney were registered in the office of Sub Registrar Dhule-1, vide Sr. No. 3442/2024.

3/- The report reflecting the flow of the title of the Owners on the said land is enclosed herewith as annexure.

ADV. SHAILESH SUMATILAL SABADRA

Advocate.

Encl : Annexure.

Date: 15/04/2025

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/12 Extract of **MR. VINAYAKRAO MANIKRAO KHOPADE.**
2. Mutation Entry No. 19381
3. Search report for more than 30 years from 1994 till 2023 taken from sub-Registrar Office at Dhule. I am given this title report on the basis of Legal Title Report given by **Adv. Lalit Changdeo Gaikwad.**
4. Any other relevant title- No
5. Litigations if any- No Litigation.

ADV. SHAILESH SUMATILAL SABADRA

Date- 15/04/2025

Advocate.