



FORMAT -A

(Circular No.28/2021)

To,
MahaRERA
Mumbai, Maharashtra.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot no.62, CTS no.1276, Survey no 41/1, Situated at Mauje, Walwadi, Deopur, Tal. & Dist. Dhule.

I have investigated the title of the said plot on the request of Mr. Rajendra Vasant Rao Khankari, Prop.M/s. Vimal Developers and following documents i.e. :-

- 1) Description of the property :- Property situated at for the Proposed Construction on Plot Property in Dhule at CTS No. 1276, Plot no. 62 Admesr 278.8 Sq.mtr (3000 Sq.ft), Mauje Walwadi, Deopur, Dhule within the limits of Dhule Municipal Corporation, Dhule, Tal. Dist Dhule.
- 2) The documents of allotment of plot :- Sale deed of plot, Verified Copy of Sale deed Dt. 27/06/2013, vide Reg.document no. 4776/2013 before Sub- Register Dhule-2
- 3) 7/12 extract or property card issued by :-1) As per the City Survey Extract Dt. 07/03/2022 shows that, the N.A. land at Mauje Walwadi Deopur, Dhule Tal. dist. Dhule at Gat No. 41/1 plot no 62. 2)The City Survey Extract Dt. 7/3/2022 Mutation Entry No 5273 shows that, Dt.08/08/1986 Narayan Dattatray Kraulkar has purchased the Plot from the Ramchandra Sadashiv Karanjikar on Dt. 19/05/1986 of S.No.41/1 Plot No.62, admeasure 3000 sq. ft. for the consideration of Rs.48,000/- by Register Sale Deed before the Sub Registrar Dhule. 3) Mutation Entry No.44166, Dt. 28/6/2013, Mr. Rajendra Vasant Rao Khankari , Prop. Vimal Developers Dhule, has purchased the plot Property from Mr.Narayan Dattatray Karulkar, S.No.41/1, plot No.62, admeasure 3000 Sq.Ft. Reg. Document No.4776/2013 vide dt.27/6/2013 for the consideration of Rs.25,00,000/- Rupees Twenty Five Lakh Only .
- 4) Search report for 30 years from Sub-Registrar Office, Dhule, search taken for the period 07/03/1993 upto 08/03/2022 Dt.08/03/2022 Receipt No. MH014212506202122E of Rs. 750/-, for the Plot Property in Mauje Walwadi Dhule at Plot no. 62 Admeasure 278.8 Sq.mtr (3000 Sq.ft), Khare Colony Walwadi, Dhule. The CERSAI Report



Dt,07/03/2022 is also attached herewith the Report which shows that the above mentioned Property is free from all the encumbrances.

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 Mr. Rajendra Vasant Rao Khankari, Prop.M/s Vimal Developers, Dhule has clear, marketable title and property is without any encumbrances.

Owners of the land

Property situated :-Mr Rajendra Vasant Rao Khankari, Prop.M/s.Vimal Developers Plot Property in Dhule at Proposed Construction Ramkrishna Apartment CTS No. 1276, Plot no. 62 Admesr 278.8 Sq.mtr (3000 Sq.ft), Mauje Walwadi, Deopur, Dhule within the limits of Dhule Municipal Corporation, Dhule, Tal. Dist Dhule.

The report reflecting the flow of the title of the Mr. Rajendra Vasant Rao Khankari, Prop.M/s Vimal Developers, Dhule. On the said land is enclosed herewith as annexure.

Encl: Annexure

- 1) CTS Extract
- 2) Search Receipt
- 3) CERSAI Report



9/3/2022
Adv. Parag S. Khankari
B.Com., LL.B.
"Shrimangalam", Near Law College,
Wani Colony, Deopur, Dhule.
Mob.No.- 9422798391

मालमत्ता पत्रक

1276

गाव/पेठ : तालवाडी	तालुका/न.मु.का. : न.मु.अ.मुळे	जिल्हा : पुणे
नगर मुमापन क्रमांक	सिट नंबर	प्लॉट नंबर
१२७६	—	२७८.८०
धारणाधिकार	सासनाला दिलेल्या ठाकरणाचा किंवा बाळाचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ	१-८-२०२० ३१-३-२०

मुविधाधिकार	—
हक्काचा मुळ धारक	H
वर्ष: १९९२	[श्री. नारायण दत्तात्रय कारभारकर]
	खरेदीने
पट्टेदार	—
इतर भाग	—
इतर अर्थ	—

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(या) पट्टेदार(य) किंवा भाग	सामाकेन
३०/०९/२०१३	खरेदीने - र.द.क्र. १०९६ दि. २७/६/२०१३ अन्वये र.रु.२५,००,००० वर संपूर्ण क्षेत्र विक्री केल्याने नारायण द कारभारकर वर नांव कमी खरेदी घेतल्याचे नव दाखल व म्हसुल अभिलेख प्रमाणे क्षेत्र दाखल केले आहे.		H राजेंद्र वंरातराव खनकरी विमल देवदलपरीचे पुढेचे प्रोवा	फेरफार क्र. २१३३ प्रमाणे सही- ३०/९/१३ नगर मुमापन अधिकारी पुणे
१२/१२/२०१८	मा.जमानची आयुक्त आणि संचालक मुनि कमलेश (म.राज्या) पुणे यांचेकडील परिपत्रक क्र.ना.मु.५/मि.प./अक्षरी नोंद/२०१९ पुणे दि. १६/२/२०१९ व इकडील आदेश क्र.न.मु.वलगाडी/फे.क्र.२०१० दिनांक १३/१२/२०१८ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिकता पत्रिकेवरील क्षेत्र मेळात असलेले मिकत पत्रिकेवर नमूद अंकी क्षेत्राक्षरी दोन शे अटलखटार दशांश ऐंशी चौ.मी दाखल केले.			फेरफार क्र. २०१० प्रमाणे सही- १२/१२/२०१८ न.मु.अ.मुळे

2. जमाव कर (डिजिटल) मालमत्ता आहे

हि मिकत पत्रिका दिनांक ७/५/२०२१ ९:४८:१६ AM रोजी डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही. मिकत पत्रिका साकनालोक दिनांक ३/७/२०२२ ३:४३:१८ PM वेळात पडताळणी साठी <http://applsabhiokh.mahabhumi.gov.in/CBLR/propertycard> या संकेत स्थळावर जाऊन ०२०५१००००२०१६५३७ हा क्रमांक वापरावा.



Adv. Parag S. Khankari
B.Com.-LL.B.
"Shrinanglam", Near Law College,
Wani Colony, Deepur, Dhule.
Mob.No.- 9422798391

8/3/2022



CHALLAN
MTR Form Number-6



GRN MH014212506202122E		BARCODE		Date 08/03/2022-10:37:14		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		Adv Parag Shikrishna Khankari	
Location DHULE							
Year 2021-2022 From 07/03/1993 To 08/03/2022				Flat/Block No.		CTS No 1276 admsr 278 point 80 sq mtr	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			750.00		Road/Street Valwadi Wadibhokar Road Deopur		
					Area/Locality Dhule		
					Town/City/District		
					PIN 4 2 4 0 0 2		
					Remarks (If Any)		
					CTS No 1276 admsr 278 point 80 sq mtr Valwadi Wadibhokar Road		
					Deopur Dhule		
					Amount In Seven Hundred Fifty Rupees Only		
Total			750.00		Words		
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				02300042022030819556		002965647	
Cheque/DD No.				Bank Date		RBI Date	
				08/03/2022-10:38:54		Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA	
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
सादर चालन 'ट्रिपल ऑफ पैमेंट' सधते नजुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवताच्या दस्तांसाठी लागू नाही.

Mobile No. : 8446098391

Parag S. Khankari 8/3/2022
Adv. Parag S. Khankari
B.Com.,LL.B.
"Shrimangalam", Near Law College,
Wani Colony, Deopur, Dhule.
Mob.No.- 9422798391



CERSAI

Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Asset Based Search Report

CERSAI Details

PAN	AAECC577DG
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A

User Details

Report Download Date	07-03-2022 19:49:41.552
Transaction ID / QRF NO	200231829601
Generated by	Public User

Transaction Details

Type of Transaction	Asset Based Search
Created By	Public User
Creation Date	07-03-2022
Approval/Modification Date	07-03-2022
Search Reference Number	6861542572231

Search Criteria Entered

Asset Category	Immovable
Type Of Asset	Residential
Description Of Asset	
Survey Number / Municipal Number	CTS No 1276
Plot Number	62
House / Flat Number / Unit No	Ramkrishna Apartment
Floor No	0
Building / Tower Name / Number	Ramkrishna Apartment
Name of the Project / Scheme / Society / Zone	Total Admsr 278 point 80 sq mt
Street Name / Number	Wadibhakar Road
Pocket	Shriram Colony
Locality / Sector	Valwadi
City / Town / Village	Dhule
District	Dhule
State / UT	Maharashtra
Pin Code / Post Code	424004



CERSAI

Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Search Output Details

No Match Found

RMS Details

Transaction Fees	₹10.00
Total Transaction Amount	₹10.00
GST Amount	₹1.80

--- End Of Report ---


9/3/2022
Adv. Parag S. Khankari
B.Com.-LL.B.
"Shrimangalam", Near Law College,
Wani Colony, Deepur, Dhule.
Mob.No.- 9422798391



FORMAT -A

(Circular No.28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

- 1) 7/12 extract and P.R. Card as on date of application for registration:- Property situated :- Plot Property in Dhule at CTS No. 1276, Plot no. 62 Admesr 278.8 Sq.mtr (3000 Sq.ft), Mauje Walwadi, Deopur, Dhule within the limits of Dhule Municipal Corporation, Dhule, Tal. Dist Dhule. & Sale deed of plot, Verified Copy of Sale deed Dt. 27/06/2013, vide Reg. document no.4776/2013 before Sub- Register Dhule-2
- 2) Mutation Entry No:-

A) As per the City Survey Extract Dt. 07/03/2022 shows that, the N.A. land at Mauje Walwadi Deopur, Dhule Tal. dist. Dhule at Gat No. 41/1 plot no 62.

B) The City Survey Extract Dt. 7/3/2022 Mutation Entry No 5273 shows that, Dt.08/08/1986 Narayan Dattatray Kraulkar has purchased the Plot from the Ramchandra Sadashiv Karanjikar on Dt. 19/05/1986 of S.No.41/1 Plot No.62, admeasure 3000 sq. ft. for the consideration of Rs.48,000/- by Register Sale Deed before the Sub Registrar Dhule.

C) Mutation Entry No.44166, Dt. 28/6/2013, Mr. Rajendra Vasantrao Khankari, Prop. Vimal Developers Dhule, has purchased the plot Property from Mr.Narayan Dattatray Karulkar, S.No.41/1, plot No.62, admeasure 3000 Sq.Ft. Reg.Document No.4776/2013 vide dt.27/6/2013 for the consideration of Rs.25,00,000/- Rupees Twenty Five Lakh Only
- 3) Search report for 30 years from Sub-Registrar Office, Dhule, search taken for the period 07/03/1993 upto 08/03/2022 Dt.08/03/2022 Receipt No. MH014212506202122E of Rs. 750/-, for the Plot Property in Mauje Walwadi Dhule at Plot no. 62 Admeasure 278.8 Sq.mtr (3000 Sq.ft), Khare Colony Walwadi, Dhule. The CERSAI Report Dt.07/03/2022 is also attached herewith the Report which shows that the above mentioned free from all the encumbrances
- 4) Any Other Relevant Title:- NOT APPLICABLE
- 5) Litigation If any:- NO LITIGATION



Adv. Parag S. Khankari
B.Com., LL.B.
"Shrimangalam", Near Law College,
Wani Colony, Deopur, Dhule.
Mob.No.- 9422798391

3/3/2022