



SHAILESH SUMATILAL SABADRA

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Date : 24th April 2025

FORMAT — A
(Circular No.: -28/2021)

To

Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to immovable property land bearing Survey No. 53 out of Plot No. 22 & CTS No. 5260 as per 7/12 Extract area admeasuring 501.85 Sq. Mtrs., and as Per CTS area admeasuring 471.20 Sq. Mtrs., situated at Walwadi Deopur, Dhele, 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 **CHAUDHARI AND BADGUJAR ASSOCIATES** a registered Partnership firm through its Partner **1. MR. PRAKASH SHANKAR BADGUJAR, AND 2. MR. NARESH RUPALA CHAUDHARI** having its office at Shop No.7, Dream Corner Apartment, Deopur, Dhule, Tal. & Dist. Dhule and following documents i.e.:-

1) Description of the property-

Land property bearing Survey No. 53 out of Plot No. 22 & CTS No. 5260 as per 7/12 Extract area admeasuring 501.85 Sq. Mtrs., and as Per CTS area admeasuring 471.20 Sq. Mtrs., situated at Walwadi Deopur, Dhele, Dist. Dhule within the limits of Dhule Municipal Corporation;

2) The documents of allotment of plot.

Documents Scrutinized by **Adv. Pramod M. Chaudhari** as per his Legal Title Report dated 26/07/2024:



- i) **Adv. Pramod M. Chaudhari** has taken the search from Sub-Register office Dhule for above mentioned property from the year of 1995 to 2024 of the record maintained the office of Sub- Registrar office Dhule.
- ii) Property Card dated 20/01/2025.
- iii) Old Property Card and Mutation Entries.
- iv) Other Related Documents;
- v) Xerox copy of Index II & Registration receipt of above mentioned registered Documents.

3) Property card issued by City Survey Officer dated 20/01/2025.

4) Search report for more than 30 years from 1995 till 2024. (Previous Title Report given by **Adv. Pramod M. Chaudhari** as per his Legal Title Report dated 26/07/2024). **I am given this title report on the basis of Legal Title Report given by Adv. Pramod M. Chaudhari.**

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, **AVINASH NARAYAN PINGALE (SONAR) AND SHASHIKALA NARAYAN PINAGLE (SONAR)** 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. 53 out of Plot No. 22 & CTS No. 5260 as per 7/12 Extract area admeasuring 501.85 Sq. Mtrs., and as Per CTS area admeasuring 471.20 Sq. Mtrs., situated at Walwadi Deopur, Dhele, Dist. Dhule within the limits of Dhule Municipal Corporation - **AVINASH NARAYAN PINGALE (SONAR) AND SHASHIKALA NARAYAN PINAGLE (SONAR)**

4) **Qualifying comments - AVINASH NARAYAN PINGALE (SONAR) AND SHASHIKALA NARAYAN PINAGLE (SONAR)** is the owner of the said property and Developer of said Property is **CHAUDHARI AND BADGUJAR ASSOCIATES** a registered Partnership firm through its Partner **1. MR. PRAKASH SHANKAR BADGUJAR, AND 2. MR. NARESH RUPALA CHAUDHARI.**



AVINASH NARAYAN PINGALE (SONAR) AND SHASHIKALA NARAYAN PINAGLE (SONAR) executed Development Agreement and Power of Attorney in favour of **CHAUDHARI AND BADGUJAR ASSOCIATES**. The said Land owner **AVINASH NARAYAN PINGALE (SONAR) AND SHASHIKALA NARAYAN PINAGLE (SONAR)** registered their Development Agreement and Power of Attorney in Favour of Promoter which was registered before Sub-Registrar; Dhule 2, vide Sr. No. 4340/2023 dt. 24/11/2023 and 4341/2023 dt. 24/11/2023.

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

Encl : Annexure.

Date: 24/04/2025



Shailesh Sabadra
Advocate.



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FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

1. Property Card of **AVINASH NARAYAN PINGALE (SONAR) AND SHASHIKALA NARAYAN PINAGLE (SONAR)**
2. Mutation Entry No. 3697
3. Search report for more than 30 years from 1995 till 2024 taken from sub-Registrar Office at Dhule. I am given this title report on the basis of Legal Title Report given by **Adv. Pramod M. Chaudhari.**
4. Any other relevant title- No
5. Litigations if any- No Litigation.

Date- 24/04/2025



[Signature]
Advocate.