



CHALLAN
MTR Form Number-6

GRN	MH005794586201718E	BARCODE			Date	27/09/2017-17:53:41	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			NSK4_NASHIK 4 JOINT SUB REGISTRAR		Full Name		
Location			NASHIK		ADV P V THAKARE		
Year			2017-2018 One Time		Flat/Block No.		
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			1000.00		Road/Street		
					Area/Locality		
					Town/City/District		
					PIN		
					4 2 2 2 0 2		
					Remarks (If Any)		
					SEARCH FOR 20 YEARS		
					Amount In		
					One Thousand Rupees Only		
Total			1,000.00		Words		
Payment Details			BANK OF BARODA		FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN		Ref. No.		
Cheque/DD No.					02003942017092701962 74067702		
Name of Bank			Bank Date		RBI Date		
					27/09/2017-17:58:24 Not Verified with RBI		
Name of Branch			Bank-Branch		BANK OF BARODA		
			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 चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करताच्या दस्तावादी लागू नाही.

Adv. P. V. Thakare

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

Subject :

Investigation of Title with respect to the property bearing Plot No. 9 adm. 236.00 sq. mtrs. and Plot No. 10 adm. 236.00 sq.mtrs., from and out of S. No. 278/2/2 to 12 situated at Village Nashik, Taluka and District Nashik, within the limits of Nashik Municipal Corporation, Nashik and the said plots are bounded by its four sides as under :

	Plot No. 9	Plot No. 10
East :	Adj. 12 mtrs. Road	Adj. 12 mtrs. Road
West :	Adj. Plot No. 16	Adj. Plot No. 15
South :	Adj. Plot No. 8	Adj. Plot No. 9
North :	Adj. Plot No. 10	Adj. Plot No. 11

Name of the Owner : Shree Sai Shradha Buildcon
through Partners
1. Shri. Ganesh Walmik Domade
2. Shri. Sunil Sitaram Kale
3. Dr. Sau. Vidya Nitin Gite
3. Dr. Shri. Nitin Jagannath Gite

Documents referred :

- 1 7/12 extracts
- 2 6-d mutation entries as explained below.
- 3 Copy of Sale deed dt. 14/2/1990 Sr. No. 1279/90

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- 4 Copy of N.A. Order dt. 4/5/2012.
- 5 Copy of Layout Order dt. 22/10/2013
- 6 Copy of Notary MOU dt. 6/8/2014 Sr. No. 45/2014.
7. Copy of Sale deed dt. 30/12/2015 Sr. No. 9402/2015
8. Copy of Sale deed dt. 27/12/2016 Sr. No. 8775/2016

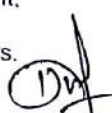
So also as per request of the owner I have caused a search in the office of Sub-registrar Nashik for a period of 20 years i.e. from 1998 to 2017 as per Receipt No. MH 005794586201718E dt. 27/9/2017 and I have paid search fee of Rs. 1000/- for the same.

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. 12878 dt. 27/1/1972 that, Appaji Ramchandra Mali has partitioned the land and S. No. 278/2 has been given to the share of Vasant Rao Ramchandra Mali, accordingly his name has been entered into record of rights.

b. It is seen from M. E. No. 26042 dt. 19/9/1989 that, Vasant Rao Ramchandra Mali has repaid the loan of Nashik Shivar Left Bank Canal Society, therefore charge has been deleted from other rights column.

c. It is seen from M. E. No. 27105 dt. 27/7/1990 that, land owner Vasant Ramchandra Mali have sold different part portions of the land S. No. 278/2 to different persons by various sale deeds dated : 14/2/1990. Accordingly Dr. Rohit Jamnadas Shah, Smt. Jasvantiben Jamnadas Shah and Master Papu Rohit Shah through Guardian Smt. Sandhya Rohit Shah have purchased part portion adm. 3765.00 sq.mtrs.


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accordingly the said land has been laid into different hissas viz. S. No. 278/2/2 to 278/2/12 and shown in the names of its respective purchasers.

I have seen copy of said Sale deed, it is seen that they have purchased part of land bearing Plot No. 3 adm. 00 H. 93 R. out of S. No. 278/2 totally adm. 4 H. 96 R., from Shri. Vasant Ramchandra Mali as per Sale deed dt. 25/10/1989 initially numbered as 7213 and the said document has been registered by SRO Nashik at Sr. No. 1279 on 14/2/1990 on submission of Income Tax Clearance Certificate.

d. It is seen from M. E. No. 29228 dt. 18/5/1992 that, charge of Nashik Shivar Left Bank Canal has been deleted from other rights column of land S. No. 278/2/1.

e. It is seen from M. E. No. 44934 dt. 13/9/2001 that, Sahayog Charitable Trust Panchavati, Chief Promoter anilkumar J. Badiyani has purchased S. No. 278/2/9, 278/2/10, 278/2/11 and 278/2/12 from Tapovan Farm Prop. Madhukar Bapurao Mali etc. 4 as per Sale deed dt. 19/6/2001 and as per copy of permission issued by SDO Nashik bearing No. Tenancy / SR / 24 / 2000 Nashik dt. 7/6/2001, his name has been entered into record of rights.

f. It is seen from M. E. No. 48045 dt. 10/2/2003 that, as per Letter of Collector Nashik bearing No. Masha / Letter No. / Bhu. Sa. / Vaitarna / Sinhasta / 1290 / 2002 dt. 24/12/2002 alongwith letter of Tahasildar Nashik bearing No. Jamabandi / Kavi / 1287 / 02 Nashik dt. 25/12/2002 various properties have been reserved for Sinhasta Kumbhmela and remark to that effect has been taken in other rights column.


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g. It is seen from M. E. No. 48666 dt. 28/5/2003 that, as per application of Shri. Prakash Hari Joshi correction of area has been carried out into record of rights of land S. No. 278/2/2 and shown as 3765.00 sq.mtrs. instead of 376.00 sq.mtrs.

h. It is seen from M. E. No. 49243 dt. 2/9/2003 that, name of Chintaman Krushn Kelkar was entered into record as per entry no. 27105 for S. No. 278/2/4, but on record said name has been wrongly written as Kotakar, therefore correction in name has been carried out.

i. It is seen from M. E. No. 49927 dt. 23/12/2003 that, remark of "reserved for Sinhasta Kumbhmela 2003/04" has been taken in other rights column of various properties including S No.278/2/2 to 278/2/12 as per entry nos. 48045 and 48380, possession of the said properties have been returned to the concerned land owners on 29/11/2003, accordingly as per Letter of Circle Officer Nashik bearing No. 800/2003 dt. 23/12/2003, said remark has been deleted from other rights.

j. It is seen from M. E. No. 50598 dt. 24/3/2004 that, Ashok Laxman and Achyut Laxman Kandpithe through Gpa Sachin Madhukar Mali have executed Gift Deed on 18/3/2004 with respect to land S. No. 278/2/7 in favour of Damayanti Madhkar Mali, accordingly her name has been entered into record.

k. It is seen from M. E. No. 53226 dt. 5/5/2005 that, Damayanti Madhukar Mali has executed Gift Deed with respect to S.No.278/2/7 in favour of Sau. Chintajali Ramkrishna Sonawane on 9/2/2005, accordingly her name has been deleted from record.



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l. It is seen from M. E. No. 53498 dt. 24/6/2005 that, name of Sushilabai Bhojraj Khachne entered into record of S. No. 278/2/8 as per entry no. 27105 but name of Vijay Bhojraj Khachne remained to be recorded, therefore as per copy of sale deed, his name has been entered into record of rights.

m. It is seen from M. E. No. 65320 dt. 4/9/2009 that, Sushilabai Bhojraj Khachne died on 30/4/2009, she had executed Will dt. 19/7/08 registered in the office of SRO Bhusawal at Sr. No. 2435/08 with respect to S.No. 278/2/8, on the basis of said Will, her share has been given to Vijay Bhojraj Khachne, said entry was kept pending for decision.

n. It is seen from M. E. No. 70787 dt. 5/4/2011 that, Sushilabai Bhojraj Khachne died on 30/4/2009, leaving behind legal heirs Vijay Bhojraj, Vasant Bhojraj, Dilip Bhojraj, Bharti Bhojraj, Malati Patil and Sarojini Choudhary. She had executed Will dt. 19/7/08 registered in the office of SRO Bhusawal at Sr. No. 2435/08 with respect to S.No. 278/2/8, and bequeathed her share to Vijay Bhojraj Khachne, accordingly his name has been entered into record.

o. It is seen from M. E. No. 71259 dt. 19/5/2011 that, Jayvantiben Jamnadas Shah died on 3/10/2009 leaving behind legal heirs Ramesh Jamnadas, Umakant Jamnadas, Rohit Jamnadas Shah, Kunjlata Mehta, Nalini Shah, Madhuri Shah, Manorama Shah and Sudha Dalal, she had executed Will on 30/8/2009, and bequeathed the property to Rohit Jamnadas Shah, accordingly her name has been deleted from record.



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p. It is seen from M.E.No. 71365 dt. 30/5/2011 that, Chintaman Krushna Kelkar died on 15/4/2005 leaving behind legal heirs Smt. Meenatai Chintaman Kelkar, Nirupa Vijay Kakatkar, Jayashree Pradip Phatak, Madhuri Sunil Mone. He had executed Will dt. 1/7/2004 and bequeathed his undivided 1/3 share of S. No.278/2/4 to his grand son Vikram Vijay Kakatkar, accordingly name of Vikram Kakatkar has been entered into record for 1/3rd share.

q. It is seen from M. E. No. 95469 dt. 27/11/2014 that, Collector Nashik has granted N.A. permission with respect to land S. No. 278/2/2 to 278/2/12 totally adm. 33060.00 sq.mtrs. as per Order No. Mah / Kaksha 3 / 4 / Bi.She.Pa.Kra. / 196 / 2012 dt. 4/5/2012. So also a joint layout plan of S. No. 278/2/2 to 278/2/12 has also been approved by Nashik Municipal Corporation Nashik as per Letter Javak No. / Nagar Rachana Vibhag / Final / Panchavati /C-1/60 dt.22/10/2013, accordingly land has been laid into plots and allotted S.No.278/2/2 to 12, so also Plot No. 9 to 16 were shown in the names of Smt. Sandhya Rohit Shah and Shri. Rahul (Papu) Rohit Shah.

r. It is seen from the copy of M.O.U. registered before Adv. and Notary G.N.Shinde dated : 6/8/2014 at Sr. No. 45/2014 that, Smt. Sandhya Rohit Shah and Rahul Rohit Shah i.e. party no. 2 have agreed to give Plot Nos. 36p, 37 and 38p totally adm. 622.09 sq.mtrs. to Thakkar's Developers Ltd., i.e. party no. 9 towards the labours and expenses incurred for development of said layout.

s. It is seen from record that, Smt. Sandhya Rohit Shah and Rahul (Pappu) Rohit Shah have executed Sale Deed in favour of M/s. Thakkar's Developers Ltd., through Director Shri. Jitendra Manoj Das Thakkar instead of Plot Nos. 36p, 37 and 38p as agreed in the MOU dated : 6/8/2014 with respect to Plot No. 9, Plot No. 10 Plot No. 15 and Plot No. 16, the said sale deed has been registered in the office of SRO

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Nashik 4 at Sr. No. 9402/2015 on 30/12/2015, the purchaser has paid cash consideration for the extra plotted area of Plot No. 15 and Plot No. 16 adm. 320.87 sq.mtrs.,

t. It is seen from record that, M/s. Thakkar's Developers Ltd., through Director Shri. Jitendra Manohardas Thakkar have sold Plot No. 9 and 10 under subject to Shree Sai Shradha Buildcon Partners 1. Shri. Ganesh Walmik Domade, 2. Shri. Sunil Sitaram Kale, 3. Dr. Sau. Vidya Nitin Gite, 4. Dr. Shri. Nitin Jagannath Gite as per Sale deed dated : 27/12/2016 registered in the office of SRO Nashik 2 at Sr. No. 8775/2016.

u. I have seen 7/12 extracts and N.A. tax Receipt of Plot No. 9 and 10 dt. 25/9/2017, name of purchasers remained to be inserted into record of rights and at present name of M/s. Thakkar Developers Ltd., is appearing on 7/12 extracts of Plot No. 9 and 10.

v. That I have taken search of the on-line record maintained on computer system for all the offices of SRO Nashik for the period of year 2005 to 2017 and during the 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 referred documents, and subject to search of available record, I am of the opinion that, the title of Plot No. 9 adm. 236.00 sq. mtrs. and Plot No. 10 adm. 236.00 sq.mtrs., from and out of S. No. 278/2/2 to 12 situated at Village Nashik, Taluka and District Nashik, within the limits of Nashik Municipal Corporation, Nashik is clear, marketable and free from all encumbrances.

Nashik

Dated : 28/9/2017

Advocate

