



**CHALLAN**  
**MTR Form Number-6**

|                                               |                    |         |               |                           |                    |                              |                                 |                                |  |
|-----------------------------------------------|--------------------|---------|---------------|---------------------------|--------------------|------------------------------|---------------------------------|--------------------------------|--|
| GRN                                           | MI002610434201718E | BARCODE |               |                           | Date               | 21/06/2017-18:53:17          |                                 | Form ID                        |  |
| Department Inspector General Of Registration  |                    |         |               | Payer Details             |                    |                              |                                 |                                |  |
| Search Fee                                    |                    |         |               | TAX ID (If Any)           |                    |                              |                                 |                                |  |
| Type of Payment Other Items                   |                    |         |               | PAN No.(If Applicable)    |                    |                              |                                 |                                |  |
| Office Name NSK5_NASHIK 5 JOINT SUB REGISTRAR |                    |         |               | Full Name                 |                    | Adv. R. P. Chitambar         |                                 |                                |  |
| Location NASHIK                               |                    |         |               | Flat/Block No.            |                    | S.No. 328/2/1/20 Plot No. 20 |                                 |                                |  |
| Year 2017-2018 One Time                       |                    |         |               | Premises/Building         |                    |                              |                                 |                                |  |
| Account Head Details                          |                    |         | Amount In Rs. |                           | Road/Street        |                              | Area 300.00 Sq.Mtrs             |                                |  |
| 0030072201 SEARCH FEE                         |                    |         | 750.00        |                           | Area/Locality      |                              | Patnardi -Nashik                |                                |  |
|                                               |                    |         |               |                           | Town/City/District |                              |                                 |                                |  |
|                                               |                    |         |               |                           | PIN                |                              | 4 2 2 0 1 0                     |                                |  |
|                                               |                    |         |               |                           | Remarks (If Any)   |                              |                                 |                                |  |
|                                               |                    |         |               |                           | 30 Years           |                              |                                 |                                |  |
|                                               |                    |         |               |                           |                    |                              |                                 |                                |  |
|                                               |                    |         |               |                           |                    |                              |                                 |                                |  |
|                                               |                    |         |               |                           |                    |                              |                                 |                                |  |
|                                               |                    |         |               |                           |                    |                              |                                 |                                |  |
|                                               |                    |         |               |                           |                    |                              |                                 |                                |  |
| Total                                         |                    |         | 750.00        |                           | Amount In          |                              | Seven Hundred Fifty Rupees Only |                                |  |
|                                               |                    |         |               |                           | Words              |                              |                                 |                                |  |
| Payment Details BANK OF MAHARASHTRA           |                    |         |               | FOR USE IN RECEIVING BANK |                    |                              |                                 |                                |  |
| Cheque/DD Details                             |                    |         |               | Bank CIN                  |                    | Ref. No.                     |                                 | 02300042017062110815 484633430 |  |
| Cheque/DD No.                                 |                    |         |               | Date                      |                    | 21/06/2017-18:55:02          |                                 |                                |  |
| Name of Bank                                  |                    |         |               | Bank-Branch               |                    | BANK OF MAHARASHTRA          |                                 |                                |  |
| 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. Mobile No. : Not Available  
 सदर चालन 'रेझर्व ऑफ वेजिट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता येण्याच्या दस्त्यासाठी लागू नाही.

**:: TITLE & SEARCH CERTIFICATE ::**

**TO WHOM SOEVER IT MAY CONCERN**

**SUBJECT :-** Title & Search Report of Property bearing Plot No. 20 adm area 300 Sq.Mtrs. NA Asst Rs. 240 .00 paise out of S.No. 328/ 2/1/ 20 situated at Village Pathardi Tal & Dist Nashik within the limits of Nashik Municipal Corporation which is owned by **Mr. Prakash Giridhar Amrtukar** as per developement agreement & GPA .

Sir,

As per request of the owner , I am submitting my title search report for 30 years in respect of above property

**DOCUMENTS PRODUCED BEFORE ME**

- i 7/12 extract
- ii 6 D Mutation entries
- iii Photo copy of Sale deed dtd. 13.3.2003 Sr.No. 01306
- iv NA order
- v Layout plan
- vi Photo copy of Development Agreement dtd. 27.4.2011 Sr.No.3439
- vii Photo copy of GPA dtd. 27.4.2011 Sr.No.3440
- viii Photo copy of TDR Sale deed Dtd. 9.5.2011 Sr.No. 05201
- ix Photo copy of Commencement Certificate
- x Photo copy of Building plan
- xi NA tax paid receipt dtd. 8.6.2017

**OBSERVATION**

ME No. 2747 dtd. 17.5. 1970 shows that Weights & Measurement Enforcement Act 1958 and Indian Coinage Act was applied to the state of Maharashtra . Hence measurement system changed in to decimal System and ME was sanctioned accordingly.

ME No. 2836 dtd. 21. 2. 1972 shows that Manakchand Mishrilal Kankriya has repaid the loan Pathardi VKSS Ltd. Hence charge was deleted and ME was sanctioned accordingly.

ME No. 4062 dtd. 13.8.1976 shows that Hamidbhai Budhanbhai

Hence the name of purchaser was mutated in owners column and ME was sanctioned accordingly.

ME No.6212 dtd. 13.9.1995 shows that Hamidbhai Budhanbhai Bagwan died on 22.3.1994 at Sangamner leaving behind his legal heirs

- |                                |          |
|--------------------------------|----------|
| 1) Zumbarabi Hamidbhai Bagwan  | Wife     |
| 2) Hasan Hamidbhai Bagwan      | Son      |
| 3) Rajiya Mohd. Ilyas Bagwan   | Daughter |
| 4) Ruksana Harun Bagwan        | -"       |
| 5) Rehena Hazi Rafique Bagwan  | -"       |
| 6) Chandbiu Haji Salim Bagwan  | -"       |
| 7) Sama Babulal Bagwan         | -"       |
| 8) Shabina Mohd. Husain Bagwan | -"       |

Hence name of legal heirs brought on record and ME was sanctioned accordingly.

M.E. No. 6297 dtd. 26.12.1995 shows that 1) Rajiya Mohd. Ilyas Bagwan 2) Ruksana Harun Bagwan 3) Rehena Hazi Rafique Bagwan 4) Chandbiu Haji Salim Bagwan 5) Sama Babulal Bagwan 6) Shabina Mohd. Husain Bagwan has released their right in faovur of 1) Zumbarabi Hamidbhai Bagwan 2) Hasan Hamidbhai Bagwan & executed Release deed in their favour.

M.E. No. 6752 dtd. 7.5.1997 shows that Hamidbhai Budhanbhai Bagwan was owner of S.No. 328/ 2 . As per order of Additional Collector & ULC Authority Nashik dtd. 14.8.1995 Talegaon Dabhade scheme was sanctioned . And are 5194 Sq Mtrs was handed to Maharashtra Government as free of cost . Hence the name of Maharhashtra Govt was mutated to the said area and ME was sanctioned accordingly.

M.E. No. 6813 dtd. 25.6.1997 shows that Zumbarabi Hamidbhai Bagwan has filed application to ULC Authority Nashik for excess, retention area. Hence as per application the effect was taken in 7/12 extract as follows

S.No.328/ 2 , Retention area 2000 , Excess 27173.00 , DP Road-4531.00 Hence as per order of Additional Collector & ULC Authority Nashik vide No. ULC / A-3/ 4604/ 27 dtd. 31.3.1986 the effect was taken and ME was sanctioned accordingly.

ME No. 8233 , 8234 are reflected on 7/12 extract but it is not related to subject property.

ME No. 8891 shows that Murlidhar Ninu Patil has purchased Plot No. 20 adm area 300 Sq.Mtrs. out of S.No. 328 / 2/ 1 from Zumbarabi Hamidbhai Bagwan and other through GPA Holder Shriram Narayandas Mantri by way of sale deed on 13.3.2003 vide Sr.No. 1306/ 2003 . Hence name of purchaser was mutated in owners column and ME was sanctioned .

M .E. No. 9415 dtd. 28.3.2004 is reflected on 7/12 extract but it is not related to subject property. Hence I am not comment on it.

ME No. 9529 dtd. 17.6.2004 is reflected on 7/12 extract but it is not related to subject property. Hence I am not comment on it.

ME No. 2662 is reflected on 7/12 extract but it is not related with subject property Hence I am not comment on it.

M.E. No. 18033 dtd. 9.5.2011 shows that Murlidhar Ninu Patil has executed Development Agreement and GPA in favour of Mr. Prakash Giridhar Amrutkar on 27.4.2011 vide Sr.No. 3439/ 2011 in respect of Plot No. 20 adm area 300 Sq.Mtrs. out of S.No. 328 / 2/ 1 situated at Pathardi Tal & Dist Nashik hence the name of developer was mutated in other right column of Plot No. 20 and ME was sanctioned accordingly.

Then after Mr. Prakash Giridhar Amrutkar has purchased TDR area 480 Sq.Mtrs. from Naresh Jagumal Karda by way of sale deed on 9.5.2011 vide Sr.No. 5201/ 2011 which is registered in the office of Sub Registrar Nashik .

Then after Mr. Prakash Giridhar Amrutkar has prepared building plan which is sanctioned by Nashik Municipal Corporation Nashik vide letter No. LND/ BP/ B 5/ 249/ 2394/ 14 dtd. 10. 10. 2014 for residential purpose.

**Search :-** I have carried search in the office of Sub Registrar Nashik for last 30 years . But I have not found any adverse entry affecting the title of said plot property .

ME No. 6985 dtd. 28.11.1997 shows that Smt. Zumbarabi Hamidbhai Bagwan and other 7 through GPA Holder Shriram Narayandas Mantri He had executed Development Agreement in favour of Aditi Infrastructure & Finlease Pvt. Ltd. through Director Kishor Ganesh Sonwane on 20.11.1997 in respect of S.No. 328/ 2 . hence the name of developer was mutated in other right column .

M.E. No. 7118 dtd. 27. 3. 1998 shows that Zumbarabi Hamidbhai Bagwan and other 1 through GPA Kishor Ganesh Sonawane has sold area 1000 Sq.Mtrs. to Gangadhar Karbhari Jadhav and 1000 to Harshal Gangadhar Jadhav on 26.3.1998 by way of sale deed . Hence name of purchaser was mutated in owners column and ME was sanctioned accordingly.

ME No. 7556 dtd. 8.7.1999 shows that Smt. Zumbarabi Hamidbhai Bagwan and other 7 has executed Development Agreement in favour of Shriram Narayandas Mantri on 16. 9. 1997 vide Sr.No. 6024 . Hence the name of developer was mutated in other right column .

ME No. 7893 dtd. 22.8. 2000 shows that Smt. Zumbarabi Hamidbhai Bagwan and other 7 through GPA Holder Shriram Narayandas Mantri . He had executed Development Agreement in favour of Aditi Infrastructure & Finlease Pvt. Ltd. through Director Kishor Ganesh Sonwane on 20.11.1997 in respect of S.No. 328/ 2 . hence the name of developer was mutated in other right column as per ME No. 6985 . But the said transaction was cancelled hence Cancellation deed was registgered in the office of Sub Registrar Nashik on 17.8. 2000 Hence name of Developer was delteted.

M.E. No. 8207 dtd. 30.6.2001 shows that S.No. 328/ 2/ 1 was owned by Smt. Zumbarabi Hamidbhai Bagwan and other 7 through GPA Holder Shriram Narayandas Mantri . He had executed Development Agreement in favour of Milinium Properties Pvt. Ltd. through Director Mr. Suhas Ramkumar Giri on 4.10.2000 hence the name of developer was mutated in other right column .

M.E. No. 8832 dtd. 9.2. 2003 shows that Zumbarabi Hamidbhai Bagwan and other through Shriram Narayandas Mantri has prepared layout plan which is sanctioned by Nashik Municipal Corporation Nashik vide leter No. Nagar Rachna/ Antim/ 99 / 02 dtd. 26.12. 2002 . And Collector of Nashik has granted NA permission vide order No. Mah/ Kaksha 3/ NA / 230/98 dtd. 31.10.1998 . Further Additional Collector & Competent Authority ULC Nashik has granted ULC permission on 14.8. 1995 for Talegaon Dabhade scheme. Hence S.No. 328/2/1 was divided into various plots and

### Opinion

After perusal of revenue record & documents produced before me I am of the opinion that **Plot No. 20** adm area 300 Sq.Mtrs. NA Asst Rs. 240.00 paise out of S.No. 328/2/1/20 situated at Village Pathardi Tal & Dist Nashik within the limits of Nashik Municipal Corporation which is owned by Mr. Murlidhar Ninu Patil and he has executed Development Agreement & GPA in faovur of **Mr. Prakash Giridhar Amrtukar** has clear and marketable title free from all encumbrances.

Nashik.

Date :- 21/06/17

R.P. Chitodkar  
Advocate.

**रामकृष्ण पंडित चितोडकर**

बी.एस.एल., एल.एल.बी.

ऑडिटोरीट

ऑफीस: बीई-६, ठक्कर बझार,  
महिन सिविलस. नाशिक