# CHALLAN

## MTR Form Number-6

| GRN | MH011688641201718E | BARCODE | | Date | 12/03/2018-15:28:47 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| **Department** | Inspector General Of Registration | **Payer Details** | |
| **Type of Payment** | Search Fee<br>Other Items | **TAX ID (If Any)** | |
| | | **PAN No.(If Applicable)** | |
| **Office Name** | NSK3_NASHIK 3 JOINT SUB REGISTRAR | **Full Name** | Advocate Kavita Pundlik Wade |
| **Location** | NASHIK | | |
| **Year** | 2017-2018 One Time | **Flat/Block No.** | |
| **Premises/Building** | | | |

| Account Head Details | Amount In Rs. | | |
|---|---|---|---|
| 0030072201 SEARCH FEE | 750.00 | **Road/Street** | |
| | | **Area/Locality** | |
| | | **Town/City/District** | |
| | | PIN | |
| | | **Remarks (If Any)** | |
| | | Pathardi shiwar S. No. 324/1/B/3/1/2 Plot No. 02 Area 357.00 Sq. Mtrs. | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | **Amount In Words** | Seven Hundred Fifty Rupees Only |
| **Total** | 750.00 | | |

| **Payment Details** | IDBI BANK | **FOR USE IN RECEIVING BANK** | | | |
|---|---|---|---|---|---|
| **Cheque-DD Details** | | Bank CIN | Ref. No. | 69103332018031214086 | 157651941 |
| Cheque/DD No. | | Bank Date | RBI Date | 12/03/2018-15:30:04 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | IDBI BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Mobile No. : Not Available

**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 लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तासाठी लागु नाही .



**Print Date 12-03-2018 03:30:12**

**KAVITA PUNDLIK WADE**
**BA. LLB. ADVOCATE**
**C/o. M. B. PHATANGARE & COMPANY**
44, Pradhan Park, M. G. Road, Nashik.
E-mail – m. phatangare@gmail.com
Ph.:- 0253- 2573449

Date : 12/03/2018

# TITLE SEARCH REPORT

## DESCRIPTION OF PROPERTY

All that piece and parcel of the property situated at **Pathardi Shiwar**, Taluka & District Nashik, within the limits of Nashik Municipal Corporation and within the Registration and Sub-Registration Nashik, bearing **S. No. 324/1/B/3/1/2 Plot No. 02 admeasuring 357.00 Sq. Mtrs. (C.T.S. No. 7324 admeasuring 436.20 Sq. Mtrs.** & bounded as follows .

| | As per Layout Plan | As per CTS. |
|---|---|---|
| On or towards East : | 12 Mtr. wide Colony Road. | Road. |
| On or towards West : | Plot No. 01. | CTS. No. 7323. |
| On or towards South : | 6 Mtr. wide Colony Road. | Road. |
| On or towards North : | Plot No. 21 & 45. | CTS. No. 7314. |

## NAME OF THE OWNER:-

**M/S. VIRAJ BUILDCON,**
PARTNERSHIP FIRM THROUGH PARTNER,
**1) SHRI. RAJENDRA MURLIDHAR MANKAR.**
**2) SAU. VAISHALI RAJENDRA MANKAR.**

I have perused the following documents in respect of the said property.

1. 7/12 extract last 30 years.
2. Mutation Entries for last 30 years.
3. N. A. Order.
4. Lay-out Letter & Plan.
5. Copy of Sale deed with Registration Receipt dt. 30/08/199.
6. Copy of Agreement to Sale with Registration Receipt dt. 19/05/2016.
7. Copy of Sale deed with Registration Receipt dt. 19/04/2017.
8. Commencement Certificate and Building Plan.

I have investigated the title of the aforesaid Holder on the basis of the above document found that:-

## OBSERVATIONS & FINDINGS:-

Shri. Rajendra Murlidhar Mankar, Partner of M/s. Viraj Buildcon, R/o. Nashik has approached to me for grant of Title Search Report for the purpose of loan proposal against above property. He has submitted the

and Sau. Vaishali Rajendra Mankar from Shri. Shailesh Vasant Ahirrao & others for total Consideration of Rs. 51,80,000/- by Agreement to Sale which is registered before Sub-Registrar Nashik-3 at Sr. No. 3654 dt. 19/05/2016 and sale deed which is registered before Sub-Registrar Nashik-3 at Sr. No. 2678 dt. 19/04/2017.

**N. A. Order -**

Non agriculture permission is issued by the Collector of Nashik vide their Order No. **MAH/KAKSH-3/BI.SHE.PRA.KRA./43/98 dt. 27/11/ 1998.**

**Approval of Lay-out plan -**

The Lay-out Plan Sanctioned by the Assistant Director of Town Planning Nashik vide their Letter No. Javak No./ **NAGAR RACHANA VIBHAG/ ANTIM/2 DT. 29/09/1998.**

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**Commencment Certificate -**

M/s. Viraj Buildcon, a partnership firm through their Partners Shri. Rajendra Murlidhar Mankar and Sau. Vaishali Rajendra Mankar prepared building plan of the said property and obtained Commencement Certificate from Executive Engineer, Town Planning Department, Nashik Municipal Corporation Nashik vide its letter No. **LND/BP/B5/340/ 14021 Dt. 22/01/2018.** Therefore hereinafter ULC.'s terms & conditions not applicable to concern property.

**OPINION :-**

Thus I have gone through relevant documents given in my hand and I had taken e-search of online Index from the Sub Registrar Office, Nashik. I have found that, the title of the said property situated at **Pathardi Shiwar**, Taluka & District Nashik, within the limits of Nashik Municipal Corporation and within the Registration and Sub-Registration Nashik, bearing **S. No. 324/1/B/3/1/2 Plot No. 02 admeasuring 357.00 Sq. Mtrs. (C.T.S. No. 7324 admeasuring 436.20 Sq. Mtrs.)** within the limits of Nashik Municipal Corporation and within the Registration and Sub - Registration of Nashik is clear and marketable and free from all encumbrances. The owner has right to develop the said property and sale out the constructed premises to various person.

**Date** : 12/03/2018.

**Place** : Nashik.

KAVITA P. WADE
MAH 1558/06
NASHIK
ADVOCATE

Adv. Kavita P. Wade
C/o. M. B. PHATANGARE
Pradhan Park, M.G. Road, Nashik

above mentioned revenue records and other papers for my inspection & observations/ findings. After its perusal it transpires to me as under:-

1) **M. E. No. 5399** dt. 23.04.1992 It appears that the Add. Collector and competent Authority ULC Nashik as per the ULC Act 1976 order in respect of the described property declared excess land mentioned in other right column.

2) **M. E. No. 6187** dt. 11.08.1995 It appears that the property bearing S. No. 324/1B/3 Part admeasuring 14700.00 Sq. Mtrs. in the name of Shri. Sukdeo Murlidhar Navale & Phulabai Murlidhar Navale. They are the owners of the property and the property in their possession. The Trimbak Sadashiv Navale and others name recorded in the property as a poklista.

3) **M. E. No. 6349 dt.** 01.03.1996 it appears that Addl. Collector & Competent Authority of ULC Nashik declared that the land of the legal heirs of Sukdeo Murlidhar Navale & others called in other right column "Excess Land" as per their order No. ULC/A-4/198/26 dt. 02.02.1996.

4) **M. E. No. 7296 dt.** 05.08.1998 it appears that the land owner Sukdeo Murlidhar Navale & others repay the loan to the credit society against the said property and as per Nil Certificate the Secretary, pathardi Vikas society realise the property and credit society's name on other right column deleted.

5) **M. E. No. 7297 dt.** 05.08.1998 It appears that the property bearing S. No. 324/1B/3 Part admeasuring 14700.00 Sq. Mtrs. in the name of Shri. Sukdeo Murlidhar Navale & others. As per M. E. No. 6891 separate 7/12 extract of 1060.20 Sq. Mtrs. out of excess land 14700.00 Sq. Mtrs. transferred to Government free of cost and Talegaon Dabhade Scheme sanctioned in the Excess land and certificate of Excess Land admeasuring 13639.80 received.

6) **M. E. No. 7365** it appears the land owners Sukdeo Murlidhar Navale & other subsequently partitioned S. No. 324/1B/3/1 in seperate plots and as per application, Final Layout, N. A. Order, Addl. Collector & Competent Authority of ULC sanctioned Talegaon Dabhade Scheme, mentioned in other right column "Talegaon Dabhade Scheme plot".

7) **M.E.No. 7732 dt.** 09.03.2000 it appears that S. No. 324/1B/3 Plot No. 03 admeasuring 357.00 Sq. Mtrs. the property of Smt. Phulabai Murlidhar Navale & other seven through their GPA. Holder Shri. Subhash Tulshiram Birari & other one sold non agriculture plot in Special Talegaon Dabhade Scheme to Shri. Shailesh Vasant Ahirrao for the consideration of Rs. 53,550 by Sale Deed which is registered before Sub-Registrar Nashik-2 at Sr. No. 6911 dt. 30/08/1999.

8) **M.E.No. 24891** It appears that It appears that S. No. 324/1B/3 Plot No. 03 admeasuring 357.00 Sq. Mtrs. purchased M/s. Viraj Buildcon, a partnership firm through their Partners Shri. Rajendra Murlidhar Mankar