



CHALLAN
MTR Form Number-6



GRN	MH013700404201920E	BARCODE			Date	20/03/2020-12:08:10		Form ID			
Department					Inspector General Of Registration						
Type of Payment					Payer Details						
Search Fee					TAX ID / TAN (If Any)						
Other Items					PAN No.(If Applicable)						
Office Name					SHB_SHAHADA SUB REGISTRAR		Full Name		Adv Piyush Bhagwan More 30 year search		
Location					NANDURBAR						
Year					2019-2020 One Time		Flat/Block No.				
Account Head Details					Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE					750.00		Road/Street				
							Area/Locality				
							Town/City/District				
							PIN				
							Remarks (If Any)				
							Amount In		Seven Hundred Fifty Rupees Only		
Total					750.00		Words				
Payment Details					IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN		Ref. No.		69103332020032012090 2602834140		
Cheque/DD No.					Bank Date		RBI Date		20/03/2020-12:09:25 Not Verified with RBI		
Name of Bank					Bank-Branch		IDBI BANK				
Name of Branch					Scroll No. , Date		Not Verified with Scroll				

Department ID : Mobile No. : 9423176052
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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Piyush.B.More

ADVOCATE

Office : Chember No.326 , Maruti Chember, Nashik Court, Nashik.

Email : advpiyushmore2011@gmail.com

Mob. : 9423176052.

Date : 20.03.2020

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

Reference Property :

All that piece and parcel of non-agricultural land bearing Plot no. 6 + Plot no. 7 + Plot no. 15A + Plot no. 15B + Plot no. 16A + Plot no. 16B together admeasuring 1454.99 Sq. Mtrs. out of S. No. 101/1+2, as per digitized / computerized 7/12 extract S.No. & Plot no. 101/1/2/6/7/15/AB/16/AB admeasuring 1454.99 Sq. Mtrs. situated at Village Shahada, Tal. Shahada, Dist. Nandurbar and bounded as,

East : 12.00 Mtrs wide Service Road and 30.00 Mtrs
Wide Dondaicha Khetiya Diversion road thereon.
West : 12.00Mtrs Wide Road.
South : Shree Ganesh Imperial Apartmetn on
Plot no.08+09+13A+13B+14A+14B
North : Plot no.05,Plot no.17A of same S.no.

Name of the Owner:

Shree Ganesh Land Developers proprietary concern

through proprietor Mr. Prakash Raman Chaudhari

Document Persued and Studied

1. Revised Building permission issued by Sub Divisional Officer, Shahada for residential + commercial purpose numbered at Kramanka / Gaothan / Kavi / 184/2020 dtd. 06.03.2020.
2. Renewed Building permission issued by Sub Divisional Officer, Shahada for Residential + Commercial purpose numbered at Kramanka / Gaothan / Kavi / 400 / 2019 dtd. 25.07.2019.
3. Building permission issued by Sub Divisional Officer, Shahada for Residential + Commercial purpose numbered at Kramanka / Gaothan / Kavi / 29 /2017 dtd. 03.01.2018.
4. Amalgamation order for Plot no. 6 + Plot no. 7 + Plot no. 15A + Plot no. 15B + Plot no. 16A + Plot no. 16B together admeasuring 1454.99 Sq. Mtrs. out of S. No. 101/1+2, as per digitized / computerized 7/12 extract S.No. & Plot no. 101/1/2/6/7/15/AB/16/AB admeasuring 1454.99 Sq. Mtrs. And commercial non agricultural order for an area of 474.81 sq. mtr. from the same issued by Sub Divisional Officer, Shahada Division, Shahada numbered at 2017/Zamin/Kavi/08 dtd. 28.09.2017.

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5. Final layout permission issued by Town Planning and Valuation Department, Nandurbar branch for layout in s. no. 101/1 and s. no. 101/2 numbered at Ja Kra/Sa Sa Na Ra-Nandu/Abhinyas/Mouje Shahada Tal Shahada/S. no. 101/1, 101/2/86 dtd. 19.1.2013.
6. Non agricultural permission for residential purpose issued by Collector Office numbered at Kramanka/B/Kaksha-2/NASR/26/2012 dtd. 5.4.2013.
7. Permission issued by Sub Divisional Officer Taloda, Taloda division under section 43 of Bombay Tenancy Law and Agricultural Land Act for sale of s. no. 101/2 from Bhikhan Hiraji Patil to Prakash Raman Chaudhari numbered at Tenancy/Kavi-343/2008 dtd. 26.3.2008.
8. Sale deed of s. no. 101/1 executed by Vinayak Bhabuta Patil, Vilas Bhabuta Patil, Gabha. Sushila Bhabuta Patil in favor of Shree Ganesh Land Developers proprietary concern through proprietor Prakash Raman Chaudhari registered at sr. no. 918 dtd. 18.2.2011.
9. Sale deed of s. no. 101/2 executed by Bhikhan Hiraji Patil in favor of Shree Ganesh Land Developers proprietary concern through proprietor Prakash Raman Chaudhari registered at sr. no. 3036 dtd. 2.8.2008.
10. Mortgage deed executed by Shree Ganesh Land Developers proprietary concern through proprietor Prakash Raman Chaudhari for loan of M/s. Vinit Construction proprietary concern of proprietor Prakash Raman Chaudhari of an amount of Rs. 4,00,00,000/- in favor of Bessein Catholic Co Operative Bank Ltd. registered at sr. no. 3329 dtd. 11.09.2019.
11. Mortgage deed executed by Shree Ganesh Land Developers proprietary concern through proprietor Prakash Raman Chaudhari for loan of M/s. Vinit Construction proprietary concern of proprietor Prakash Raman Chaudhari of an amount of Rs. 1,00,00,000/- in favor of Bessein Catholic Co Operative Bank Ltd. registered at sr. no. 3623 dtd. 29.09.2017.
12. Mortgage deed executed by Shree Ganesh Land Developers proprietary concern through proprietor Prakash Raman Chaudhari for loan of M/s. Vinit Construction proprietary concern of proprietor Prakash Raman Chaudhari of an amount of Rs. 2,40,00,000/- in favor of Bassein Catholic Co Operative Bank Ltd. registered at sr. no. 116 dtd. 11.1.2016.
13. Mortgage deed executed by Shree Ganesh Land Developers proprietary concern through proprietor Prakash Raman Chaudhari for loan of M/s. Vinit Construction proprietary concern of proprietor Prakash Raman Chaudhari of an amount of Rs. 2,00,00,000/- in favor of Bassein Catholic Co Operative Bank Ltd. registered at sr. no. 4590 dtd. 27.10.2015.
14. N.A. Tax Receipt for the year 2019-20 dtd. 17.01.2020.
15. 7/12 extracts of Plot no. 6 + Plot no. 7 + Plot no. 15A + Plot no. 15B + Plot no. 16A + Plot no. 16B together admeasuring 1454.99 Sq. Mtrs. out of S. No. 101/1+2, as per digitized / computerized 7/12 extract S.No. & Plot no. 101/1/2/6/7/15/AB/16/AB admeasuring 1454.99 Sq. Mtrs. in name of Shree Ganesh Land Developers proprietary concern through proprietor Prakash Raman Chaudhari dtd. 06.03.2020. In other rights column charge of Bassein Catholic Co Operative Bank ltd. can be seen for loan of Rs.2,00,00,000/- and Rs. 2,40,00,000/- and Rs.4,00,00,000/-

Prakash R. Chaudhari



History of Title :

S.no.101/1

It appears as per **Mutation entry No.849** dtd. 28.6.1951 shows' that as per tenancy law name of Dasharath Dagdu and Dharu Dagdu were added as protected tenants on S. no. 101/1 shown in possession of Krishnachandra Maganlal.

It appears as per **Mutation entry No.1120** dtd. 24.2.1957 shows that Krishnachandra Maganlal Wani Karta of joint family partitioned the lands among his family and S. no. 101/1 came to share of Krishnachandra Maganlal Wani.

It appears as per **Mutation entry No.1237** dtd. 28.12.1961 shows that land S. no. 101/1 had protected tenants Dasharath Dagdu and Dharu Dagdu. Upon inquiry under section 32 (G) names of Dasharath Dagdu and Dharu Dagdu were added under the terms and condition of section 43 under limited and indivisible tenure and their names were added in the holders column. Name of Krishnachandra Maganlal was added in other rights column with right to recover Rs. 2664/-.

It appears as per **Mutation entry No.1539** dtd. 29.12.1970 shows that Indian Coinage Act, 1955 and Weights and Measures Act 1958 was implemented and decimal system was brought into effect.

It appears as per **Mutation entry No.1987** dtd. 13.8.1981 shows that Dharu Dagdu Patil expired on 3.6.1981 leaving behind heirs Bhabuta Dharu (son), Dwarka, Motanbai (daughters), Kashibai Dharu Patil (widow).

It appears as per **Mutation entry No.3411** dtd. 3.4.1986 shows that as per order of Tahasildar Shahada numbered at 85/IPL/4/35 dtd.3.2.1985 Bhabuta Dharu Patil and Dasharath Dagdu Patil paid Rs. 3332.75/- to Krishnachandrara Maganlal Gujrathi (land owner) and on account of repayment of the said amount his name in other rights column was removed.

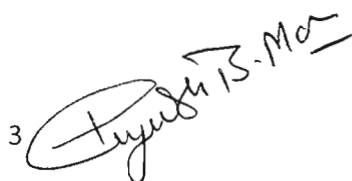
It appears as per **Mutation entry No.3414** dtd. 3.4.1986 shows that Dasharath Dagdu Patil expired on 16.2.1986. He had no children nor any wife. Before dying he had left a will dtd. 16.12.1985 vide which he had bequeathed his land to his nephew Bhabuta Dharu Patil and name of Bhabuta Dharu Patil was added to the same.

It appears as per **Mutation entry No.3656** dtd. 25.8.1987 shows that Bhabuta Dharu Patil raised loan of Dena Bank, Shahada Branch for an amount of Rs. 20,000/- on S. no. 101/1.

It appears as per **Mutation entry No.9733** dtd. 10.5.2003 shows that S. no. 101/1 is shown in name of Bhabuta Dharu Patil, Dwarkabai Patil, Motanbai Patil, Kashibai Dharu Patil all heirs of deceased Dharu Dagdu Patil and their names were added vide M.E. no. 1987. As karta of joint family name of Bhabuta Dharu Patil is on record. Kashibai Dharu Patil expired and she has heirs Bhabuta Dharu Patil, Dwarkabai Patil, Motanbai Patil. Dwarkabai and Motanbai have released their rights in favor of Bhabuta Dharu Patil and their names were removed from revenue record.

It appears as per **Mutation entry No.782** dtd. 25.8.2004 shows that remark of Niyantrit Satta Prakar from S. no. 101/1 was removed as per order of Sub Divisional Officer Taloda numbered at Kramanka 2004/Kul Vahiwat/Kavi-313 dtd.11.8.2004 upon payment of requisite najarana.

It appears as per **Mutation entry No.5699** dtd. 9.7.2010 shows that Bhabuta Dharu Patil expired on 14.1.2010 leaving behind heirs Vinayak Bhabuta Patil, Vilas Bhabuta Patil (sons), Ga Bha Sushilabai Bhabuta Patil (widow).

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It appears as per **Mutation entry No.6228** dtd. 18.2.2011 shows that Shree Ganesh Land Developers proprietary concern through proprietor Prakash Raman Chaudhari purchased S. no. 101/1 from Vinayak Bhabuta Patil, Vilas Bhabuta Patil and Ga Bha Sushilabai Bhabuta Patil vide sale deed dtd. 18.2.2011.

It appears as per **Mutation entry No.6796** dtd. 24.10.2011 shows that Shree Ganesh Land Developers proprietary concern through proprietor Prakash Raman Chaudhari raised charge of Shree Mahavir Nagari Sahakari Patapedhi for loan of Rs. 50,00,000/-.

It appears as per **Mutation entry No.7965** dtd. 14.1.2013 shows that Shree Ganesh Land Developers proprietary concern through proprietor Prakash Raman Chaudhari repaid the loan of Shree Mahavir Nagari Sahakari Patapedhi of Rs. 50,00,000/- and its charge was removed.s. no. 101/2.

S.no.101/2

It appears as per **Mutation entry No.575** dtd. 20.4.1938 shows that Purushottam Devrao Pathak, Govind Ramakant Pathak, Vishnu Ramakant Pathak purchased S. no. 101/2 Bhagawan Narottamdas Wani on 22.11.1937. However, said land was sold without rights of mango trees in the said land.

It appears as per **Mutation entry No.868** dtd. 28.6.1951 shows that as per tenancy law name of protected tenants Hiraji Badhu was added.

It appears as per **Mutation entry No.1223** dtd. 14.9.1961 shows that upon inquiry under section 32G name of Hiraji Badhu Patil was added in holder column. Price of land was settled at Rs. 2000 + rent to be paid in five installments. Upon payment of first installment tenants name of was added in the holder column and names of land owner was added in other rights column.

It appears as per **Mutation entry No.1365** dtd. 26.9.1964 shows that Hiraji Badhu Patil paid Rs. 2000/- to land owners determined as per section 32G of tenancy law and names of land owners were removed from other rights column.

It appears as per **Mutation entry No.1496** dtd. 2.11.1969 shows that Hiraji Badhu Patil transferred land S. no. 101/2 to his son Bhikkan Hiraji Patil on account of his old age.

It appears as per **Mutation entry No.6980** dtd. 7.2.1998 shows that an area of 0H 66 ares from S. no. 101/2 was acquired under Land Acquisition Act out of total area of 1H 32 ares and the said area has been taken in possession on 29.6.1988. However, effect of the same had not been given on revenue record. Thus, area was rectified.

It appears as per **Mutation entry No.4222** dtd. 7.9.2008 shows that as per permission issued by Sub Divisional Officer Taloda, Taloda division under section 43 of Bombay Tenancy Law and Agricultural Land Act for sale of S. no. 101/2 from Bhikkan Hiraji Patil to Prakash Raman Chaudhari numbered at Tenancy/Kavi-343/2008 dtd. 26.3.2008 remark of Niyantrit Satta Prakar was removed.

It appears as per **Mutation entry No.4488** dtd. 31.1.2009 shows that Shree Ganesh Land Developers proprietary concern through proprietor Prakash Raman Chaudhari purchased S. no. 101/2 from Bhikkan Hiraji Patil vide sale deed dtd.2.8.2008.

It appears as per **Mutation entry No.8403** dtd. 23.6.2013 shows that as per NA order and final approved layout, layout was laid down in S. no. 101/1 and S. no. 101/2 and 7/12 extracts were separated plot wise.

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It appears as per **Mutation entry No.477** Dated 19/11/2015 show that Shree Ganesh Land Developer Through Pro.Shri.Prakash Raman Chaudhari took loan Bassein Catholic Co Op. Bank Ltd Branch Nashik of Rs. 2,00,00,000/- as per Mortgage Deed Dated 27/10/2015 registered in the office of Sub Registrar Shahada Sr.No.4590/2015 and Hence Loan entry brought on other rights column of Plot no.03 to 19A out of S.no.101/1+2.

It appears as per **Mutation entry No.704** Dated 30/03/2016 show that Shree Ganesh Land Developer Through Pro.Shri.Prakash Raman Chaudhari took loan Bassein Catholic Co Op. Bank Ltd Branch Nashik of Rs. 2,40,00,000/- as per Mortgage Deed Dated 30/03/2016 registered in the office of Sub Registrar Shahada Sr.No.116/2016 and Hence Loan entry brought on other rights column of Plot no.03 to 19A out of S.no.101/1+2.

It appears as per **Mutation entry No.2251** Dated 23/02/2018 show that Shree Ganesh Land Developer Through Pro. Shri.Prakash Raman Chaudhari took loan Bassein Catholic Co Op. Bank Ltd Branch Nashik of Rs. 1,00,00,000/- as per Mortgage Deed Dated 29/09/2017 registered in the office of Sub Registrar Shahada Sr.No.3623/2017 and Hence Loan entry brought on other rights column of Plot no.03 to 19A out of S.no.101/1+2.

It appears as per **Mutation entry No.4012** Dated 21/01/2020 show that Shree Ganesh Land Developer Through Pro.Shri.Prakash Raman Chaudhari took loan Bassein Catholic Co Op. Bank Ltd Branch Nashik of Rs. 4,00,00,000/- as per Mortgage Deed Dated 11/09/2019 registered in the office of Sub Registrar Shahada Sr.No.3329/2019 and Hence Loan entry brought on other rights column of Plot no.03 to 19A out of S.no.101/1+2.

It appears as per **Mutation entry No.4160** dtd. 05.03.2020 shows that Plot No.6, 7, 15A, 15B, 16A & 16B were amalgamated and consolidated 7/12 extract of the same came into existence in tandem with order of Sub Divisional Officer, Shahada Division, Shahada numbered at 2017/Zamin/Kavi/08 dtd. 28.9.2017.

Legal Opinion:

It consistence with above findings, observation and relying upon the copies of referred documents, I am of the opinion that title of the captioned property Plot no. 6 + Plot no. 7 + Plot no. 15A + Plot no. 15B + Plot no. 16A + Plot no. 16B together admeasuring 1454.99 Sq. Mtrs. out of S. No. 101/1+2, as per digitized / computerized 7/12 extract S.No. & Plot no. 101/1/2/6/7/15/AB/16/AB admeasuring 1454.99 Sq. Mtrs. situated at Village Shahada, Tal Shahada, Dist Nandurbar is clear and marketable, free from all encumbrances. **Except Charge of Bassein Catholic Co Operative Bank Ltd.**

Adv. Piyush. B. More



A handwritten signature in black ink, appearing to read 'Piyush B. More'.

ADVOCATE