Deepali S. Hule
(Advocate)
Plot No.329, Tanishaka Bungalow, Sec.No.2, Indrayaninagar Bhosari, Pune-411026
Mob. No. 91-9225527497

Date: 02/04/2024

Format A
(Circular No. 28/2021)

To
MahaRERA
Mumbai.

SEARCH AND TITLE REPORT

Subject:- As per instructions of my client, I am issuing this title and Search Report regarding land at Plot no. 9 out of Gat No. 484/2/B/1/3 (having area 355.80 Sq.mtrs as per 7/12 Extract) and having its corresponding CTS No. 9233 admeasuring 321.60 Sq.mtrs at Village:- Dhule, Tal:- Dhule, Dist:-Dhule AND land at Plot no. 10 out of Gat No. 484/2/B/1/3 (having area 330 Sq.mtrs as per 7/12 Extract) having its corresponding CTS No. 9234 admeasuring 303.70 Sq.mtrs at Village:- Dhule, Tal:- Dhule, Dist:- Dhule

1. DESCRIPTION OF THE PROPERTY:

i) All that Piece and Parcel of the land at Plot no. 9 out of Gat No. 484/2/B/1/3 (having area 355.80 Sq.mtrs as per 7/12 Extract) and having its corresponding CTS No. 9233 admeasuring 321.60 Sq.mtrs at Village:- Dhule, Tal:- Dhule, Dist:-Dhule and within the jurisdiction of Dhule Municipal Corporation, which is bounded as follows:-

On or towards East: - By 9.0 Mtr Road
On or towards South: - By Plot No.10
On or towards West: - By Water Tank of Municipal Corporation
On or towards North: - By Plot No. 8

(Hereinafter called and referred to as the **'said land 1'** for the sake of brevity and convenience)

ii) All that Piece and Parcel of the land at Plot no. 10 out of Gat No. 484/2/B/1/3 (having area 330 Sq.mtrs as per 7/12 Extract) and having its corresponding CTS No. 9234 admeasuring 303.70 Sq.mtrs at Village:- Dhule, Tal:- Dhule, Dist:-Dhule and within the jurisdiction of Dhule Municipal Corporation, which is bounded as follows:-

On or towards East: - By 9.0 Mtr Road
On or towards South: - By Plot No.11
On or towards West: - By Water Tank of Municipal Corporation
On or towards North: - By Plot No. 9

(Hereinafter called and referred to as the **'said land 2'** for the sake of brevity and convenience)

2. DOCUMENTS SUPPLIED FOR SCRUTINY:

2.1 7/12 Extract of Gat No. 484/2/B/1/3/9 & Gat No. 484/2/B/1/3/10.
2.2 City Survey Extracts of CTS No. 9233 & 9234 dated 09/11/2023
2.3 Sale Deed dated 26/03/1981 which is duly registered in the office of sub Registrar Dhule at Sr. No. 1302/1981.
2.4 Mutation Entry No. 9603.
2.5 Sale Deed dated 22/10/1992 registered in the office of Sub Registrar Dhule at Sr. No 338/1992.
2.6 Exchange Deed dated 17/01/2000 which is duly registered in the office of sub registrar Dhule – 1 at Sr. No. 155/2000.

DEEPALI HULE ADVOCATE

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2.7 Gift Deed dated 18/12/2023 which is duly registered in the office of Sub Registrar Dhule 1 at Sr. No. 7000/2023.

2.8 Gift Deed dated 18/12/2023 which is duly registered in the office of Sub Registrar Dhule 1 at Sr. No. 7001/2023

2.9 Amalgamation order dated 25/11/2022 issued by Dhule Municipal Corporation bearing Approval No. DDDMC/SA/2022/APL/00010.

2.10 Sanction Building Permission and Commencement Certificate dated 29/12/2023 issued by Dhule Municipal Corporation bearing Building Permit No. 180676 and Permit No. DDDMCB/B/2023/APL/05400.

3. Search Report for 30 Year from 1994 to 2024.

4. On Perusal of above mentioned documents and all other relevant documents relating to the Title of the said land I am of Opinion that the title of Pritesh Kantilal Bhandari & Avinash Kantilal Bhandari to the said land 1 & said land 2 is clean, clear and marketable and without any encumbrances

5. **NAME OF THE TITLE HOLDER:**
Owners: - Pritesh Kantilal Bhandari & Avinash Kantilal Bhandari

6. The Report reflecting the flow of title of Pritesh Kantilal Bhandari & Avinash Kantilal Bhandari on the said land 1 and said land 2 is enclosed herewith an annexure.

Date:- 02/04/2024.

DEEPALI HULE ADVOCATE

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Advocate

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7. *FLOW OF TITLE OF SAID LAND 1:*

7.1 It appears that lands having Gat Nos. 484/2B/1, 484/2B/2, 484/2B/3 & 484/2B/4 respectively situated at Village- Dhule, Tal:- Dhule, Dist:- Dhule (Hereinafter referred to as "***said entire Land***") was owned by Mohammad Ebrahim Shaikh Mohammad & Others. The said Entire land was converted into Non- Agricultural Land as per application of one of the owner namely Mehmud Abdul Majid and Others on 20/02/1981 from the Hon'ble Collector of Dhule bearing order No. 1981/B/DESK/I/NA.SR/50/80.81 along with layout of said entire land consisting of various plots therein was also sanctioned by the Hon'ble Collector of Dhule as per terms and conditions stipulated therein.

7.2 Thereafter one Mahaveer Sahakari Gruhnirman Society Maryadit, Dhule through its Chief Promoter Suresh Shivlal Sabadra had purchased the Plot No. 9 admeasuring 378 Sq.mtrs along with other plots from the sanctioned Layout of Land at Gat No. 484/2B/1, 484/2B/2, 484/2B/3 at Village Dhule from Mohammad Ebrahim Shaikh Mohammad i.e. one of the owner of the said entire land out of his share vide Sale Deed dated 26/03/1981. The said Sale Deed is registered in the office of Sub-Registrar Dhule at Sr. No. 1302/1981. In furtherance of the said Sale Deed a Mutation Entry bearing No. 9603 was mutated in the records of Rights wherein the Chairman of the said society allotted ownership of purchased plots to all members of the Society. The Chairman of the said Mahaveer Sahakari Gruhnirman Society Maryadit, Dhule allotted ownership of Plot No. 9 i.e. said land 1 to Kantilal Ramlal Bhandari and a separate allotment Letter to that effect was also given to Kantilal Ramlal Bhandari and Possession of the said plot No 9 i.e. said land 1 was handed over to Kantilal Ramlal Bhandari.

7.3 Thereafter as per Mutation Entry No. 62622 the name of Kantilal Ramlal Bhandari was mutated as owner and Possessor of the said land 1 i.e. Plot No. 9 in the 7/12 Extract of Gat. No. 484/2/B/1/3/9.

7.4 Thereafter 7/12 Extract of Gat. No. 484/2/B/1/3/9 was closed and corresponding City Survey No. 9233 admeasuring 321.60 Sq.mtrs was mutated in the name of Kantilal Ramlal Bhandari.

7.5 In the aforesaid manner said Kantilal Ramlal Bhandari become True, absolute owner and Possessor of the said land 1.

7.6 Thereafter said Kantilal Ramlal Bhandari out of natural love and affection executed a Gift Deed of the said Land 1 to and in favour of his sons namely Pritesh Kantilal Bhandari and Avinash Kantilal Bhandari. The said Gift Deed is Registered in the office of Sub Registrar Dhule 1 at Sr. No. 7001/2024.

7.7 Thereafter by virtue of above said Gift Deed Pritesh Kantilal Bhandari and Avinash Kantilal Bhandari become True and absolute owners and Possessors of the said land 1.

FLOW OF TITLE OF SAID LAND 2:

7.8 It appears that lands having Gat Nos. 484/2B/1, 484/2B/2, 484/2B/3 & 484/2B/4 respectively situated at Village- Dhule, Tal:- Dhule, Dist:- Dhule (Hereinafter referred to as "***said entire Land***") was owned by Mohammad Ebrahim Shaikh Mohammad & Others. The said Entire land was converted into Non- Agricultural Land as per application of one of the owner namely Mehmud Abdul Majid and Others on 20/02/1981 from the Hon'ble Collector of Dhule bearing order No. 1981/B/DESK/I/NA.SR/50/80.81 along with layout of said entire land consisting of various plots therein was also sanctioned by the Hon'ble Collector of Dhule as per terms and conditions stipulated therein.

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7.9 Thereafter one Mahaveer Sahakari Gruhnirman Society Maryadit, Dhule through its Chief Promoter Suresh Shivlal Sabadra had purchased the Plot No. 10 admeasuring 329.87 Sq.mtrs and Plot No 11 admeasuring 295.80 Sq.mtrs along with other plots from the sanctioned Layout of Land at Gat No. 484/2B/1, 484/2B/2, 484/2B/3 at Village Dhule from Mohammad Ebrahim Shaikh Mohammad i.e. one of the owner of the said entire land out of his share vide Sale Deed dated 26/03/1981. The said Sale Deed is registered in the office of Sub-Registrar Dhule at Sr. No. 1302/1981. In furtherance of the said Sale Deed a Mutation Entry bearing No. 9603 was mutated in the records of Rights wherein the Chairman of the said society allotted ownership of purchased plots to all members of the Society. The Chairman of the said Mahaveer Sahakari Gruhnirman Society Maryadit, Dhule allotted ownership of Plot No. 10 to Mrs. Vijaya Prakash Dugad and Plot No 11 to Mrs. Shobha Sunil Malhotra.

7.10 Thereafter said Mrs. Shobha Sunil Malhotra sold the said plot No.11 to and in favour of Mrs. Hemlata Kantilal Bhandari vide Sale deed dated 22/10/1992. The said Sale Deed is registered in the office of sub Registrar Dhule at Sr. No. 338/1992.

7.11 Thereafter an Exchange Deed on 17/01/2000 was executed between Mrs. Hemlata Kantilal Bhandari and Mrs. Vijaya Prakash Dugad wherein the Plot No.10 admeasuring 329.87 Sq.mtrs from the sanctioned Layout of Land at Gat No. 484/2B/1, 484/2B/2, 484/2B/3 at Village Dhule owned by Mrs. Vijaya Praksh Dugad was allotted to Mrs. Hemlata Kantilal Bhandari and Plot No 11 admeasuring 295.80 Sq.mtrs from the sanctioned Layout of Land at Gat No. 484/2B/1, 484/2B/2, 484/2B/3 at Village Dhule Owned by Mrs. Hemlata Kantilal Bhandari was allotted to Mrs. Vijaya Prakash Dugad. The said Exchange Deed is registered in the office of Sub Registrar Dhule 1 at Sr. No. 155/2000.

7.12 Thereafter in furtherance of the said Exchange Deed and as per Mutation Entry No. 33702 the name of Mrs. Hemlata Kantilal Bhandari was mutated as owner and Possessor of the said land 2 i.e. Plot No. 10 in the 7/12 Extract of Gat. No. 484/2/B/1/3/10.

7.13 Thereafter 7/12 Extract of Gat. No. 484/2/B/1/3/10 was closed and corresponding City Survey No. 9234 was mutated in the name of Mrs. Hemlata Kantilal Bhandari for the area admeasuring 303.70 Sq.mtrs.

7.14 In the aforesaid manner said Mrs. Hemlata Kantilal Bhandari become True, absolute owner and Possessor of the said land 2.

7.15 Thereafter said Mrs. Hemlata Kantilal Bhandari out of natural love and affection executed a Gift Deed of the said Land 2 to and in favour of his sons namely Pritesh Kantilal Bhandari and Avinash Kantilal Bhandari. The said Gift Deed is Registered in the office of Sub Registrar Dhule 1 at Sr. No. 7000/2024.

7.16 Thereafter by virtue of above said Gift Deed Pritesh Kantilal Bhandari and Avinash Kantilal Bhandari become True and absolute owners and Possessors of the said land 2.

7.17 In the aforesaid manner Pritesh Kantilal Bhandari and Avinash Kantilal Bhandari become True and absolute owners and Possessors of the said land 1. And said land 2.

7.18 Thereafter said Pritesh Kantilal Bhandari and Avinash Kantilal Bhandari amalgamated the said plot No 9 & 10 i.e. said land 1 and said land 2 . The Amalgamation order to that effect was passed on 25/11/2022 by the Dhule Municipal Corporation bearing No. DDDMC/SA/2022/APL/00010.

7.19 In furtherance of the said amalgamation order Pritesh Kantilal Bhandari and Avinash Kantilal Bhandari Sanctioned the Building plans and obtained Commencement Certificate dated 29/12/2023 from Dhule Municipal Corporation bearing Building Permit No. 180676 and Permit No. DDDMCB/B/2023/APL/05400.

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7.20 In the aforesaid manner Pritesh Kantilal Bhandari and Avinash Kantilal Bhandari are absolute owners and possessors of the said land 1 and said land 2 and has right to construct on the said land 1 and said land 2.

8 **SEARCH :**

I have caused to be taken the online search of Index II for the last 30 year, i.e. from 1994 to 2024, in respect of the said land 1 and said land 2 , by paying the e-search fees, vide GRN No MH000099454202425P on 02/04/2024. However, from the record made available to me I have not come across any adverse transaction in respect of the said land 1 and said land 2. Therefore, my title opinion is strictly based on the documents supplied to me for scrutiny. I have been informed that there are no other transactions in respect of the said land 1 and said land 2.

9 **OPINION:**

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that the title of Pritesh Kantilal Bhandari and Avinash Kantilal Bhandari to said land 1and said land 2 is valid, clean, clear and marketable.

10 **NOTE:**

It is informed to me that, the documents supplied for scrutiny are as per the originals and there are no other transactions and/or litigations pertaining to the said land 1 and said land 2 and Pritesh Kantilal Bhandari and Avinash Kantilal Bhandari are having ownership rights to develop the said land 1 and said land 2 and relying upon the same I have issued the present opinion. I restrict my investigation to verify the title of the Title Holder on the available documents and information only.

DEEPALI HULE ADVOCATE

DEEPALI HULE
Advocate

CHALLAN

MTR Form Number-6

GRN	MH000099454202425P	BARCODE		Date	02/04/2024-17:25:09	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	DUL1_HQR SUB REGISTRAR DHULE 1	**Full Name**	ADV DEEPALI HULE
Location	DHULE		
Year	2024-2025 One Time	**Flat/Block No.**	CTS NO 9233 CTS NO 9234
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	750.00	**Road/Street**	DHULE
		Area/Locality	DHULE
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502024040207490	8557408278617
Cheque/DD No.		Bank Date	RBI Date	02/04/2024-17:25:48	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9225527497

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 लागु आहे. इतर कारणांसाठी किंवा नोदणी न करावयाच्या दस्तांसाठी लागु नाही.

DEEPALI HULE ADVOCATE

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