



अॅड. अमोल नागोराव चौधरी

बी. कॉम, एलएल. बी

ऑफिस :- दिवाणी व फौजदारी न्यायालया जवळ, शिरपुर जि. धुळे ☎ ८२७५७६६८४२

निवास :- ०७, कावेरी, शरदचंद्र नगर, करवंद नाका शिरपुर, ता. शिरपुर जि. धुळे adv.amolchaudhari101@gmail.com

FORMAT -A

(Circular No. 28/2021 dated 08/03/2021)



To,
MahaRERA.

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to all that piece and parcel of N.A. land property bearing S. No. 363 Plot No.1 area admeasuring about 3942.15 Sq. Mtrs. slying being and situated at Village- Karvand, Taluka- Shirpur, District- Dhule. (Hereinafter referred to as the “**said Plot**”).

I have investigated the title of the said plot on the request of **Smyle Housing Development Pvt. Ltd., through its Director Mr. Madhab Dhruba Chowdhury** and following documents i.e.: -

1) Description of the property

Place Tal. & Dist.	Survey No. /Gat No.	Extent : Areas H.R./Sq. Meters	Owner
Karvand Tal. Shirpur, Dist. Dhule.	S. No. 363 Out of Plot No. 1	3942.15 Sq. Mtrs	Smyle Housing Development Pvt Ltd., through its Director Mr. Madhab Dhruba

Boundaries of the property as per lay out

East	West	South	North
Plot No. 3 and Road	Amenity and S No. 364	15.Mt Road	9 Mt. Road

2) The documents of allotment of plot.

- Sale Deed dated 29/01/2008
- Mutation Entry dated 18/06/2016
- NA Order



FORMAT -A

(Circular 28/2021 dated 08/03/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) **Search Report from the year 1995 to 2024, bearing receipt no. 2538 dated 08/04/2024,**
- 2) **As Per M.E. No. 768 Dt. 01/09/1992** as per the Order of Tahasildar Shirpur Order No. RTSR/81/92Dt. 17/08/1992 Suresh Natthu Patil and Others has applied for partition and as per the order the partition land situated at Village – Karvand, bearing S. No. 363 area 3H13R Pk. 0H.05R in the name of Yogesh Ramesh Patil (Minor), Rakesh Ramesh Patil (Minor) Guardian Aashabai Ramesh Patil & Aashabai Ramesh Patil. This M.E. Registered as per Order and Sanctioned by Circle Officer Sangavi on 24/09/1992.
- 3) **As Per M.E. No. 1242 Dt. 12/09/2005** As per M.E. No. 768 the Owner of S. No. 363 is Minor Now Yogesh & Rakesh is Major hence the name of Minor Guardian is deducted Hence Yogesh Ramesh Patil and Rakesh Ramesh Patil and Aashabai Ramesh Patil is absolute owner of the S. No. 363. This M.E. is Register as per school leaving certificate and application and sanctioned by Circle Officer Sangavi on 09/10/2005.
- 4) **As Per M.E. No. 1451 Dt. 24/01/2008** As Per the Order of Sub Divisional Officer Shirpur Order No. Kulvahivat/Kavi/04/08 Dt. 16/01/2008 the Najarana Amount Rs. 798 Paid on 14/01/2008 to the Govt. Hence the land is Converted to Old Tenure Land and This M.E. Registered as per Order and sanctioned by Circle Officer Sangavi on 14/02/2008.
- 5) **As Per M.E. No. 1452 Dt. 29/01/2008** Manisha W/o. Devendra Patil Purchased Agricultural Land situated at village Karvand Tal. Shirpur S. No. 363 area 3H.13R. Pk.0H. 05R. Assessment Rs. 19=95 Ps. By Sub Divisional Officer Shirpur order No. Kulvahivat/Kavi/04/08 Dt. 16/01/2008 as per this order registered sale deed bearing No.257/2008 Dt.29/01/2008 for The Consideration Rs.16,89,000/- from Yogesh Ramesh Patil and Rakesh Ramesh Patil and Aashabai Ramesh Patil. This

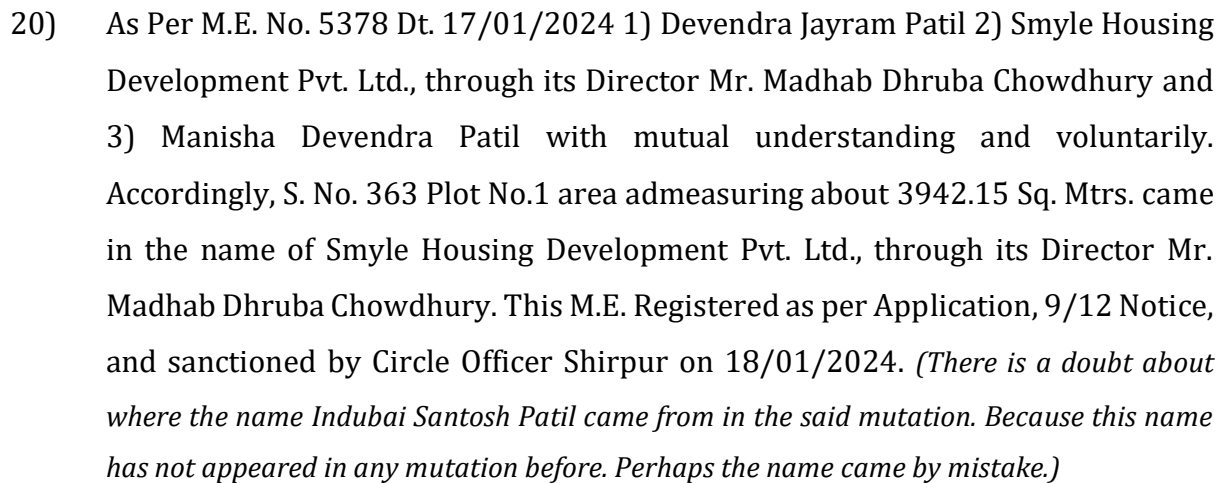


- 11) **As Per M.E. No. 3924 Dt. 05/12/2019** Tarannum Akil Khatik Purchased N.A. Plot Situated at village Karvand S. No. 363/1 out of this land Plot No. 69 area 11.37 Sq. Meter Purchased by Registered sale deed Bearing No. 3799/2019 Dt. 20/11/2019 for the consideration amount Rs. 64,000/- from Devendra Jayram Patil. This M.E. Registered as per Index II and sanctioned by Circle Officer Sangavi on 10/01/2020.
- 12) **As Per M.E. No. 4567 Dt. 13/02/2022** Smyle Housing Development Pvt. Ltd., through its Director Mr. Madhab Dhruba Chowdhury Purchased N.A. Plot Situated at village Karvand S. No. 363/1 out of this land Plot No.1 to Plot No. 11, Plot No. 96 to Plot No. 103 and Plot No. 115 to 125, total 30 plots total area admeasuring about 5,598 sq. meters. Purchased by Registered sale deed Bearing No. 436/2022 Dt. 27/01/2022 for the consideration amount Rs. 89,70,000/- from Devendra Jayram Patil. This M.E. Registered as per Index II and sanctioned by Circle Officer Sangavi on 01/03/2022.
- 13) **As Per M.E. No. 4697 Dt. 24/06/2022** Smyle Housing Development Pvt. Ltd., through its Director Mr. Madhab Dhruba Chowdhury Purchased N.A. Plot Situated at village Karvand S. No. 363/1 out of this land Plot No. 104 to Plot No. 114, total 11 plots total area admeasuring about 1,658 sq. meters. Purchased by Registered sale deed Bearing No. 2967/2022 Dt. 17/06/2022 for the consideration amount Rs. 26,00,000/- from Devendra Jayram Patil. This M.E. Registered as per Index II and sanctioned by Circle Officer Sangavi on 25/07/2022.
- 14) **As Per M.E. No. 4786 Dt. 29/09/2022** Smyle Housing Development Pvt. Ltd., through its Director Mr. Madhab Dhruba Chowdhury Purchased N.A. Plot Situated at village Karvand S. No. 363/1 out of this land Plot No. 68 area 18.08 Sq. Meter Purchased by Registered sale deed Bearing No. 4463/2022 Dt. 22/09/2022 for the consideration amount Rs. 2,90,000/- from Jakir Sk. Gani Khatik. This M.E. Registered as per Index II and sanctioned by Circle Officer Sangavi on 19/10/2022.
- 15) **As Per M.E. No. 4787 Dt. 02/10/2022** Smyle Housing Development Pvt. Ltd., through its Director Mr. Madhab Dhruba Chowdhury Purchased N.A. Plot Situated at village Karvand S. No. 363/1 out of this land Plot No. 67 area 18.08 Sq. Meter



Purchased by Registered sale deed Bearing No. 4465/2022 Dt. 22/09/2022 for the consideration amount Rs. 2,90,000/- from Ejaj Gani Khatik. This M.E. Registered as per Index II and sanctioned by Circle Officer Sangavi on 19/10/2022.

- 16) **As Per M.E. No. 4788 Dt. 02/10/2022** Smyle Housing Development Pvt. Ltd., through its Director Mr. Madhab Dhruba Chowdhury Purchased N.A. Plot Situated at village Karvand S. No. 363/1 out of this land Plot No. 69 area 11.37 Sq. Meter Purchased by Registered sale deed Bearing No. 4466/2012 Dt. 22/09/2022 for the consideration amount Rs. 1,83,000/- from Tarannum Akil Khatik. This M.E. Registered as per Index II and sanctioned by Circle Officer Sangavi on 19/10/2022.
- 17) **As Per M.E. No. 5101 Dt. 13/07/2023** The Owner of S. No. 363/1 Devendra Jayram Patil and Smyle Housing Development Pvt. Ltd., through its Director Mr. Madhab Dhruba Chowdhury and Owner of S No. 363 Manisha Devendra Patil applied for meagre land and revised layout N.A. Permission and The SDO passed the Order Binsheti/NASR35/2022/ Kavi/204/2023 Dt. 11/07/2023 sanctioned N.A. Permission and Close Last 125 7/12 extracts. This M.E. Registered as per Order and sanctioned by Circle Officer Sangavi on 14/07/2023.
- 18) **As Per M.E. No. 5102 Dt. 13/07/2023** Owner of S No. 363 Manisha Devendra Patil Eastern Side OH.41R and PK OH.05R applied for meagre land and revised layout N.A. Permission and The SDO passed the Order Binsheti/NASR35/2022/ Kavi/204/2023 Dt. 11/07/2023 sanctioned N.A. Permission and Close Last 125 7/12 extracts. This M.E. Registered as per Order and sanctioned by Circle Officer Sangavi on 14/07/2023.
- 19) **As Per M.E. No. 5326 Dt. 13/12/2023** As Per the Order of Sub Divisional Officer Shirpur Order No. NASR/35/2022/Sanad/Kavi/351/2023/ Dt. 31/10/2023. As per the above order the lay out sanction by Town Planning authority Dhule sanctioned the lay out and as per the layout and order the Plot No. 1 to 7 and Road, Open Space and Amenity 7/12 extracts were prepared by competent authority. This M.E Registered as per Order and sanctioned by Circle Officer Sangvi on 19/12/2023.



I hereby certify that, I have searched and verified the information furnished in this report and 7/12 extract and Mutation Entries given to me with the copy of it in the office of the Sub-Registrar and have found both tallying with each other. The statements and other information given in the report are correct and true.

I further certify that the said property is not subject to any acquisition or requisition from the Government authority and there is no any litigation said land.

उत्पादनी

अॅड.अमोल नागोराव चौधरी
रजि.नं. MAH/4147/2016
दिवाणी कोर्टासमोर, शिरपूर, जि.धुळे
मो. 9923026023/8275766842

140/0

इतर पावती

Original/Duplicate

Monday, 08 April 2024 5:14 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2538 दिनांक: 08/04/2024

गावाचे नाव: करवंद

दस्तावेजाचा अनुक्रमांक: सरद-0-2024

दस्तावेजाचा प्रकार :

मादर करणाऱ्याचे नाव: अॅड.अमोल नागोराव चौधरी

वर्णन शोध अर्ज सन 1995 ते 2024 एकूण 30 वर्षे मौजे करवंद येथील स नं.363 पै.प्लॉट नं.1

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Shirpur

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000349398202425P दिनांक: 08/04/2024

वैकेचे नाव व पत्ता:

4/8/2024