

Malhar Bhaskar Deshpande

B.Com (Hons.) LL.B.

Advocate/Notary (Govt. of India)

Mob No:- 9850562713, 8484092790



Martand Malhar Deshpande

B.A. (Laws) LL.B. PGDCL

Advocate

Mob No:- 9604048013, 7020616613

Off:- 23, Dighe Advocate's Chambers, Opp. Distt. Court, Station Rd., Dhule, 01.

Res:- "Megh-Malhar", 12, Parimal Colony W.B. Road, Deopur, Dhule. 02.

☎:- (02562) 220513

FORMAT — A

(Circular No:-28/2021)

To

Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. CTS/C.S. No. CTS No. 7124 (S. No. 38, Plot No. 37), situated at Deopur, Within the limits of Dhule Municipal Corporation, Dhule, Taluka & District Dhule.

.....(Hereinafter referred as the said plot "CTS No. 7124 (S. No. 38, Plot No. 37)")

I have investigated the title of the said plot on the request of Sachin Developers through its Partners Rajendra Parshuram Pachpute & Ujwala Rajendra Pachpute and following documents i.e.:-\

- 1) Description of the property:- CTS No. 7124 (S. No. 38, Plot No. 37), As per CTS Total Plot Measuring 483.70 Sq. Mtr., Situated at Deopur, within the limits of Dhule Municipal Corporation, Dhule, Tal. & Dist. Dhule
- 2) Reg. Sale Deed Sr. No. 3761 Dtd. 17/11/2020
- 3) Construction Permission Dtd. 06/09/2021
- 4) Approved Plan Dtd. 06/09/2021
- 5) Lay Out Plan
- 6) N.A. Order Dtd. 20/09/1965
- 7) Digitally Signed CTS extract dated. 14/12/2021,
- 8) Search report for 30 years from 1992 till 19/12/2021
- 9) Declaration Deed Sr. No. 4634 Dtd. 29/10/2021

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 the title of (following owner/promoter/ developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land:- Sachin Developers through its Partners Rajendra Parshuram Pachpute & Ujwala Rajendra Pachpute



Owners of the land

1) Sachin Developers through its Partners Rajendra Parshuram Pachpute & Ujwala Rajendra Pachpute of
CTS/C.S. No. **CTS No. 7124 (S. No. 38, Plot No. 37)**

2) _____ CTS/C.S. No.

3) _____ CTS/C.S. No.

4) Qualifying comments/remarks if any

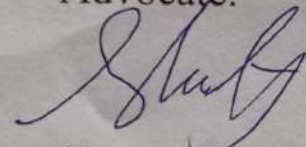
3/- The report reflecting the flow of the title of the
(owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 20/12/2021



Advocate.


(Stamp)

FORMAT – A

FLOW OF THE TITLE OF THE SAID LAND

I have taken search of the above property i.e. **CTS No. 7124 (S. No. 38, Plot No. 37)**, As per **CTS Total Plot Measuring 483.70 Sq. Mtr.** from 1992 till today and found that In the year 1992 the above property i.e. **CTS No. 7124 (S. No. 38, Plot No. 37)** was in the name of Sarasvati Housing Society, Deopur, Dhule.

Then, in the year 1993 as per Revenue Records M.E. No. 11835 & as per the Society Resolution No. 03 Dtd. 02/03/1993 the above property was transferred in the name of Shri. Yogesh Bhaskar Savaji therefore name of the Society was deleted from Property extract.

Then, in the year 2020 as per CTS M.E. No. 10310 the abovementioned property was purchased by Sachin Developers through its Partners Rajendra Parshuram Pachpute & Ujwala Rajendra Pachpute from Yogesh Bhaskar Savaji by Reg. Sale Deed Sr. No. 3761 on 17/11/2020 & till today the above property is in the name of **Sachin Developers through its Partners Rajendra Parshuram Pachpute & Ujwala Rajendra Pachpute** and the property is clear & free from all kinds of encumbrances and readily marketable.

Now, **Sachin Developers through its Partners Rajendra Parshuram Pachpute & Ujwala Rajendra Pachpute** is going to construct an Apartment on the abovementioned property in the name & style of Shri. Gajanan Heights; Declaration Deed in that regard has also been executed which is registered at Sr. No. 4634 on 29/10/2021.

Sr. No.

1. CTS Extract as on date of application for registration.
2. Mutation Entry No. _____
3. Search report for 30 years from 1992 Taken from Sub-Registrar' office at **Dhule**
4. Any other relevant title:- N.A.
5. Litigations if any:- N.A.

Date:- 20/12/2021



Advocate.
(Stamp)

