



CHALLAN  
MTR Form Number-6

|                      |                    |         |                                   |  |                           |                     |                      |                                 |
|----------------------|--------------------|---------|-----------------------------------|--|---------------------------|---------------------|----------------------|---------------------------------|
| RN                   | MH006145464201718E | BARCODE |                                   |  | Date                      | 09/10/2017-12:45:36 | Form ID              |                                 |
| Department           |                    |         | Inspector General Of Registration |  |                           |                     |                      |                                 |
| Type of Payment      |                    |         | Search Fee                        |  |                           |                     |                      |                                 |
| Other Items          |                    |         |                                   |  |                           |                     |                      |                                 |
| Office Name          |                    |         | NSK4_NASHIK 4 JOINT SUB REGISTRAR |  | Full Name                 |                     |                      | ADV P V THAKARE                 |
| Location             |                    |         | NASHIK                            |  | Flat/Block No.            |                     |                      | GAT NO.222/A/1                  |
| Year                 |                    |         | 2017-2018 One Time                |  | Premises/Building         |                     |                      |                                 |
| Account Head Details |                    |         | Amount In Rs.                     |  | Road/Street               |                     |                      | PLOT NO.25                      |
| 00072201 SEARCH FEE  |                    |         | 750.00                            |  | Area/Locality             |                     |                      | AMBAD KHURD NASHIK              |
|                      |                    |         |                                   |  | Town/City/District        |                     |                      |                                 |
|                      |                    |         |                                   |  | PIN                       |                     |                      | 4 2 2 0 1 0                     |
|                      |                    |         |                                   |  | Remarks (If Any)          |                     |                      | SEARCH FOR 30 YEARS             |
|                      |                    |         |                                   |  | Amount In                 |                     |                      | Seven Hundred Fifty Rupees Only |
|                      |                    |         | 750.00                            |  | Words                     |                     |                      |                                 |
| Payment Details      |                    |         | BANK OF MAHARASHTRA               |  | FOR USE IN RECEIVING BANK |                     |                      |                                 |
| Cheque-DD Details    |                    |         | Bank CIN                          |  | Ref. No.                  |                     | 02300042017100958638 | 002468689                       |
| Cheque/DD No.        |                    |         | Bank Date                         |  | RBI Date                  |                     | 09/10/2017-12:47:16  | Not Verified with RBI           |
| 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  
 नोट:- चालन 'टाइप ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.



**Shri. Prashant Vitthal Thakare**

**B.S.L. LL. B. Advocate.**

**Office . FA-9, Thakkar Bazar, New C. B. S. Nashik.**

**Mob. 9822314746**

**TITLE SEARCH REPORT**

**TO WHOMSOEVER IT MAY CONCERN**

1) **Subject** : Investigation of Title with respect to property bearing Plot No. 25 adm. 630.00 sq. mtrs. N.A. assessment Rs. 888.30 Ps., from and out of Gat No. 222/A/1 situated at Village Ambadkhurd, Taluka and District Nashik, within the limits of Nashik Municipal Corporation, Nashik and the said plot is bounded by its four sides as under :

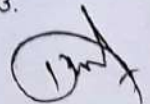
|       |   |                     |
|-------|---|---------------------|
| East  | : | Plot No. 26         |
| West  | : | 9 mtrs. Colony road |
| South | : | Plot No. 37         |
| North | : | 80 fts. DP road     |

2) **Name of the Owner** : M/s. Govinda Constructions, through partners :

1. Shri. Gajanan Devidas Patil
2. Shri. Ravindra Sopan Patil
3. Shri. Prakash Sopan Patil

3) **Documents referred** :

1. 7/12 extracts
2. 6-d mutation entries explained below.
3. Sale deed dt. 7/6/1973 Sr. No. 1045/1973
4. N.A. Order dt. 23/3/1981.
5. Copy of Sale deed dt. 14/10/2015 Sr. No. 6743.



...2....

4) So also as per request of the owner, I have caused a search in all the offices of Sub-registrar Nashik for the period of 30 years i.e. 1988 to 2017, and as per Receipt No. MH 006145464201718E dt. 9/10/2017 I have paid search fee of Rs. 750/- for the same.

5) **On the basis of above referred documents and subject to search of available record, my observations are as under :**

a. It is seen from M.E.No.972 dt. 7/11/1969 that, Maharashtra Weights, Measures & Scales (Enforcement) Act and Indian Coinage Act made applicable, and revenue record has been changed in metric system.

b. It is seen from M.E.No. 1021 dt. 19/3/1971 that as per order of Tahasildar Nashik bearing No. ALT/WS/49/71 dt. 26/2/1971, remark that land owner is minor which was taken in other rights column has been deleted from other rights column and also name of tenant was removed therefore remark of Tenancy u/s. 32 F has also been deleted from other rights column.

c. It is seen from M. E. No. 1069 dt. 16/7/1973 that, Shri. Bankatlal Shankarlal Jajoo had purchased Gat No. 222/1 from owner Shri. Dagadu Kondaji Matale as per registered sale deed dt. 7/6/1973 registered in the office of SRO Nashik at Sr. No. 1045/1973, therefore name of the purchaser has been mutated into record of rights.

d. It is seen from M. E. No. 1208 dt. 19/3/1981 that, on 19/3/1981 Shri. Bankatlal Shankarlal Jajoo had given application that, his brothers and son had share in the said land and they are having separate possession and cultivating the land separately as per their



11/11/2017 10:00 AM

*(Signature)*

...3...

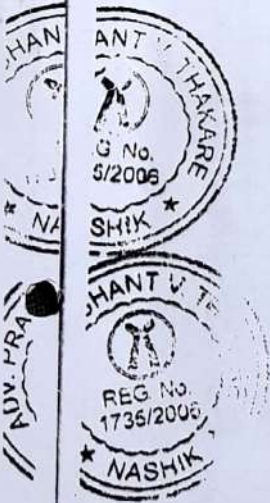
respective shares viz. Radhakisan Shankarlal Jajoo 20 %, Jaikisan Shankarlal Jajoo - 20 %, Madanlal Shankarlal Jajoo - 20 %, Somnath Shankarlal Jajoo- 20 %, Deepak Bankatlal Jajoo 10 % and Bankatlal Shankarlal Jajoo - 10 %.

e. It is seen from M. E. No. 1210 dt. 29/3/1981 that the land owners have prepared a joint layout plan which has been approved by Assist. Director of Town Planning, Nashik as per Letter No. RP / Ambad Khurd / 475 dt. 6/2/1981. So also N.A. permission has been granted by Collector Nashik as per Order No. RB / Desk - III / LNA / SR / 92 / 81 dated : 23/3/1981 and accordingly the land has been laid into plots and the said layout has renumbered as Gat No. 222/1A and plots were shown in the names of land owners as per their mutual partition.

f. It is seen from M.E.No.1632 dt. 13/1/1989 that, the land owners have partitioned the plots of the layout between them as per order of Tahasildar Nashik bearing No. RTS / Vatap Case No./211/88 dt. 31/10/1988 and accordingly Plot No. 25 under subject came to the share of Shri. Bankatlal Shankarlal Jajoo.

g. It is seen from M. E. No. 10857 dt. 17/10/2015 that, M/s. Govinda Construction Partners Gajanan Devidas Patil, Ravindra Soopan Patil and Prakash Sopan Patil have purchased Plot No.25 under subject from Shri. Bankatlal Shankarlal Jajoo as per Sale deed dt. 14/10/2015 registered in office of SRO Nashik 5 at Sr. No. 6743/2015, accordingly name of present owner has been entered into record of rights.

h. That M/s. Govinda Construction have paid N.A. tax Rs. 889/- for the period of year 2016-17 as per Receipt No. 957733 dated 20/3/2017.



12m

....4....

i. According to the record made available to me, it is seen that, in the office of SRO Nashik 1 and Nashik 2 for the period of last 30 years till the year 2003-04 some of the record of index entries is in torned condition and some record is sent to the computerised data processing. On-line record for all the offices of Sub Registrar Nashik has been maintained on computer system from the year 2005 till 2017, therefore, during course of investigation of available record, I have not found any adverse entry affecting the title of the said property.

**OPINION :**

On the basis of the referred documents and subject to search of available record, I am of the opinion that, the title of Plot No. 25 adm. 630.00 sq. mtrs. N.A. assessment Rs. 888.30 Ps., from and out of Gat No. 222/A/1 situated at Village Ambadkhurd, Taluka and District Nashik, within limits of Nashik Muncipal Corporation, Nashik is clear, marketable and free from encumbrances and M/s. Govinda Construction is entitled to sell the constructed premises to be constructed on the said plot.

**Nashik**

**Dated : 11/10/2017**



**Advocate**

