



CHALLAN
MTR Form Number-6



GRN	MH004055585201920E	BARCODE	Date		16/07/2019-15:41:42		Form ID	
Department			Inspector General Of Registration					
Type of Payment			Search Fee					
Type of Payment			Other Items					
Office Name			NSK1_HQR SUB REGISTRAR NASHIK 1			Full Name		
Location			NASHIK			ADV SAQUIB SALEEM PATKARY		
Year			2019-2020 One Time			Flat/Block No.		
Account Head Details			Amount In Rs.			Premises/Building		
0030072201 SEARCH FEE			75.00			Road/Street		
						Area/Locality		
						Town/City/District		
						PIN		
						Remarks (If Any)		
						TITLE SEARCH FEE FOR 3 YEARS		
						Amount In		
						Seventy Five Rupees Only		
Total			75.00			Words		
Payment Details			IDBI BANK					
Cheque-DD Details			FOR USE IN RECEIVING BANK					
			Bank CIN		Ref. No.		69103332019071614304	
Cheque/DD No.			Bank Date		RBI Date		16/07/2019-15:42:55	
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "राइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : 9823226682

SALEEM PATKARY
L.B.D.L. & L.W.
ADVOCATE
B. Patkary Complex.

Saquib Saleem Patkary

**B.A. LL. B. D.L.L. & L.W.
Advocate**

Resi. : 2586, Patkary Complex, Opp. Phule Market, Nashik 1

TITLE SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN

Subject :

All that piece and parcel of the property bearing Plot No. 1 adm. 518.50 sq. mtrs. assessed at Rs. 248.88 Ps., from and out of S. No. 6/4/1/plot/1 situated at Village Wadala, Taluka and District Nashik, within the limits of Nashik Municipal Corporation, Nashik, said plot is bounded by its four sides as under

East : Plot No. 2
West : S. No. 6 remaining property
South : 18 mtrs. DP road
North : Plot No. 4.

Name of the Owners : M/s. A. R. Buildcon, Partnership

Firm, through its Partners : -

1. Shri. Rizwanurraheman Zahurul
Hasan Patel.

2. Shri. Shaikh Aijaz Ahmed Bashir
Ahmed.

3. Shri. Roshan Sikandar Shaikh

That the aforesaid owner has approached me with a request to investigate into the title of aforesaid property for the period of last 30 years and for that purpose, produced before me the following documents

- ... 1. 7/12 extracts
2. Mutation entries explained below.

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3. Copy of Development Agreement & Gpa dt.24/10/2005
Sr. Nos. 5928 and 5929/2005.
4. Copy of N.A. permission dt. 31/12/2009
5. Copy of Layout Order dt. 27/4/2011
5. Copy of Sale deed dt. 10/6/2011 Sr. No. 07140
6. Copy of Sale deed dt. 23/8/2013 Sr. No. 8925
7. Copy of M.O.U. dt. 18/1/2014
8. Copy of Sale deed dt. 21/6/2019 Sr. No. 1948

I have taken search of Index II record of all the offices of Sub-registrar Nashik initially for 30 years i.e. 1989 to 2018 as per Receipt No. 18298 dt.12/12/2018 and paid Search Fee of Rs. 750/- for the same, so also I have taken search for last 3 years i.e. from 2017 to 2019 and paid Search Fee Rs. 75/- as per Receipt No. MH-004055585201920E dated : 16/7/2019.

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. 1163 dt. 10/8/1969 that, Eknath Kashinath Khode executed Declaration in favour of Vadala VKS society, therefore charge of society has been entered into other rights column of land S.No. 6/2.

b. It is seen from M. E. No. 1193 dt. 24/5/1970 that, Maharashtra State Weights, Measures & Scales (Enforcement) Act and Indian Coinage Act made applicable, therefore revenue record has been changed into metric system.

c. It is seen from M. E. No. 2161 dt. 25/5/1985 that, Shri. Eknath Kashinath Khode repaid the loan of State Bank of India, Old Agra Road Branch, therefore charge has been deleted from other rights column of S.No. 6/2

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d. It is seen from M. E. No. 2190 dt. 8/1985 that, Eknath Kashinath Khode has taken loan from United Western Bank Ltd., Nashik branch, therefore charge has been entered in other rights column of S.No. 6/2.

e. It appears as per M. E. No. 2365 dt. 16/4/1987 that, Eknath Kashinath Khode have sold diffrent portions to different purchasers, and Smt. Jijabai Chagan Wagh has purchased 00 H. 21 R. land out of S. No. 6/2 from EKnath Kashinath Khode as per Sale deed dt. 23 March 1987 registered in the office of Sub Registrar Nashik at Sr. No. 1463 therefore land S.No. 6/2 has been divided in various parts viz.....

S.No.	Purchasers.
6/2/1	Jijabai Chagan Wagh.
6/2/2	Chagan Punja Wagh
6/2/3	Mangala Sonu Khode
6/2/4	Sheelabai Gangadhar Kathe
6/2/5	Sau. Tulsabai Dattu Kathe
6/2/6	Yadav Dattu Kathe
6/2/7	Bharat Dattu Kathe
6/2/8	Balu Dattu Kathe.

f. It appears as per M. E. No. 3532 dt. 25/11/1993 that, land owner Krishna Eknath Khode repaid the loan of United Western Bank Ltd., Nashik Branch, therefore charge of the bank has been deleted from record of rights of land S. No.6/2/1 to 6/2/8.

g. It appears as per M. E. No. 3552 dt. 30/12/1994 that, Eknath Kashinath Khode has repaid the loan of Vadala VKS society therefore charge of the society has been deleted from other rights column of S.No. 6/2/1.

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h. It is seen from M. E. No. 4392 dt. 10/11/1997 that, as per Hissa Form No. 12, sub divisions of land were made as under ::

S.No.	Name.
6/1	Dattu Bhika Kathe
6/2	Karbhari Kashinath Kathe
6/3	Bhalchandra Vinayak Patil
6/4	Eknath Kashinath Khode.

Therefore corrections in hissa numbers were carried out and S.No. 6/2/1 to 6/2/8 were changed into S.No. 6/4/1, 6/4/2, 6/4/3, 6/4/4, 6/4/5, 6/4/6, 6/4/7 and 6/4/8.

i. It is seen from M. E. No. 5547 dt. 2/3/2001 that, as per letter of Vadala VKS society dt. 28/2/2001, charge of the society has been deleted from other rights column of land S.No. 6/2/1 to 6/2/8.

j. It is seen from M.E.No. 5594 dt. 12/4/2001 that, land S.No. 6/4/1 to 6/4/9 being Patil Inam Class 6B and regranted on old terms, the land owners Jijabai Chagan Wagh etc. 9 and Tulsabai Dattu Kathe through GPA Ganpat Krishna Mhatre have paid 50 % nazarana amount, therefore permission to convert the land into N.A. use has been granted by Collector Nashik as per Order No. Kaksha 4/Vatan/Kavi/245/ 2001 dt. 30/3/2001 and SR / 107/2001 Kaksha 4/Vatan / Kavi /104 /2001 dt. 30/3/2001.

k. It is seen from M. E. No. 9105 dt. 5/10/2008 that, Smt. Jijabai Chagan Wagh and others have executed Development Agreement and General Power of Attorney in favour of Shri. Ganpat Krishna Mhatre, Shri. Sandip Ganpat Mhatre, it has been registered in the office of Sub Registrar Nashik 2 at Sr. No. 5928/2005 and Sr. No.5929/ 2005 on 24/10/2005.

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Saqib Sale
B.A., LL.B.
ADVOCATE
No. 2586 Pat
Opp. Phule Mi.

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l. It is seen from M. E. No. 10442 dt. 3/5/2011 that, Collector Nashik has granted N.A. permission for S. No. 6/4/1 as per Order No. Mah / Kaksha 3 / 4 / Bi. She.Pa.Kra. / 218 / 2009 dt. 31/12/2009 and Nashik Municipal Corporation Nashik has approved layout of said property as per Letter Javak No. / Nagar Rachana Vibhag / Final / A 2 / 04 / 11 dt. 27/4/2011, accordingly land has been laid into plot nos. 1 to 4 and shown in the names of land owners Jijabai Chagan Wagh.

m. It is seen from M. E. No. 10509 dt. 13/6/2011 that, Smt. Jijabai Chagan Wagh, Chagan Punja Wagh etc., through Gpa Ganpat Krishna Mhatre etc., 2 have sold Plot No. 1, 2, 3 and 4 to M/s. Mhatre Mistry Construction Co. Ltd., Director Shri. Sandip Ganpat Mhatre as per Sale deed dt. 10/6/2011 registered in the office of Sub Registrar Nashik 2 at Sr. No. 7140/2011, accordingly names of purchasers were entered into record.

n. It is seen from M.E.No.12815 dt. 3/9/2013 that, Shri. Rizwanurraheman Zahurul Hasan Patel and Shri. Shaikh Aijaz Ahmed Bashir Ahmed have purchased Plot No. 1 under subject from M/s. Mhatre Mistry Construction Co. Ltd., Director Shri. Sandip Ganpat Mhatre as per Sale deed dt. 23/8/2013 registered in the office of Sub Registrar Nashik 1 at Sr. No. 8925/2013, accordingly names of purchasers were entered into record.

o. It is seen from record that, Shri. Rizwanurraheman Zahurul Hasan Patel and Shri. Shaikh Aijaz Ahmed Bashir Ahmed have executed M. O. U. with respect to said Plot No. 1 on 18th Jan. 2014, it has been agreed between them that, as per Sale deed dt. 23/8/2013 Sr. No. 8925 price of Rs. 25 lakhs has been paid as Rs. 16,13,000/- by

Saleem Patkary

Shri Saleem Patkary
B.A., LL.B., LL.M. & L.W.
ADVOCATE

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Rizwanurraheman Patel and Rs. 8,87,000/- by Shaikh Aijaz Ahmed Bashir Ahmed, therefore as per M. O. U. Shaikh Aijaz Ahmed Bashir Ahmed has paid difference amount Rs. 3,63,000/- to Rizwanurraheman Patel as per Cheque No. 276337 dt. 27/12/2013 drawn on Bank of Maharashtra, accordingly both the parties have equal share i.e. 50 % each in the said Plot.

p. M. E. No. 14858 and M. E. No. 15758 are related with preparation of computerised 7/12 extracts by using Edit Module as per Govt. Circular dt. 7/5/2016, accordingly survey number has been shown into record as S.No. 6/4/1/plot/1.

q. It is seen from M. E. No. 16693 dt. 24/6/2019 that Shri. Rizwanurraheman Zahurul Hasan Patel and Shri. Shaikh Aijaz Ahmed Bashir Ahmed have executed Sale deed in favour of M/s. A. R. Buildcon, Partnership Firm, Partners Shri. Rizwanurraheman Zahurul Hasan Patel, Shri. Shaikh Aijaz Ahmed Bashir Ahmed and Shri. Roshan Sikandar Shaikh, the said Sale deed is registered in the office of Sub Registrar Nashik 6 on 21/6/2019 at Sr. No. 1948.

r. I have taken search of Index II record for the period of 1989 to 2003 in the offices of SRO Nashik, till the period of 2003 some of the record of index entries is in torned condition and some record is sent to the computerised data processing. I have verified on-line record for all the offices of Sub Registrar Nashik since 2003 to 2018 and from 2017 to 2019 and as per available record on portal, I have not found any adverse entry affecting the title of the said plot.

OPINION : On the basis of the referred documents and subject to search of available record, I am of the opinion that, the title of the property Plot No. 1 adm. 518.50 sq. mtrs. assessed at Rs. 248.88 Ps.,

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from and out of S. No. 6/4/1/plot/1 situated at Village Wadala, Taluka and District Nashik, within the limits of Nashik Municipal Corporation, Nashik owned by M/s. A. R. Buildcon, Partnership Firm, through its Partners 1. Shri. Rizwanurraheman Zahurul Hasan Patel 2. Shri. Shaikh Aijaz Ahmed Bashir Ahmed and 3. Shri. Roshan Sikandar Shaikh is clear, marketable and free from all encumbrances.

Nashik

Dated : 16/7/2019



Advocate

Saquib Saleem Patkary
B.A., LL.B. D.L.L. & L.W.
ADVOCATE
Resi. 2586, Patkary Complex,
Opp. Phule Market, Nashik-1



Saquib Saleem Patkary
B.A., LL.B. & L.W.
ADVOCATE