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इतर पावती

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नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 5749 दिनांक: 01/08/2016

मावाने नाव:
दस्तावेजाचा अनुक्रमांक: नवन-0-2016
दस्तावेजाचा प्रकार:

मादर करणाऱ्याचे नाव: अॅड. धीरेश व झाडे

वर्णन मीठा बालाजीपूर जिल्हा नं. 87 सि स नं. 11664 आराजी 528.98 चौ मि (शोध सन 2004 ते 2016 एकूण 13 वर्षे)
शोध व निरीक्षण
रु. 325.00

एकूण:

रु. 325.00

1). देयकाचा प्रकार: By Cash रक्कम: रु 325/-

Sub Registrar Chandrapur
सह. दुय्यम निबंधक-२
चंद्रपूर

8/1/2016

Date: 03/08/2016

To,

The Branch Manager,

Housing Development Finance Corporation Ltd.

Branch at Chandrapur.

TITLE VERIFICATION & SEARCH REPORT

Having been engaged by **D N R Infraventure** through its partner 1) **Mr. Pramjeetsingh Baldeosingh Dalleke** 2) **Mr. Dhanjay Gajanan Hud** 3) **Mr. Arif Hajiakbar Bhai Khakhu** & 4) **Mr. Omprakash Fatandas Aswani** for preparing the title verification and search report of property owned by them and the said property are described in the "Schedule" annexed herewith. I Shridhar G. Zade Advocate of Chandrapur do hereby submit my title opinion as under :-

1- That, D N R Infraventure through its partner 1) **Mr. Pramjeetsingh Baldeosingh Dalleke** 2) **Mr. Dhanjay Gajanan Hud** 3) **Mr. Arif Hajiakbar Bhai Khakhu** & 4) **Mr. Omprakash Fatandas Aswani** are the owner of the property situated at Mouza - Chandrapur City. Nazul Mohalla - Balajipura. Tahsil & Dist. Chandrapur. Sheet No. 87. City Survey No. 11664. (Old Sheet No. 12. Block No. 87. Plot No. 26, 24/4, 28/3, 19/5). Area admeasuring 528.98 Sq. Mtrs and the Residential Flat Scheme constructed on said plot by name & style Balaji Height. Within the jurisdiction of Chandrapur City Municipal Corporation, Chandrapur and SRO Chandrapur. This property is more specifically described in the schedule annexed herewith.

2- Title history of property for last 13 years shows following chain of transactions.

a- That, the property situated at Mouza - Chandrapur City. Nazul Mohalla - Balajipura. Tahsil & Dist. Chandrapur. Sheet No. 87. City Survey No. 11664. (Old Sheet No. 12. Block No. 87. Plot No. 26, 24/4, 28/3, 19/5). Area admeasuring 528.98 Sq. Mtrs was jointly owned and possessed by 1) **Smt. Shakuntalabai Purushottam Gujjewar** 2) **Sau. Minakshi Suresh Rao Khese** 3) **Mr. Anil Prabhakar Gujjewar** 4) **Mr. Arvind Prabhakar Gujjewar** 5) **Mr. Vilas Prabhakar Gujjewar** 6)

Shridhar G. Zade

Sau. Sandhya Madhukar Bokare 7) Smt. Shalini Prabhakar Gujjewar 8) Mr. Dattatraya Venkatesh Gujjewar 9) Mr. Vasant Venkatesh Gujjewar 10) Mr. Bhaskar Venkatesh Gujjewar 11) Sau. Shrinidhi Madhukar Gujjewar 12) Mr. Abhiram Madhukar Gujjewar 13) Sau. Renu Devendra Deshpande 14) Smt. Padma Madhukar Gujjewar 15) Mr. Sudhakar Vyankatesh Gujjewar 16) Mr. Sushil Shankarrao Shirpurkar 17) Mr. Krushna Madhavrao Gujjewar 18) Mr. Damodhar Madhavrao Gujjewar 19) Mr. Suresh Madhavrao Gujjewar 20) Mr. Moreshwar Madhavrao Gujjewar. It was ancestral property of above mentioned owner.

b- Thereafter, 1) Mr. Bhaskar Venkatesh Gujjewar 2) Smt. Padma Madhukar Gujjewar 3) Sau. Shrinidhi Madhukar Gujjewar & 4) Sau. Renu Devendra Deshpande has appointed lawful attorney and executed Special Power of Attorney in respect of there undivided share in the above mentioned property in favor of **Mr. Vasant Venkatesh Gujjewar**. The Special Power of Attorney executed in the office of SRO Haweli No. 7 (Wagholi) Pune on 29/08/2003. Its Registered Document No. 2670/2003.

c- Thereafter, 1) Mr. Sudhakar Vyankatesh Gujjewar 2) Smt. Shakuntalabai Purushottam Gujjewar 3) Sau. Minakshi Sureshrao Khese 4) Mr. Anil Prabhakar Gujjewar 5) Mr. Krushna Madhavrao Gujjewar 6) Mr. Suresh Madhavrao Gujjewar & 7) Mr. Moreshwar Madhavrao Gujjewar has appointed lawful attorney and executed Special Power of Attorney in respect of there undivided share in the above mentioned property in favor of **Mr. Vasant Venkatesh Gujjewar**. The Special Power of Attorney executed in the office of SRO Bhopal (MP) on 08/09/2003. Its Registered Document No. 4A/335.

d- Thereafter, **Mr. Abhiram Madhukar Gujjewar** has appointed lawful attorney and executed Special Power of Attorney in respect of his undivided share in the above mentioned property in favor of **Mr. Vasant Venkatesh Gujjewar**. The Special Power of Attorney executed in the office of Assistant Consular Consulate General of India Chicago (U.S.A) on 08/10/2003.

e- Thereafter, 1) **Mr. Dattatraya Venkatesh Gujjewar** 2) Smt. Shalini Prabhakar Gujjewar 3) Mr. Arvind Prabhakar Gujjewar 4) Mr. Vilas Prabhakar Gujjewar 5) Sau. Sandhya Madhukar Bokare & 6) Mr. Damodhar Madhavrao Gujjewar has appointed lawful attorney and executed Special Power of Attorney in respect

of there undivided share in the above mentioned property in favor of **Mr. Vasant Venkatesh Gujjewar**. The Special Power of Attorney executed in the office of SRO Chandrapur on 08/10/2003. Its Registered Document No. 4612/2003.

f- Thereafter, **Smt. Sushila Shankar Rao w/o Sushil Shankarrao Shirpurkar** has appointed lawful attorney and executed Special Power of Attorney in respect of her undivided share in the above mentioned property in favor of **Mr. Vasant Venkatesh Gujjewar**. The Special Power of Attorney executed in the office of SRO Asifabad (A.P) on 13/10/2003. Its Registered Document No. 1415/2003.

g- Thereafter, 1) **Smt. Shakuntalabai Purushottam Gujjewar** 2) **Sau. Minakshi Sureshrao Khese** 3) **Mr. Anil Prabhakar Gujjewar** 4) **Mr. Arvind Prabhakar Gujjewar** 5) **Mr. Vilas Prabhakar Gujjewar** 6) **Sau. Sandhya Madhukar Bokare** 7) **Smt. Shalini Prabhakar Gujjewar** 8) **Mr. Dattatraya Venkatesh Gujjewar** 8) **Mr. Vasant Venkatesh Gujjewar** 9) **Mr. Bhaskar Venkatesh Gujjewar** 10) **Sau. Shrinidhi Madhukar Gujjewar** 11) **Mr. Abhiram Madhukar Gujjewar** 12) **Sau. Renu Devendra Deshpande** 13) **Smt. Padma Madhukar Gujjewar** 14) **Mr. Sudhakar Vyankatesh Gujjewar** 15) **Mr. Sushil Shankarrao Shirpurkar** 16) **Mr. Krushna Madhavrao Gujjewar** 17) **Mr. Damodhar Madhavrao Gujjewar** 18) **Mr. Suresh Madhavrao Gujjewar** 19) **Mr. Moreshwar Madhavrao Gujjewar** through there lawful Special Power of Attorney **Mr. Vasant Venkatesh Gujjewar** had sold the property situated at Mouza – Chandrapur City, Nazul Mohalla – Balajipura. Tahsil & Dist. Chandrapur. Sheet No. 87. City Survey No. 11664. (Old Sheet No. 12. Block No. 87. Plot No. 26, 24/4, 28/3, 19/5). Area admeasuring 528.98 Sq. Mtrs (5694.00 Sq. Feet) to **Sau. Vaishali Atul Palarapwar & Sau. Dharmalata Rakesh Jain**. The Sale Deed executed in SRO Chandrapur on 13/03/2007. Its Registered Document No. 1428/2004.

h- Thereafter, **Sau. Vaishali Atul Palarapwar & Sau. Dharmalata Rakesh Jain** has appointed lawful attorney and executed General Power of Attorney in respect the property situated at Mouza – Chandrapur City, Nazul Mohalla – Balajipura. Tahsil & Dist. Chandrapur. Sheet No. 87. City Survey No. 11664. (Old Sheet No. 12. Block No. 87. Plot No. 26, 24/4, 28/3, 19/5). Area admeasuring 528.98 Sq. Mtrs (5694.00 Sq. Feet) in favor of **Mr. Anil Atmaram Dabhade**. The General Power of Attorney executed in SRO Chandrapur on 13/03/2007. Its Registered Document No. 1675/2007.

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i- Thereafter, **Sau. Vaishali Atul Palarapwar & Sau. Dharmalata Rakesh Jain** through there lawful Special Power of Attorney **Mr. Anil Almaram Dabhade** had sold the property situated at Mouza - Chandrapur City, Nazul Mohalla - Balajipura, Tahsil & Dist. Chandrapur, Sheet No. 87, City Survey No. 11664, (Old Sheet No. 12, Block No. 87, Plot No. 26, 24/4, 28/3, 19/5). Area admeasuring 528.98 Sq. Mtrs (5694.00 Sq. Feet) to D N R Infrastructure through its partner 1) **Mr. Pramjeetsingh Baldeosingh Dalleke** 2) **Mr. Dhanjay Gajanan Hud** 3) **Mr. Arif Hajiakbar Bhai Khakhu** & 4) **Mr. Omprakash Fatandas Aswani**. The Sale Deed executed in SRO Chandrapur on 01/12/2012. Its Registered Document No. 8290/2012.

j- Thereafter, **Sau. Vaishali Atul Palarapwar & Sau. Dharmalata Rakesh Jain** through there lawful Special Power of Attorney **Mr. Anil Almaram Dabhade** and D N R Infrastructure through its partner 1) **Mr. Pramjeetsingh Baldeosingh Dalleke** 2) **Mr. Dhanjay Gajanan Hud** 3) **Mr. Arif Hajiakbar Bhai Khakhu** & 4) **Mr. Omprakash Fatandas Aswani** has executed 'Correction Deed Without Consideration' and correct the name of firm 'Infraventure' in place of 'Infrastructure' in page no. 1 & 4 of the Sale Deed. The 'Correction Deed without Consideration' executed in SRO Chandrapur on 04/06/2014. Its Registered Document No. 3365.

k- Thereafter, D N R Infraventure through its partner 1) **Mr. Pramjeetsingh Baldeosingh Dalleke** 2) **Mr. Dhanjay Gajanan Hud** 3) **Mr. Arif Hajiakbar Bhai Khakhu** & 4) **Mr. Omprakash Fatandas Aswani** have obtains permission for Construction of Residential Flat Scheme on the property situated at Mouza - Chandrapur City, Nazul Mohalla - Balajipura, Tahsil & Dist. Chandrapur, Sheet No. 87, City Survey No. 11664, (Old Sheet No. 12, Block No. 87, Plot No. 26, 24/4, 28/3, 19/5). Area admeasuring 528.98 Sq. Mtrs from Chandrapur City Municipal Corporation on 18/10/2013 and approved the Building Construction Plan vide building permit No. 164/2013.

l- Thereafter, D N R Infraventure through its partner 1) **Mr. Pramjeetsingh Baldeosingh Dalleke** 2) **Mr. Dhanjay Gajanan Hud** 3) **Mr. Arif Hajiakbar Bhai Khakhu** & 4) **Mr. Omprakash Fatandas Aswani** have executed "Deed of Declaration" and declaring 16 residential Flats to be constructed on the above said land and their built up area and the undivided share of land. The said



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"Deed of Declaration" is duly registered in the office of Sub-Registrar Chandrapur, vide Document No. 732/2014, dated 04/02/2014.

m- That, the D N R Infraventure through its partner 1) **Mr. Pramjeetsingh Baldeosingh Dalleke** 2) **Mr. Dhanjay Gajanan Hud** 3) **Mr. Arif Hajiakbar Bhai Khakhu** & 4) **Mr. Omprakash Fatandas Aswani** also executed 'Deed of Partnership' on 06/01/2014 and declaring the name of firm 'D N R Infraventure' and there share in profit as will loss in business.

The link in the chain of title has been properly established as stated above. All the Transactions have been duly verified from the office of the Sub registrar Chandrapur.

3- I have used following documents for this title opinion and Search report as under:-

- a- Special Power of Attorney, dated 29/08/2003. Document No. 2670/2003.
- b- Special Power of Attorney, dated 08/09/2003. Document No. 4A/335.
- c- Special Power of Attorney (U.S.A), dated 08/10/2003.
- d- Special Power of Attorney, dated 08/10/2003. Document No. 4612/2003.
- e- Special Power of Attorney, dated 13/10/2003. Document No. 1415/2003.
- f- Sale Deed, dated 13/03/2007. Document No. 1428/2004.
- g- General Power of Attorney, dated 13/03/2007. Document No. 1675/2007.
- h- Sale Deed, dated 01/12/2012. Document No. 8290/2012.
- i- Correction Deed, dated 04/06/2014. Document No. 3365.
- j- Permission for Construction, dated 18/10/2013.
- k- Building Construction Plan, dated 18/10/2013.
- l- Deed of Declaration, dated 04/02/2014 Document No. 732/2014.
- m- Deed of Partnership, dated 06/01/2014.

4- I have taken search of records from the office of the Sub Registrar Chandrapur for last 13 yrs from 2004 to 2016 by paying necessary search fee of Rs. 325/- on dated 11/08/2016. Vide Receipt No. 5749. The original search fee receipt is enclosed herewith. The Index - II record from year 2014 to 2016 are not ready for search, hence take an affidavit of one of the joint owner **Mr. Pramjeetsingh Baldeosingh Dalleke** in respect of clear and marketable title of property and verify all original title documents mentioned above.


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5- On the basis of search which I have been taken from the office of Sub Registrar of Chandrapur and photo copies documents perused by me mentioned above, I am safely conclude that the property of **D N R Infraventure** through its partner 1) **Mr. Pramjeetsingh Baldeosingh Dalleke** 2) **Mr. Dhanjay Gajanan Hud** 3) **Mr. Arif Hajiakbar Bhai Khakhu** & 4) **Mr. Omprakash Fatandas Aswani** are a clear and marketable title subject to an affidavit of one of the joint owner **Mr. Pramjeetsingh Baldeosingh Dalleke** in respect of clear and marketable title of property and verify all original title documents mentioned above.

Schedule of property

THAT, the property is situated at Mouza – Chandrapur City. Nazul Mohalla – Balajipura, Tahsil & Dist. Chandrapur, Sheet No. 87, City Survey No. 11664, (Old Sheet No. 12, Block No. 87, Plot No. 26, 24/4, 28/3, 19/5). Area admeasuring 528.98 Sq. Mtrs and the Residential Flat Scheme constructed on said plot by name & style Balaji Height, Within the jurisdiction of Chandrapur City Municipal Corporation, Chandrapur and SRO Chandrapur.

East : Road & Land of City Survey No. 11663.

West : Road

North : Road & Land of City Survey No. 11665.

South : Land of City Survey No. 11662.

Chandrapur

Dated:- 03/08/2016



(Adv. Shridhar G. Zade)

Chandrapur
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Chandrapur.