



**YOGESH S. AHER**

**B.A.LL.B**

**Advocate**

Office:- Office : B.B.-7,8,9, Near Sakal Office,  
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Mobile No. 9822768448  
7588174476

Date - 24/07/2017

**TITLE SEARCH REPORT**  
**WHOMSOEVER IT MAY CONCERN**

**Sub:** - Opinion Report or Title Search Report on the basis of the Documents produced before me for perusal of 30 years (1988 to 2017) report of the property i.e. Plot No. 09, total area - 1002.25 Sq. Mtrs., & Construction thereon out of Survey No. 214+2+3A+3B+5A+5B+6A+6B, of the property situated at Mauze - Mhasarul, Tal. & Dist. Nashik.

**DESCRIPTION OF PROPERTY:**

All the piece and parcel of the Plot No. 09, total area - 1002.25 Sq. Mtrs., & Construction thereon out of Survey No. 214+2+3A+3B+5A+5B+6A+6B, of the property situated at Mauze - Mhasarul, Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation. And the same bounded as per follows -

East - Adj. 18.00 Mtrs., Road.

West - Adj. Plot No. 10 to 15, 16(P).

South - Adj. Plot No. 08.

North - Adj. S. No. 214(P) area.

The Property as mentioned hereinabove with all its easement rights and common passage, easement rights, etc.

**NAMES OF THE OWNER OF THE PROPERTY:-**

M/S. PRAYAG DEVELOPERS

Partnership Firm through Partner

MR. NILESH CHANDULAL BHAGAT

**NAMES OF THE PERSON APPROCHED FOR THE CERTIFICATE:-**

M/S. PRAYAG DEVELOPERS

Partnership Firm through Partner

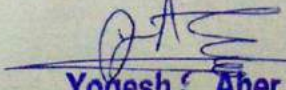
MR. NILESH CHANDULAL BHAGAT

**Date of visit to the Sub Registrar offices and search is taken: -**

Sub-Registrar Nashik-4, dated 24/07/2017 vide E-Chalan No. MH003784209201718E for Rs. 750/-

As per the instructions given by the above named person, I have investigated the title on the basis of following documents -

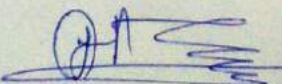
- 1) Copy of 7/12 extracts & Mutation Entries.
- 2) Copy of General Power of Attorney dated 19/08/1997 (NSK-2, Reg. No. 5534).
- 3) Copy of N. A. Order dated 16/03/2002.

  
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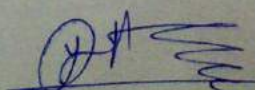
- 4) Copy of Lay out order dated 02/05/2009.
- 5) Copy of Declaration dated 26/05/2009 (NSK-1, Reg. No. 3482).
- 6) Copy of Special Power of Attorney dated 20/05/2009 (NSK-4, Reg. No. 6934).
- 7) Copy of Sale Deed dated 15/09/2016 along with receipt of registration (NSK-4, Reg. No. 6680).
- 8) Copy of Commencement Certificate dated 04/01/2017.

**FLOW OF TITLE :**

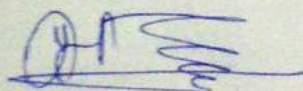
- A. Originally the Survey No.214/2 owned by Mr. Pandurang Govind Vadage & others, Survey No.214/3A, owned by Mr. Vithoba Yasahvant Vadage & others, Survey No.214/3B owned by Mr. Gangadhar Laxman Vadaje & others, Survey No.214/5A owned by Mr. Sitaram Namdev Vadaje, Survey No.214/5B owned by Mr. Dadasaheb Vishvanath Jamdhade, Survey No.214/6A & B owned by Mr. Ganpat Gyanu Wadaje & Mr. Pundalik Wadaje, Survey No. 214/6B owned by Mr. Gyanu Ganati Wadaje before the year 1982.
- B. The owner of S. No. 214/2, Mr. Pandurang Govind Wadaje died living behind legal heirs namely sons – Kashinath, Pandharinath & Shankar, married daughter – Muktabai, widow - Anusaya. Thereby the name of married daughter i.e. Muktabai mutated to the other rights column of the property extract and the name of sons – Kashinath, Pandharinath & Shankar & widow - Anusaya mutated to the owner's column of the property extract vide **Mutation Entry No. 5031 dated 09/09/1982.**
- C. The owners of S. No. 214/6A and 6B, i.e. Mr. Ganpat Wadaje and others got partition of said land amongst themselves with the permission of Tahasildar Nashik dated 26/06/1986. And therefore effect of the partition brought to the revenue record vide **Mutation Entry No. 5828 dated 27/08/1986.**
- D. The owner Mr. Vishnu Bhanudas Vadaje of S. No. 214/2 repaid the loan obtained from the Mhasrul Vividh Karyakari Seva Society & the said society issued a letter to that effect. Thereby the charge of said society deleted from the other rights column of the property extract vide **Mutation Entry No. 7019 dated 21/06/1988.**
- E. **Mutation Entry No. 8927 dated 07/09/1993** shows that, the name of Mr. Manikchand Sitaram Makhadi mutated to the other rights column of the property extract of S. No. 214/3A & other properties. The owner Mr. Vithoba Yashvant Vadaje gave an application for deletion of said name & the Deputy Tahasildar Nashik passed an on order to that effect on 06/07/1993. And thereby the name of Mr. Manikchand S. Makhadi deleted from the other rights column of the property extract.
- F. There was charge mutated to the other rights column of Mhasarul Vividh Karyakari Society in respect of loan taken by Mr. Vishnu Bhanudas Wadaje. Mr. Vishnu Bhanudas Wadaje repaid the loan obtained from the said society and the said society issued certificate to that effect on 06/02/1997. Thereby the charge of said Society deleted from other rights column of the property extract vide **Mutation Entry No.10427 dated 28/02/1997.**

  
**Yogesh C. Aher**  
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- G. The owner of S. No. 214/5A, Mr. Sitaram Namdev Wadaje executed a Development Agreement on 04/12/1997, in respect of the said land in favour of Thakkar Developers Ltd., Nashik, the said Development Agreement registered in the office of Sub Registrar Nashik-2 on 19/08/1997 vide Sr. Nos. 5533 & 5534 and therefore Thakkar Developers Ltd., Nashik acquired development rights of the said land. And accordingly name of the developer mutated to the other rights column of the property extract vide **Mutation Entry No. 10592 dated 13/01/1998.**
- H. The owner of S. No. 214/5B, Mr. Dadaasaheb Vishvanath Jamdhade executed Development Agreement on 12/12/1997, in respect of the said land in favour of Thakkar Developers Ltd., Nashik, the said Development Agreement duly registered in the office of Sub – Registrar Nashik and therefore Thakkar Developers Ltd., Nashik acquired development rights of the said land. And accordingly name of the developer mutated to the other rights column of the property extract vide **Mutation Entry No. 10593 dated 13/01/1998.**
- I. The owners of S. No. 214/2 repaid the loan taken from, Mhasarul Vividh Karykari Society, Mhasarul Parisar Vikas Nagari Pat Sanstha, Nashik, Merchants Co. Op. Bnak Ltd., State Bank of India, and Janlaxmi Bank. The said Banks and societies are issued a letter to that effect and therefore charges of the same are deleted from the other rights column of the property extract vide **Mutation Entry No. 10621 dated 06/03/1998.**
- J. The owners of S. No. 214/6B, S. No. 214/3A, repaid the loan obtained from, Mhasarul Vividh karykari Society, Mhasarul Parisar Vikas Nagari Pat Sanstha, and Janlaxmi Bank. The said Banks and Societies issued a letter to that effect and therefore charges of the same are deleted from the other rights column of the property extract vide **Mutation Entry No. 11152 dated 04/03/2000.**
- K. The owners of S. No. 214/2 and the owners of other properties repaid the loan obtained from Adgoan Vividh Karykari Society, Mhasarul Society, Bank of India, Mhasarul Parisar Pat sanstha. And therefore due to the repayment of loan the said society and bank issued letter for deletion of their charge from the property extract, and therefore **Mutation Entry No. 11284 certified to that effect on 02/08/2000** and the said charges deleted from other rights column of the property extract.
- L. The owner of S. No. 214/6A and 6B, Mr. Ganpat G. Wadaje and others executed Development Agreement in respect of the said land in favour of Thakkar Developers Ltd., Nashik, the said Development Agreement duly registered in the office of Sub – Registrar Nashik, vide Sr. No. 2566 on 13/03/2000. Therefore Thakkar Developers Ltd., Nashik acquired development rights of the said land. And accordingly name of the developer mutated to the other rights column of the property extract vide **Mutation Entry No. 11563 dated 25/06/2001.**

  
**Yogesh C. Aher**

- M. The owners of S. No. 214/38 & S. No. 214/2, Mr. Gangadar Laxman Wadaje repaid the loan taken from Mhasarul Vividh Karykari society Ltd, the said society issued letter to that effect on 27/07/2001 and 06/08/2001 and accordingly charge of the same deleted from the other rights column of the property extract vide **Mutation Entry No. 11642 dated 14/09/2001.**
- N. The owner of S. No. 214/5A, Mr. Sitaram Namdev Wadaje died on 20/03/2002 leaving behind heirs namely wife – Smt. Yamunabai, sons – Sakahari, Datttraya, Ramnath, Sanjay, daughters – Sau. Manda Shivaji Kadam, Sau. Lata R. Apsunde, Sau. Shobha Balasaheb Wadaje and Shyma Balasaheb Wadaje. And accordingly names of the above mentioned heirs mutated to the property extract vide **Mutation Entry No. 11823 dated 15/05/2002.**
- O. The owners of S. No. 214/2(P), S. No. 214/3B, 3A, 5A, 5B, 6A, and 6B, prepared a layout plan of said land & the Nashik Municipal Corporation Nashik sanctioned the same on 02/05/2001 vide their letter no. Nagar Rachana/ Antim/19. Thereby said land sub-divided in to various plots and the subject matter of present title i.e. Plot No. 09 came in to existence & came to the share of Mr. Vithhoba Vasant Vadaje & others. It further appears that, the use of said land converted in to Non – Agricultural purpose as per the order passed by Collector Nashik, vide its order no. Maha/ Kaksh-3/ N. A. Letter No. 4/83/A/2000 on 26/03/2002. And effect of the same brought to the revenue rerecord vide **Mutation Entry No. 11825 dated 15/05/2002.**
- P. The copy of Declaration dated 26/05/2009 show that, The owners executed an agreement dated 26/12/1997 & the owners paid by Collector of Stamp. Therefore Thakkar Consultant & Thakkar Developers Ltd., through Mr. Jitendra Thakkar executed Declaration and confirmed the rights of agreement dated 26/12/1997. And said Declaration registered in the office of Sub Registrar Nashik -1, vide Sr. No. 3482 on 26/05/2009. Mutation Entry No. 14919 was certified on 28/05/2009.
- Q. The copy of Special Power of Attorney dated 20/05/2009 shows that, Mr. Jitendra Thakkar & Narendra Thakkar executed a Special Power of Attorney in favour of Mr. Dhimant Kakkad & Valmik Betherkar. The same is registered in the office of Sub Registrar Nashik -1, vide Sr. No. 3363 on 20/05/2009.
- R. Mr. Madhukar Vishnu Vadaje & others through power of attorney holder Thakkar Developers through Jitendra Thakkar executed a Sale Deed in respect of Plot No. 09 & other properties in favor of Thakkar Consultant & Thakkar Developers Ltd., through Mr. Jitendra Thakkar by way of Sale Deed. The said Sale Deed is registered in the office of Sub Registrar Nashik – 4, vide Reg. No. 6934 on 23/10/2009. Thereby the purchasers acquired ownership rights of said property & accordingly their names mutated to the owner's column of the property extract vide Mutation Entry No. 15515 dated 07/04/2010.



**Yogesh C. Aher**  
Advocate

- S. M/s. Prayag Developers a Partnership Firm through Partner Mr. Nilesh Chandulal Bhagat purchased the Plot No. 09 from the owners Thakkar Consultant & Thakkar Developers Ltd., through Mr. Jitendra Thakkar by way of Sale Deed. The said Sale Deed is registered in the office of Sub Registrar Nashik- 4 vide Reg. No. 6680 on 15/09/2016. Thereby the purchaser acquired ownership rights of said plot & accordingly his name mutated to the owner's column of the property extract vide Mutation Entry No. 19799 dated 13/10/2016.
- T. The owner/developer prepared a building plan for construction of building over the Plot No. 09, Nashik Municipal Corporation Nashik, sanctioned the said a Building Plan & issued a Commencement Certificate on 04/01/2017 vide letter no. LND/BP/C-2/653/5378 and thereby permitted to commence construction over the said plot.
- U. From the basis of above discussion and documents copies produced before me and the said document, copies may presume that they are genuine it can be said that the title of the said property i.e. **Plot No. 09 & Construction thereon** is clear and marketable, and the property is unencumbered. M/s. Prayag Developers a Partnership Firm through Partner Mr. Nilesh Chandulal Bhagat acquired ownership rights of the said property.

OPINION

After perusal of the record put before me, I am of the opinion Report or Title Search Report on the basis of Documents produced before me for perusal of 30 years (1988 to 2017) report of the property i.e. All that piece and parcel of **Plot No. 09, total area – 1002.25 Sq. Mtrs., & Construction thereon** out of Survey No. **214+2+3A+3B+5A+5B+6A+6B**, of the property situated at **Mauze – Mhasarul, Tal. & Dist. Nashik**. Within the limits of Nashik Municipal Corporation. And the same bounded as per follows –

East – Adj. 18.00 Mtrs., Road.

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South – Adj. Plot No. 08.

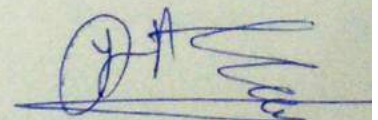
North – Adj. S. No. 214(P) area.

The Property as mentioned hereinabove with all its easement rights and common passage, easement rights, etc.

The property more particularly described hereinbefore in schedule, can be drawn and it can be said that the title of the said property is clear and marketable, and the property is unencumbered.

Nashik.

Date :- 24/07/2017



ADVOCATE

**Yogesh C. Aher**  
Advocate



CHALLAN  
MTR Form Number-6

|                       |                                   |               |        |                           |                                   |                                     |         |                       |   |   |   |
|-----------------------|-----------------------------------|---------------|--------|---------------------------|-----------------------------------|-------------------------------------|---------|-----------------------|---|---|---|
| GRN                   | MH003784209201718E                | BARCODE       |        |                           | Date                              | 24/07/2017-12:33:00                 | Form ID |                       |   |   |   |
| Department            | Inspector General Of Registration |               |        |                           | Payer Details                     |                                     |         |                       |   |   |   |
| Type of Payment       | Search Fee                        |               |        |                           | TAX ID (If Any)                   |                                     |         |                       |   |   |   |
|                       | Other Items                       |               |        |                           | PAN No.(If Applicable)            |                                     |         |                       |   |   |   |
| Office Name           | NSK4_NASHIK 4 JOINT SUB REGISTRAR |               |        |                           | Full Name                         | Adv Yogesh S Aher                   |         |                       |   |   |   |
| Location              | NASHIK                            |               |        |                           |                                   |                                     |         |                       |   |   |   |
| Year                  | 2017-2018 One Time                |               |        |                           | Flat/Block No.                    | Plot No 09 and Construction thereon |         |                       |   |   |   |
| Account Head Details  |                                   | Amount In Rs. |        | Premises/Building         |                                   |                                     |         |                       |   |   |   |
| 0030072201 SEARCH FEE |                                   | 750.00        |        | Road/Street               | Survey No 214 2 3A 3B 5A 5B 6A 6B |                                     |         |                       |   |   |   |
|                       |                                   |               |        | Area/Locality             | Mhasarul Nashik                   |                                     |         |                       |   |   |   |
|                       |                                   |               |        | Town/City/District        |                                   |                                     |         |                       |   |   |   |
|                       |                                   |               |        | PIN                       |                                   | 4                                   | 2       | 2                     | 0 | 0 | 4 |
|                       |                                   |               |        | Remarks (If Any)          |                                   |                                     |         |                       |   |   |   |
|                       |                                   |               |        | Search for 30 years       |                                   |                                     |         |                       |   |   |   |
|                       |                                   |               |        |                           |                                   |                                     |         |                       |   |   |   |
|                       |                                   |               |        |                           |                                   |                                     |         |                       |   |   |   |
|                       |                                   |               |        |                           |                                   |                                     |         |                       |   |   |   |
|                       |                                   |               |        | Amount In                 | Seven Hundred Fifty Rupees Only   |                                     |         |                       |   |   |   |
| Total                 |                                   |               | 750.00 | Words                     |                                   |                                     |         |                       |   |   |   |
| Payment Details       |                                   |               |        | FOR USE IN RECEIVING BANK |                                   |                                     |         |                       |   |   |   |
| IDBI BANK             |                                   |               |        |                           |                                   |                                     |         |                       |   |   |   |
| Cheque-DD Details     |                                   |               |        | Bank CIN                  | Ref. No.                          | 69103332017072411243                |         | 130546929             |   |   |   |
| Cheque/DD No.         |                                   |               |        | Bank Date                 | RBI Date                          | 24/07/2017-12:33:01                 |         | Not Verified with RBI |   |   |   |
| Name of Bank          |                                   |               |        | Bank-Branch               |                                   | IDBI BANK                           |         |                       |   |   |   |
| Name of Branch        |                                   |               |        | Scroll No. , Date         |                                   | Not Verified with Scroll            |         |                       |   |   |   |

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : Not Available