Mrs. MAYA RAVINDRA MHASKE
M.Com., LL.B.
ADVOCATE
Office : District Court, C. B. S. Nashik – 422 001. Mob. : 9665754111, 9766641280 E-mail. advmayamhaske@gmail.com
Resi.: Flat No. 15, Shiv Sagar Housing Society, Shingada Talav, Gurudwara Road, Nashik – 422 001 ☎ :(0253)2591280

TITLE SEARCH REPORT

(For 30 years)

[TO WHOMSOEVER IT MAY CONCERN]

1) Name of the title holder :

Miss. Saily Uttam Jadhav

2) Description of the Property:

All that piece and parcel of the property bearing **Plot No.14** area adm. 355.00 Sq. Mtrs. bearing **CTS No. 3045** as per CTS area adm. 350.00 Sq. Mtrs.+ TDR area adm. 3.15 Sq. Mtrs. out of **Gat No. 63/2A** at village **Chunchale,** Tal. & Dist. Nashik within the limits of Nashik Municipal Corporation, Nashik and bounded as follows:

On or towards East	:	Plot No.16 out of S. No.63/1.
On or towards West	:	30 Fts. Colony Road.
On or towards South	:	30 Fts. Colony Road.
On or towards North	:	Plot No.13.

3) Devolution of Title :

i. Previously **Plot No.14** area adm. 355.00 Sq. Mtrs. bearing **CTS No.3045** as per CTS area adm. 350.00 Sq. Mtrs. out of **Gat No.63/2A** at village **Chunchale,** Tal. & Dist. Nashik was owned by Mr. Chandrakant Laxminarayan Soni, Mr. Shrikant Laxminarayan Soni, Mr. Avinash Laxminarayan Soni & Mr. Narendrakumar Govindrao Deshmukh in 1981 & before.

ii. It appears from the copy of Sale Deed dated 20/06/1981 & Mutation Entry No.995 dated 16/10/1981 that, the owner's Mr. Chandrakant Laxminarayan Soni, Mr. Shrikant Laxminarayan Soni, Mr. Avinash Laxminarayan Soni & Mr. Narendrakumar Govindrao Deshmukh sold **Plot No.14** area adm. 355.00 Sq. Mtrs. bearing **CTS No.3045** as per CTS area adm. 350.00 Sq. Mtrs. out of **Gat No.63/2A** at village **Chunchale,** Tal. & Dist. Nashik to Mr. Kedu Govind Sonawane by way of Sale Deed dated 20/06/1981 and same is registered in the Office of Sub-Registrar Nashik vide Reg.No.2520/1981 & thereby purchaser acquired ownership right of the said plot & his name was mutated to the owner's column of the property Extract i.e. Plot No.14.

iii. It appears from the copy of Sale Deed dated 21/09/2010 & Mutation Entry No.9050 dated 05/10/2010 that, the owner Mr. Kedu Govind Sonawane sold **Plot No.14** area adm. 355.00 Sq. Mtrs. bearing **CTS No.3045** as per CTS area adm. 350.00 Sq. Mtrs. out of **Gat No.63/2A** at village **Chunchale,** Tal. & Dist. Nashik to Mr. Karim Hajo Amin Khatik. Mr. Roshan Bhura Tamboli,

Mr. Jakir Musa Khatik & Mr. Aslam Musa Khatik by way of Sale Deed dated 21/09/2010 and same is registered in the Office of Sub-Registrar Nashik-4 vide Reg.No.8743/2010 & thereby purchaser acquired ownership right of the said plot & their names were mutated to the owner's column of the property Extract i.e. Plot No.14.

iv. It appears from the copy of Sale Deed dated 23/12/2010 & Mutation Entry No.9315 dated 19/01/2011 that, the owner's Mr. Karim Hajo Amin Khatik. Mr. Roshan Bhura Tamboli, Mr. Jakir Musa Khatik & Mr. Aslam Musa Khatik sold **Plot No.14** area adm. 355.00 Sq. Mtrs. bearing **CTS No.3045** as per CTS area adm. 350.00 Sq. Mtrs. out of **Gat No.63/2A** at village **Chunchale,** Tal. & Dist. Nashik to Mrs. Vaishali Dinesh Musale by way of Sale Deed dated 23/12/2010 and same is registered in the Office of Sub-Registrar Nashik-4 vide Reg.No.11976/2010 and thereby purchaser acquired ownership right of the said plot & her name was mutated to the owner's column of the property Extract i.e. Plot No.14.

v. It appears from the copy of Special Power of Attorney dated 18/09/2012 that, owner Mrs. Vaishali Dinesh Musale executed Special Power of Attorney in favour of Mr. Ramrao Rajaram Dhongade in respect of **Plot No.14** area adm. 355.00 Sq. Mtrs. bearing **CTS No.3045** as per CTS area adm. 350.00 Sq. Mtrs. out of **Gat No.63/2A** at village **Chunchale,** Tal. & Dist. Nashik by way of Special Power of Attorney dated 18/09/2012 and same is registered in the Office of Sub Registrar Igatpuri vide Reg.No.3012/2012.

vi. It appears from the copy of Sale Deed dated 25/09/2012 & Mutation Entry No.11242 dated 25/10/2012 that, owner Mrs. Vaishali Dinesh Musale through Special Power of Attorney holder Mr. Ramrao Rajaram Dhongade sold **Plot No.14** area adm. 355.00 Sq. Mtrs. bearing **CTS No.3045** as per CTS area adm. 350.00 Sq. Mtrs. out of **Gat No.63/2A** at village **Chunchale,** Tal. & Dist. Nashik to Mr. Laxman Murlidhar Shejwal by way of Sale Deed dated 25/09/2012 and same is registered in the Office of Sub-Registrar Nashik-1 vide Reg.No.8682/2012 and thereby purchaser acquired ownership right of the said plot & his name was mutated to the owner's column of the property Extract i.e. Plot No. 14.

vii. It appears from the copy of Sale Deed dated 23/11/2016 & Mutation Entry No.15424 that, owner Mr. Laxman Murlidhar Shejwal sold **Plot No.14** area adm. 355.00 Sq. Mtrs. bearing **CTS No.3045** as per CTS area adm. 350.00 Sq. Mtrs. out of **Gat No.63/2A** at village **Chunchale,** Tal. & Dist. Nashik to Miss. Saily Uttam Jadhav by way of Sale Deed dated 23/11/2016 and same is registered in the Office of Sub-Registrar Nashik-4 vide Reg.No.8263/2016 and thereby purchaser acquired ownership right of the said plot & her name was mutated to the owner's column of the property Extract i.e. Plot No.14.

viii. It appears from the copy of General Power of Attorney dated 05/01/2018 that, owner Miss. Saily Uttam Jadhav executed General Power of Attorney in favour of Saiveer Construction through its Prop. Mr. Sudhir Subhash Ghule

in respect of **Plot No.14** area adm. 355.00 Sq. Mtrs. bearing **CTS No.3045** as per CTS area adm. 350.00 Sq. Mtrs. out of **Gat No.63/2A** at village **Chunchale,** Tal. & Dist. Nashik by way of General Power of Attorney dated 05/01/2018 and same is registered in the Office of Sub Registrar Nashik-4 vide Reg.No.148/2018.

ix. It appears from the copy of TDR Sale Deed dated 21/03/2018 that owner Mr. Dinesh Kanhyalal Chordiya (HUF) sold TDR area adm. 3.15 Sq. Mtrs. out of DCR No.731 to Miss. Saily Uttam Jadhav through GPA holder Saiveer Construction through its Prop. Mr. Sudhir Subhash Ghule by way of TDR Sale Deed dated 21/03/2018 and same is registered in the Office of Sub Registrar Nashik-5 vide Reg.No.2158/2018.

x. It appears from copy of Commencement Certificate dated 28/03/2018 that owner Miss. Saily Uttam Jadhav prepared building plan for constructions over the said **Plot No.14** area adm. 355.00 Sq. Mtrs. bearing **CTS No. 3045** as per CTS area adm. 350.00 Sq. Mtrs. +TDR area adm. 3.15 Sq. Mtrs. out of **Gat No.63/2A** at village **Chunchale,** Tal. & Dist. Nashik and same is sanctioned by NMC bearing No.LND/BP/Chunchale/DCR/0073/2018 on 28/03/2018.

xi. It appears from the copy of Correction Deed dated 16/08/2018 that owner Miss. Saily Uttam Jadhav executed Correction Deed in favour of Saiveer Construction through its Prop. Mr. Sudhir Subhash Ghule in General Power of Attorney dated 05/01/2018 on page no.5(6) clause no.6 & 7 that "Bharnyachya Rakkama Swikarun Bharna Kabul Karne" instead of "Bharnyachya Rakkama hya Saiveer Construction karita Sudhir Subhash Ghule yani swikarun Bharana Kabul karne" said mistake was corrected by way of Correction Deed which is registered in the Office of Sub-Registrar Nashik-4 vide Reg.No.7037/2018 on 16/08/2018.

4) Minor's Interest /HUF Property:

From the documents & papers presented before me, there does not appear to be minor's interest in the said property.

5) Mutation of the name of the owner in revenue records:

Name's of the title holder is mutated on revenue records. Taxes appear to be paid.

6) Possession:

It appears from the papers that Possession of the property is with title holder.

7) Payment of municipal/local taxes/cess etc.:

Municipal Taxes and other taxes appear to be paid.

8) Applicability of the Urban Land (Ceiling and Regulation) Act, 1976 (ULCRA):

The said Act is not applicable.

9) Applicability of Local Laws:

As per my knowledge this immovable property is not subject to any local laws which prevents for creation of mortgage.

10) Searches:

I have verified available Index-II registers from 1987 to 2018. Much Record books are not available for verification as it is in the binding process. Some record is in torn condition. Out of the available record no adverse entry is found in respect of the said property.

11) Documents Verified:

A. NA Order bearing No.RB/DESK/III/LNA/SR/187/81 Dt. 14/05/1981.
B. Sale Deed registered at Sr.No.2520/1981 on 20/06/1981 executed by Mr. Chandrakant Laxminarayan Soni, Mr. Avinash Laxminarayan Soni, Mr. Shrikant Laxminarayan Soni & Mr. Narendrakumar Govindrao Deshmukh in favour of Mr. Kedu Govind Sonawane in respect of Plot No.14.
C. Sale Deed registered at Sr.No.8743/2010 on 21/09/2010 executed by Mr. Kedu Govind Sonawane in favour of Mr. Karim Hajo Amin Khatik. Mr. Roshan Bhura Tamboli, Mr. Jakir Musa Khatik & Mr. Aslam Musa Khatik in respect of Plot No.14.
D. Sale Deed registered at Sr.No.11976/2010 on 23/12/2010 executed by Mr. Karim Hajo Amin Khatik. Mr. Roshan Bhura Tamboli, Mr. Jakir Musa Khatik & Mr. Aslam Musa Khatik in favour of Mrs. Vaishali Dinesh Musale in respect of Plot No.14.
E. Special Power of Attorney registered at Sr.No.3012/2012 on 18/09/2012 executed by Mrs. Vaishali Dinesh Musale in favour of Mr. Ramrao Rajaram Dhongade in respect of Plot No.14.
F. Sale Deed registered at Sr.No.8682/2012 on 25/09/2012 executed by Mrs. Vaishali Dinesh Musale through SPA holder Mr. Ramrao Rajaram Dhongade in favour of Mr. Laxman Murlidhar Shejwal in respect of Plot No.14.
G. Sale Deed registered at Sr.No.8263/2016 on 23/11/2016 executed by Mr. Laxman Murlidhar Shejwal in favour of Miss. Saily Uttam Jadhav in respect of Plot No.14.
H. General Power of Attorney registered at Sr.No.148/2018 on 05/01/2018 executed by Miss. Saily Uttam Jadhav in favour of Saiveer Construction through its Prop. Mr. Sudhir Subhash Ghule in respect of Plot No.14.
I. TDR Sale Deed registered at Sr.No.2158/2018 on 21/03/2018 executed by Mr. Dinesh Kanhyalal Chordiya (HUF) in favour of Miss. Saily Uttam Jadhav through GPA holder Saiveer Construction through its Prop. Mr. Sudhir Subhash Ghule in respect of TDR Certificate No.731.
J. Commencement Certificate by NMC bearing No.LND/BP/Chunchale/DCR/0073/2018 Dt.28/03/2018.

K. Correction Deed registered at Sr.No.7037/2018 on 16/08/2018 executed by Miss. Saily Uttam Jadhav in favour of Saiveer Construction through its Prop. Mr. Sudhir Subhash Ghule in respect of Plot No.14.

L. 7/12 Extract Dt.01/01/2018.

12) Certificate:

I certify that as per the documents and papers before me **Miss. Saily Uttam Jadhav** has a valid, clear and marketable title to the immovable property stated above. I have given this report on the strength of the documents provided to me and I have assumed that the documents provided to me are true and genuine.

Thanking You
Date: 28/08/2018.

Yours Faithfully

Advocate

Maya Ravindra Mhaske
M.Com., LL.B
ADVOCATE
District Court CBS, Nashik
Mob.No.9766641280,8856009463

CHALLAN

MTR Form Number-6

GRN	MH005499711201819E	BARCODE		Date	28/08/2018-11:03:37	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	NSK1_HQR SUB REGISTRAR NASHIK 1	Full Name	Adv Maya Ravindra Mhaske
Location	NASHIK		
Year	2018-2019 From 27/08/1987 To 28/08/2018	Flat/Block No.	Nashik
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	Nashik
		Area/Locality	Nashik
		Town/City/District	
		PIN	4 2 2 0 0 1
		Remarks (If Any)	Plot No.14 CTS No. 3045 out of Gat No. 63/2A at village Chunchale Tal. and Dist. Nashik.
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572018082883532	IK00SSDBZ9
Cheque/DD No.		Bank Date	RBI Date	28/08/2018-11:04:28	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9665754111

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 कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

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