



CHALLAN
MTR Form Number-6



GRN	MH016738340202425U	BARCODE			Date	25/02/2025-12:11:18		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		Pramod M Chaudhari		
Location DHULE					Flat/Block No.		S No 15-2 Paiki Plot No 17 CTS No 10215		
Year 2024-2025 One Time					Premises/Building				
Account Head Details				Amount In Rs.	Road/Street		Deopur		
0030072201 SEARCH FEE				750.00	Area/Locality		Dhule		
					Town/City/District				
					PIN				
					Remarks (If Any)				
					Search Fee 30 yrs 1996 to 2025				
					Amount In	Seven Hundred Fifty Rupees Only			
Total					750.00	Words			
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	00040572025022558796		CPAEVVCCR4
Cheque/DD No.					Bank Date	RBI Date	25/02/2025-12:24:12		Not Verified with RBI
Name of Bank					Bank-Branch		STATE BANK OF INDIA		
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
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 9860706171

136/0

Tuesday, 25 February 2025 6:19 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1496 दिनांक: 25/02/2025

पावाचे नाव: देवपुर धुळे नगरपालीका क्षेत्र

दस्तावेजाचा अनुक्रमांक: दलन 1-0-2025

दस्तावेजाचा प्रकार :

मादर करणान्याचे नाव: अंड प्रमोद एम चौधरी

वर्णन शोध माही मीजे देवपुर धुळे गट नं. 15/2 पैकी प्लॉट नं. 17 मि टी एम नं. 10215 वर्षे 1996 ते 2025 एकूण जर्गे 30 शोध फी 750/-

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Dhule 1

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

टीडी/घनादेय/पे ऑर्डर क्रमांक: MH016738340202425U दिनांक: 25/02/2025

विक्रेते नाव व पत्ता:

25-02-2025



PRAMOD M. CHAUDHARI

ADVOCATE

Add : 108, Advocate Chamber, District Court Compound, District Court Dhule. Mob. NO. 9860706171

Dated :- 25/02/2025

FORMAT - A
(Circular No.:- 28/2021)

To,

To Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to S.No. 15/2 Out of Plot No.17 & CTS No. 10215 admeasuring in Area- 609.62 Sq. Mtr. Situated At Deopur, Dhule Dist. Dhule of Divine Infrastructure Through Partner Dhananjay Laxman Shedage & Vaishali Dhananjay Shedage (hereinafter referred as the said "plot")

I have investigated the title of the said plot on the request of Dhule of Divine Infrastructure Through Partner Dhananjay Laxman Shedage & Vaishali Dhananjay Shedage and following documents i.e.:

- 1) **DESCRIPTION OF THE PROPERTY** :- S.No. 15/2 Out of Plot No.17 & CTS No. 10215 admeasuring in Area- 609.62 Sq. Mtr. Situated At Deopur, Dhule Dist. Dhule Boundaries of Plot No.6 a under :-



East :- Plot No.8

West :- Road 9 Mtr.

South :- Road

North :- Plot No.16

THE DOCUMENTS ALLOTMENT OF PLOT

Sr. No.	Date of Document	Name of Document	Whether Original / Certified / True copy/ Photostate.
1	27/05/2022	7 x 12 extract.	Original Copy
2	-	M.E. No. 2115, 2617	Photo Copy
3	26/01/1965	N.A. Order	Xerox Copy
4	9/06/2022	Letter of Abhilekhpal, Tahasil Office, Dhule.	Photo copy
5	06/03/2022	CTS Extrat 10215	Original Copy
6	-	Layout Plan	Xerox Copy

2) The Mutation Entry No. 2151, dated 01/08/1967 discloses that, The original Owner Shri. Motiram Mahadu Wani & Laxman Mahadu Wani had applied to N.A. Permission. the Collector of Dhule had granted permission for N.A. Purpose wild order No. CTS/WS.2922/NASR/48/65 On dated 26/01/1965.

3) The Mutation Entry No. 2617, dated 28/03/1971 discloses that, Laxmikant Shenpadu Patil had purchased the Plot No.17 out of S. No.15/2 from Motiram Mahadu Wani &



Laxman Mahadu Wani for consideration Rs. 6,000/- by Register sale deed dated 21/11/1970.

- 4) **The Mutation Entry No. 4355, As Per Letter dated 09/06/2022 of Land Record Keeper (Abhilekhpal), Tahasil Office, Dhule, The Mutation Entry No. 4355 is not available the Revenue Record.**

But Consent Agreement of Avinash Laxmikant Patil & Rekha Dattatray Patil contains its agreement that, Laxmikant Shenpadu Patil had given in favour of Nirmalabai Laxmikant Patil, in that effect M.E. No. 4355 had Mutated.

- 5) **The CTS Mutation Entry No. 13696, dated 09/11/2022 discloses that, Divine Infrastructure Through Partners Dhananjay Laxman Shedage & Vaishali Dhananjay Shedage had purchased the Plot No.17 out of S. No.15/2 admeasuring area 609.62 Sq.Mtr, from Nirmalabai Laxmikant Patil by Register sale deed dated 04/08/2022.**

- 6) **As per Revenue Record, 7/12 extract, CTS Extract, it is disclosed that Divine Infrastructure Through Partners Dhananjay Laxman Shedage & Vaishali Dhananjay Shedage is Owner of the Plot No. 17 Out of S. No. 15/2 admeasuring area 609.62 Sq. Mtr.**

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 (following owner/promoter/developer/Company) is clear, marketable and without any encumbrances.)

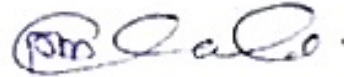


Owners of the land

- (1) M/s. Divine Infrastructure through its partners
Dhananjay Shedge and Vaishali Shedge
- (2) Qualifying comments/remarks if any.....
- (3) The report reflecting the flow of the title
(owner/promoter/developer/company) on the said
land is enclosed herewith as annexure.

Encl: Annexure.

Dated ²⁵/2/2025



Adv. Pramod M. Chaudhari
Address: 108, Advocate
Chamber District Court
Compound, Dhule
Mo. No. 9860706171





PRAMOD M. CHAUDHARI

ADVOCATE

Add : 108, Advocate Chamber, District Court Compound, District Court Dhule. Mob. NO. 9860706171

Dated :- 25/02/2025

FORMAT - A
(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1) 7/12 extract /P.R. Card as on date of application for registration. - S.No. 15/2 Out of Plot No.17 & CTS No. 10215 admeasuring in Area- 609.62 Sq. Mtr. Situated At Deopur, Dhule Dist. Dhule

2) Mutation Entry No...

i) **The Mutation Entry No. 2151, dated 01/08/1967 discloses that,** The original Owner Shri. Motiram Mahadu Wani & Laxman Mahadu Wani had applied to N.A. Permission. the Collector of Dhule had granted permission for N.A. Purpose wild order No. CTS/WS.2922/NASR/48/65 On dated 26/01/1965.

ii) **The Mutation Entry No. 2617, dated 28/03/1971 discloses that,** Laxmikant Shenpadu Patil had



purchased the Plot No.17 out of S. No.15/2 from Motiram Mahadu Wani & Laxman Mahadu Wani for consideration Rs. 6,000/- by Register sale deed dated 21/11/1970.

- iii) **The Mutation Entry No. 4355**, As Per Letter dated 09/06/2022 of Land Record Keeper (Abhilekhpai), Tahasil Office, Dhule, The Mutation Entry No. 4355 is not available the Revenue Record.

But Consent Agreement of Avinash Laxmikant Patil & Rekha Dattatray Patil contains its agreement that, Laxmikant Shenpadu Patil had given in favour of Nirmalabai Laxmikant Patil, in that effect M.E. No. 4355 had Mutated.

- iv) **The CTS Mutation Entry No. 13696**, dated 09/11/2022 discloses that, Divine Infrastructure Through Partner Dhananjay Laxman Shedage & Vaishali Dhananjay Shedage had purchased the Plot No.17 out of S. No.15/2 admeasuring area 609.62 Sq.Mtr, from Nirmalabai Laxmikant Patil by Register sale deed dated 04/08/2022.

- v) As per Revenue Record, 7/12 extract, CTS Extract, it is disclosed that Divine Infrastructure Through Partner Dhananjay Laxman Shedage & Vaishali Dhananjay Shedage is Owner of the Plot No. 17 Out of S. No. 15/2 admeasuring area 609.62 Sq. Mtr.





PRAMOD M. CHAUDHARI

ADVOCATE

Add : 108, Advocate Chamber, District Court Compound, District Court Dhule. Mob. NO. 9860706171

Dated :- 25/02/2025

TITLE CLERANCE CERTIFICATE

A) Certified that I have investigated the ownership of Property i.e. Non - Agriculture S.No. 15/2 Out of Plot No.17 & CTS No. 10215 admeasuring in Area- 609.62 Sq. Mtr. Situated At Deopur, Dhule Dist. Dhule within the limits of Municipal Corporation Dhule, bounded as towards East :- Plot No.8, West :- Road 9 Mtr., South :- Road, North :- Plot No.16 is owned, possessed and Develop by **Divine Infrastructure Through Partner Dhananjay Laxman Shedage & Vaishali Dhananjay Shedage**. The name of said Owner is recorded on the CTS extract of revenue record and their title is Legal, Clear, Marketable And Free from Any Encumbrance.

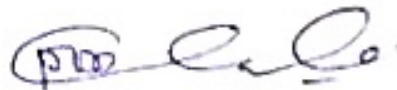
B) It is further certified that, the Non-agricultural use of the land is permitted by the Hon'ble Collector Dhule by its office order No. CTS/WS.2922/NASR/48/65 On dated 26/01/1965 who is competent to grant such permission.

I am enclosing detailed Search Report of the Title of land owned by the Divine Infrastructure Through Partner Dhananjay Laxman Shedage & Vaishali Dhananjay Shedage, this title Certificate.

Thanking you

Dated 25/2/2025




Adv. Pramod M. Chaudhari

3) Search report for 30 years from 1995 to 2025 Taken from Sub-Registrar' office at Dhule.

Receipt No. dated 25/02/2025, .

4) Any other relevant title.

5) Litigations - Nill

Dated 25/02/2025



Adv. Pramod M. Chaudhari