CHALLAN

MTR Form Number-6

GRN MH011760247201718E	**BARCODE**	**Date** 13/03/2018-17:03:42	**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 SATISH DATTATRAY GAIKWAD
Location NASHIK			
Year 2017-2018 One Time		Flat/Block No.	S NO 786/2 P NO 20 AND P NO 21 AND P NO 22
Account Head Details	**Amount In Rs.**	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	MAUJE NASHIK
		Area/Locality	TAL DIST NASHIK
		Town/City/District	
		PIN	4 2 2 0 0 1
		Remarks (If Any)	SEARCH FEE FOR 30 YEARS
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details BANK OF MAHARASHTRA		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No	02300042018031347473	537337742
Cheque/DD No.		Bank Date	RBI Date	13/03/2018-17:04:33	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
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 कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 13-03-2018 05:04:38

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Mr. Satish D. Gaikwad
Advocate

Office : FJ-15, Thakkar's Bazar, First Floor, New C.B.S.
Nashik.

Title Search Report

To Whomsoever it may concern

Subject :

Title report in respect of the property bearing Plot No. 20 adm. 286.00 sq.mtrs. of S. No. 786/2/20, Plot No. 21 adm. 286.00 sq.mtrs. of S. No. 786/2/21 and Plot No. 22 adm. 286.00 sq.mtrs.of S.No.786/2/22, assessed at Rs. 188.76 Ps., each,situated at Nashik, within the limits of Nashik Muncipal Corporation, Nashik, Tal. and Dist. Nashik and the said plots are bounded by its four sides as under ::

		Plot No. 20	Plot No. 21
East	:	Adj. S. No. 786	Adj. S. No. 786
West	:	7.50 Colony Rd.	7.50 Colony Rd.
South	:	Plot No. 19	Plot No. 20
North	:	Plot No. 21	Plot No. 22

		Plot No. 22
East	:	Adj. S. No. 786
West	:	7.50 Colony Rd.
South	:	Plot No. 21
North	:	Plot No. 23

As per request of the plot owner Utkarsha Builders & Developers Partnership firm, I am submitting herewith a Title Report in respect of the plots described in subject.

That for the purpose of investigation of the title, the owner has produced before me following documents ::

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अॅड. [illegible]
अॅडव्ह
नं.१०७/१,म
जि. न्यायालय परिस
नि. [illegible] - आकाश, ग.
महामार्ग बस स्थानकामागे, :
मो.942274

a. 7/12 extracts from last 30 years.

b. 6-D mutation entries.

c. Copy of Layout Order dt. 27/1/2000

d. Copy of N.A. permission dt. 12/5/2000

e Copies of Sale deeds dt. 6/7/2000 Sr. Nos.8568, 8569 and 8570/2000.

f. NOC of Adv. G. D. Navale dt. 29/6/2017 for Public Notice dt. 4/5/2017.

g Copies of Sale deeds dt. 30/6/2017 Sr. No. 4625 & 4626

h. Copy of Commencement Certificate dt. 23/1/2018

So also as per request of owner, I have taken on-line search of record maintained by all the Offices of Sub-Registrar Nashik and for that purpose I have paid search fee Rs. 750/- for the period of 30 years i.e. from 1989 to 2018 as per GRN MH0011760247201718E dated 13/3/2018.

On the basis of referred documents and subject to search of available record my observations are as under :

a. It is seen from M. E. No. 7260 dt. 1/2/1958 that, land owner Raghunath Hari Fadke made an application that because of his old age, he is not able to cultivate the land S.No. 786, therefore name of his son Damodhar Raghunath Fadke be mutated into record of rights. Accordingly name of Shri.Damodhar Raghunath Fadke has been entered into record.

b. It is seen from M. E. No. 30821 dt. 5/8/1993 that, as per application of Damodar Raghunath Fadake and order of Tahasildar Nashik bearing No. 662/93 dt. 5/8/1993, names of Jyotsna Damodar, Avinash Damodar, Archana Avinash, Nishikant Damodar,

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...L.LLB
...वसं.
...हेळा-२
...ड नगर,
...क-४२२ ००२
...69

Nilambari Nishikant, Vinayak Damodar, Vaishali Vinayak Fadake, Sulbha Arvind Vatankar, Manjusha Avinash Oke, Aarti Ashok Lavhate were entered into record of rights alongwith name of Damodar.

c. It is seen from record that Shri. M. D. Shejpal and others through Gpa D. B. Kapadiya have applied for Corrigendum with respect to ULC Order No. ULC /A 3 / 204 / 96 dt. 5/9/1996, accordingly as per Order No. ULC / A 3 / 204-A/97 dt. 30/12/1997, area adm. 15450.00 sq.mtrs. out of S. No. 785 totally adm. 4 H. 49 R. has been declared as retention land of the said owners M. D.Shejpal etc. 8.

d. It is seen from record that Shri. Damodhar Raghunath Phadke and others through Gpa Shri. D. B. Kapadiya have prepared a layout, it has been tentatively approved by NMC Nashik as per Letter No. IND / WS - 442 / 5298 dt. 14/1/1998.

e. It is seen from record that Damodar Raghunath Fadake and others through Gpa D. B. Kapadiya have taken ULC permission to sell the land adm. 15450.00 sq.mtrs. of S.No. 786 to Shri. M. D. Shejpal and others from Addl. Collector & Competent Authority ULC Nashik as per Letter No. ULC / A-2-2/SR-26/234/1999 dt.8/3/1999.

f. It is seen from M.E.No.39838 dt.5/4/1999 that, Damodhar Raghunath Fadke, Jyotsna Damodar Fadke etc. 11 persons, have sold area adm. 15450.00 sq.mtrs. from and out of S.No. 786 under subject to Mr. Mansukh Dayabhai Shejpal, Kirti Dayabhai Shejpal, Aarti Digvijay Kapadiya, Digvijay Babubhai Kapadiya, Dr. Rita Digvijay Kapadiya, B.C.S. security Products Pvt.

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Ltd., Jayaben Dayabhai Shejpal, Anjela Gokulbhai Gokani persons as per Sale Deed dated 1/4/1999. prior to sale deed, ULC permission has been taken, accordingly S.No. 786/2 has been allotted to area purchased by Shri. Mansukh Dayabhai Shejpal etc., and remaining land of S.No. 786/1 has been shown in the name of land owners Damodar Raghunath Fadake etc.11.

g. It is seen from record that Shri. M. D. Shejpal and others through Gpa D. B. Kapadiya has obtained N. A. permission from Addl. Tahasildar Nashik as per Letter No. Binsheti / SR / 1402 / 1999 dated : 30/4/1999 on payment of fine of Rs. 33407/- alongwith the N.A. assessment Rs. 3037/- per year.

h. It is seen from M. E. No. 41725 dt. 31/3/2000 that, Mansukh Dayabhai Shejpal and others have prepared a layout of the land, it has been approved by Nashik Muncipal Corporation Nashik as per Letter Javak No. / Nagar Rachana Vibhag / Final / 67 dt. 27/1/2000, accordingly land has been laid into plots.

i. It is seen from M. E. No. 42459 dt. 27/7/2000 that, Vimal Krishnamohan Saindane has purchased Plot No. 20 and 21 from Shri. Mansukh Dayabhai Shejpal etc., 8 and Arun Bhagwat Patil, Rasiklal Pratapchand Ostwal as per Sale deed dt. 6/7/2000 registered in the office of SRO Nashik 1 at Sr. No. 8568 and 8569/2000 and Shri. Krishnamohan Ananda Saindane has purchased Plot No. 22 from them as per Sale deed dated 6/7/2000 registered in the office of SRO Nashik 1 at Sr. No. 8570/2000.

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j. It is seen from record that, Adv. G. D. Navale has published a Title Verification Notice in daily news paper Deshdoot dt. 4/5/2017 and thereafter issued NOC dt. 29/6/2017 that he has not received any objection from anybody regarding title of said plots.

k. It is seen from M. E. No. 55361 dt. 17/4/2006 that, Mansukh Dayabhai Shejpal and others through Gpa Digvijay Babubhai Kapadiya has revised the said layout, it has been approved by NMC Nashik as per Letter Javak no. / Nagar Rachana Vibhag / Final / Cidco / 88 / 6261 dt. 9/3/2006, accordingly revenue record of the said layout has been corrected as per revised layout.

l. It is seen from M. E. No. 500170 dt. 4/9/2017 that, Utkarsh Builders & Developers partners : Mayur Sahebrao Tajane and Hemant Yashwant Gaikwad have purchased Plot No. 22 from Krishnamohan Ananda Saindane as per Sale deed dated 30/6/2017 registered in the office of SRO Nashik 4 at Sr. No. 4626/2017 accordingly name of purchaser has been entered into record of rights.

m. It is seen from M. E. No. 500171 dt. 5/9/2017 that, Utkarsh Builders & Developers partners : Mayur Sahebrao Tajane and Hemant Yashwant Gaikwad have purchased Plot No. 20 and 21 from Vimal Krishnamohan Saindane as per Sale deed dt. 30/6/2017 registered in the office of SRO Nashik 4 at Sr. No. 4625/17 accordingly name of purchaser has been entered into record of rights.

n. I have seen 7/12 extracts dt. 1/3/2018 of Plot Nos. 20 to 22, it does not show any adverse entry. The owners have paid N.A. tax Rs. 412/- as per Receipt No. 2318202 dt. 1/3/2018.

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o. It is seen from record that, Utkarsh Builders & Developers partners : Mayur Sahebrao Tajane and Hemant Yashwant Gaikwad have prepared a building plan for construction, it has been approved by Nashik Muncipal Corporation Nashik as per Commencement Certificate No. LND / BP / Nashik / DCR /0120 / 2017 /20 dated : 23/1/2018.

p. I have given a Title Verification Notice in Daily Pudhari Nashik dt. 14/3/2018 at page no. 11, and within the stipulated period of 7 days mentioned in the said notice, I am not in receipt of any objection of whatsoever nature from anybody.

q. That, I have taken search of Index II record in the office of SRO Nashik 1 and 2 since 1989 to 2002-03 and other offices of SRO since 2003-04. I have verified on-line Index II record maintained on computer system for all the offices of Sub-Registrar Nashik since year 2005 to 2018, and as per the available record on portal, I have not found any adverse entry affecting the title of said plots.

OPINION : On basis of above referred documents, and subject to search of available record, I am of the opinion that property bearing Plot No. 20 adm. 286.00 sq.mtrs. of S. No. 786/2/20, Plot No. 21 adm. 286.00 sq.mtrs. of S. No. 786/2/21 and Plot No. 22 adm. 286.00 sq.mtrs.of S.No.786/2/22, assessed at Rs. 188.76 Ps., each,situated at Nashik, within the limits of Nashik Muncipal Corporation, Nashik, Tal. & Dist. Nashik bears a clear and marketable title free from all encumbrances and Utkarsh Builders & Developers partners : Mayur Sahebrao Tajane and Hemant Yashwant Gaikwad are entitled to make construction over the said plots and to sell constructed units to prospective purchaser/s.

Place : Nashik

Dated : 22/3/2018

Gaikwad

ॲड.श्री.सतिश दत्तात्रय गायकवाड
Advocate ॲडव्होकेट BSL.LLB
चेंबर न.१०७/१, मारुती चेंबर्स,
जिल्हा न्यायालय परिसर, नाशिक-२
निवास - आकाश, गायकवाड नगर,
महामार्ग बस स्थानकामागे, नाशिक-४२२००२
मो.9422746869

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