



CHALLAN
MTR Form Number-6



GRN	MH003924829201819E	BARCODE			Date	13/07/2018-13:55:26		Form ID		
Department					Inspector General Of Registration					
Type of Payment					Search Fee					
Type of Payment					Other Items					
Office Name					NSK4_NASHIK 4 JOINT SUB REGISTRAR		Full Name		ADV M D BODKE	
Location					NASHIK		Flat/Block No.		Plot No 6 and 7	
Year					2018-2019 One Time		Premises/Building		S No 93/2B CTS No 4109 and 4107	
Account Head Details					Amount In Rs.		Road/Street		Gangapur Nashik	
0030072201 SEARCH FEE					750.00		Area/Locality		Town/City/District	
							PIN		4 2 2 0 0 5	
							Remarks (If Any)		Search for 30 years 1989 to 2018	
							Amount In		Seven Hundred Fifty Rupees Only	
Total					750.00		Words			
Payment Details					IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN		Ref. No.		69103332018071312341 174222332	
Cheque/DD No.					Bank Date		RBI Date		13/07/2018-13:56:16 Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK			
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
सदर चलन "ट्रिप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : 7775064466

Adv. M. D. BODKE

B. Com., LL.B

Office : FD-02, Thakkar's Buzzar, New C.B.S., Nashik

TITLE SEARCH REPORT
TO WHOMSOEVER IT MAY CONCERN

Description of Property :

All that piece and parcel of the property of Plot No. 6 adm. 200.00 sq.mtrs., (having City Survey No. 4109 adm. 201.1 sq.mtrs.) N.A. assessment Rs. 204.00 Ps., and Plot No. 7 adm. 220.00 sq.mtrs., (having City Survey No. 4107 adm. 216.9 sq.mtrs.) N.A. assessment Rs. 224.40 Ps., from and out of land S. No. 93/2B situated at Village Gangapur, Taluka and District Nashik, within the limits of Nashik Municipal Corporation, Nashik and the said plots are jointly bounded by four sides as under : -

East	:	9 mtrs. wide road
West	:	S. No. 123
South	:	Plot No. 5
North	:	Plot No. 8

Name of the Owner : Shri. Sameer Vasant Patil
R/o. Nashik

Documents referred :

1. 7/12 extracts.
2. Relevant 6-d mutation entries explained below
3. Copy of Layour Order dt. 1/1/1997

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- 4 Copy of Sale deed dt. 22/1/1997 Sr. No. 520
- 5 Copy of Sale deed dt. 28/5/2018 Sr. No. 4822.
- 6 Copy of City Survey Extracts dt. 26/4/2018

So also as per request of owner, I have taken search of index II record maintained by all the Offices of Sub-Registrar Nashik and for that purpose I have paid search fee for the period of 30 years i.e. from 1989 to 2018 as per **Receipt No. MH 003924829201819** dated : 13/7/2018 enclosed herewith.

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. 2424 dt. 24/2/1983 that, Shri. Keshavrao Bhikaji Pachorkar and Madhukar Vitthal Sonavane have purchased part portion adm. 00 H. 80 R. out of S. No. 93/2 from Yamunabai Katad etc., as per Sale deed dt. 25/1/1983, accordingly land has been divided in two parts, viz. S.No. 93/2A shown in the name of landlords, while S. No. 93/2B adm. 00.80 R. shown in the names of purchasers Shri. Keshavrao Bhikaji Pachorkar and Madhukar Vitthal Sonavane.

b. It is seen from M. E. No. 6505 dt. 2/4/1998 that, Keshavrao Bhikaji Pachorkar and Madhukar Vitthal Sonavane through GPA Narayan Dinkar Shiveshwarkar have prepared a layout of property S. No. 93/2B, which has been approved by Nashik Municipal Corporation Nashik as per Letter Javak No. / Nagar Rachana / Final / 140 / 166 dated : 1/7/1997, so also N.A. permission has been granted by Collector Nashik as per Order No. 292/1983/1/1984, accordingly land has been laid into plots.



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c. It is seen from M. E. No. 6850 dt. 3/2/1999 that, Shri. Keshav Bhikaji Pachorkar and Madhukar Vitthal Sonavane through GPA Narayan Dinkar Shiveshwarkar have sold Plot Nos. 6 and 7 to Sau. Shobha Anil Deshmukh as per Sale deed dt. 22/1/1997, accordingly her name has been entered into record of rights.

d. It is seen from M. E. No. 17965 dt. 8/6/2018 that, Sau. Shobha Anil Deshmukh has sold Plot Nos. 6 and 7 to Shri. Sameer Vasant Patil as per Sale deed registered in the office of SRO Nashik 4 at Sr. No. 4822/2018 on 28/5/2018, accordingly name of present owner has been entered into record of rights.

e. It is seen from City Survey Extracts dt. 26/4/2018 that Plot No. 6 bears City Survey No. 4109 adm. 201.1 sq.mtrs. and Plot No. 7 bears City Survey No. 4107 adm. 216.9 sq.mtrs.

f. That, I have taken search of Index II record from year 1989 to 2005 in the office of SRO Nashik and thereafter on-line record from year 2005 to 2017 maintained on computer system for all the offices of Sub-Registrar Nashik, and as per the available record on portal, I have not found any adverse entry affecting the title of said property.

OPINION :

On basis of above referred documents, and subject to search of available record, I am of the opinion that, the title of the property bearing Plot No. 6 adm. 200.00 sq.mtrs., (having City Survey No. 4109 adm. 201.1 sq.mtrs.) N.A. assessment Rs. 204.00 Ps., and Plot No. 7

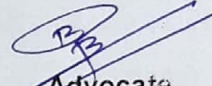


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adm. 220.00 sq.mtrs., (having City Survey No. 4107 adm. 216.9 sq.mtrs.)
N.A. assessment Rs. 224.40 Ps., from and out of land S. No. 93/2B
situated at Village Gangapur, Taluka and District Nashik, within the limits of Nashik Municipal Corporation, Nashik is clear, marketable and free from encumbrances of whatsoever nature and the owner Shri. Sameer Vasant Patil is entitled to make construction on the said plots and to sell constructed premises to prospective purchaser/s.

Nashik

Dated : 13/7/2018


Advocate

