CHALLAN
MTR Form Number-6

GRN	MH001408490201920E	BARCODE		Date	11/05/2019-11:06:46	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 PRAVIN ASHOK GULVE
Location	NASHIK		
Year	2019-2020 One Time	Flat/Block No.	OFFICE NO 7 ANANT GAURAV CHAMBERS
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	NEAR MEHAR SIGNAL
		Area/Locality	NASHIK
		Town/City/District	
		PIN	4 2 2 0 0 2
		Remarks (If Any)	SEARCH OF MOUJE NASHIK SURVEY NO 895 PART PLOT NO 2 AND 3
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	INDIAN BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02608672019051111800	1616907610
Cheque/DD No.		Bank Date	RBI Date	11/05/2019-11:07:33	Not Verified with RBI
Name of Bank		Bank-Branch		INDIAN BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 9922992292

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 कारणांसाठी किंवा नोदंणी न कराव्याच्या दस्तांसाठी लागु नाही.

Print Date 11-05-2019 11:07:37

PRAVIN A. GULVE
MAH/1699
2007
NASHIK
ADVOCATE

Pravin Ashok Gulve

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TITLE SEARCH REPORT

(For the last 30 years 1990 to 2019)

To,

Whomsoever it may concern,

This is to certify that I have investigated into the title of the property more particularly described hereinafter, on the request of the owners **Unity Buildtech** a partnership firm through its partner Mr. Mangesh Baburao Wagh and others.

1. **Description of the Property -** All that, piece and parcel of the non agricultural property bearing **Plot No.2 + 3** admeasuring 1240.00 square meters from and out of Revenue **Survey No.895/3/1 to 5/A/6/2 and 3/Plot no./2 and 3** situated at **Nashik**, Taluka and District Nashik and also situated within the limit of Nashik Municipal Corporation and bounded as under-

   On or towards East - 30 meters Wadala-Pathardi Road;
   On or towards West - Excess Land;
   On or towards South - Plot no.4;
   On or towards North - Plot no.1;

   For the sake of brevity and convenience the above plot no.2 + 3 shall be herein after referred to as the **"Said Property".**

2. My findings based on relevant documents placed before me are as under -

- 7/12 Extracts.
- Mutation Entries.
- Copy of Development Agreement and GP dated 09/11/2000.
- Copy of Sale Deed dated 09/11/2000.
- N. A. Order dated 20/11/2002.
- Copy of Development Agreement and GP dated 26/04/2002.
- Copy of Sale Deed dated 03/07/2004.
- Copy of Sale Deed dated 28/09/2004.
- Copy of Sale Deed dated 03/09/2018.
- Copy of Sale Deed dated 15/04/2019.

3. After examining the revenue record of title for the last 30 years, it transpired to me as under :

   It appears from the **Mutation Entry No.5910** dated 14/01/1951 that, as per hissa form no.12 survey no.895/2 is shown in the name of Dinanath Bapubhai Talajia.

   It appears from the **Mutation Entry No.11167** dated 21/11/1968 that, survey no.895/2 and 896/2 are purchased by Mr. Champalal Sheshmal Kankariya and Mr. Maniklal Mishrilal Kankariya by sale deed dated 30/04/1968 from Dinanath Bapubhai Talajia and hence the names of purchasers are brought on record of the said property.

It appears from the **Mutation Entry No.11417** dated 01/05/1969 that, with the consent of Mr. Champalal Sheshmal Kankariya, Mr. Manikchand Mishrilal Kankariya taken loan from Pathardi Vividha Karyakari Sahakari (Vikas) Sanstha Maryadit and the charge of the said society was recorded in the record of the right of survey no.895/2 and 896/2.

It appears from the **Mutation Entry No.12378** dated 19/05/1971 that, effect of Indian Coinage Act and Implementation of decimal system was taken.

It appears from the **Mutation Entry No.13751** dated 05/06/1973 that, Mr. Manikchand Mishrilal Kankariya repaid loan taken from Pathardi Vividha Karyakari Sahakari (Vikas) Sanstha Maryadit and hence charge of the said society was deleted from the record of survey no.895/2 and 896/2.

It appears from the **Mutation Entry No.15126** dated 11/12/1975 that, the said mutation entry is unclear and torn condition hence cannot be read.

It appears from the **Mutation Entry No.20942** dated 24/07/1984 that, Mr. Champalal Sheshmal Kankariya submitted an application to record the name of Shantilal Kacharadas Kankariya, Kantilal Kacharadas Kankariya, Prakash Champalal Kankariya, Suresh Champalal Kankariya and Mahesh Champalal Kankariya.

It appears from the **Mutation Entry No.34256** dated 15/04/1996 that, Mahesh Champalal Kankariya died on 26/09/1990 and he left behind legal heirs mother Sajanbai, brother Kantilal, Prakash, Suresh, Sister Chandrakala Kankariya, married sister Sarla Bagrecha, Alka Chhajed, Kalpana Nahar.

It appears from the **Mutation Entry No.34257** dated 15/04/1996 that, Kantilal Champalal Kankariya submitted an application and informed that, the name of Kantilal Kachardas Kankariya is recorded for survey no.895/2 and 896/2, but that name is not correct therefore it should be mentioned as Kantilal Champalal Kankariya and the said effect was given accordingly.

It appears from the **Mutation Entry No.34483** dated 07/06/1996 that, Maniklal Mishrilal Kankariya submitted an application and informed that, he has filed Civil Suit against Champalal Sheshmal Kankariya and appeal is pending in the High Court and that appeal is rejected and as per that appeal order Tehsildar have given order to record the name of Maniklal Mishrilal Kankariya for the area admeasuring 0 Hector 80 Ares only. And as per that order the name of Maniklal Mishrilal Kankariya is recorded for survey no.896/2 and his name is deleted from survey no.895/2.

It appears from the **Mutation Entry No.37212** dated 15/12/1997 that, as per ULC order application is submitted by the owner and survey no.895/2 is divided into 6 parts/hissa and accordingly the name of owners are recorded for the said sub-division/pot-hissa.

It appears from the **Mutation Entry No.37400** dated 20/01/1998 that, Ratnabai Kachardas Kankariya filed an application stating therein that, his son Shantilal Kachardas died on 15/07/1997 and his legal heirs were brought on record for survey no.895/2/1.

It appears from the **Mutation Entry No.42845** dated 21/09/2000 that, Sajanbai Champalal Kankariya died on 24/08/2002 and she left legal heirs son Kantilal, Prakash, Suresh, daughter Chandrakala Prakash, Sarala Bagrecha, Pushpa Dhadiwal, Alka Chhajed, Kalpana Nahar but as per the will executed by her on 25/05/2000, the survey

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no.895/2/4 and 896/2/6 part shows in the name of Mithun Prakash Kankariya and Piyush Kantilal Kankariya in equal share.

It appears from the **Mutation Entry No.43162** dated 17/11/2000 that, development rights of 3532.60 square meters of excess land of survey no.895/2/1 part given to Mithun Prakash Kankariya and Piyush Kantilal Kankariya by Sandeep, Sushila Shantilal Kankariya, Nita Munot, Manisha Desarda, Vaishali Sakla and Ratanbai Kankariya, the development agreement and general power of attorney are registered at the office of Sub-Registrar Nashik 1 at serial no.14411 and 14412 on dated 09/11/2000.

It appears from the **Mutation Entry No.43164** dated 17/11/2000 that, the loan taken from The Union Bank of India Mumbai was repaid and hence the charge of the said bank was deleted from the record of the survey no.895/2/1 to 6.

It appears from the **Mutation Entry No.43192** dated 22/11/2000 that, 2000 square meters retain land of survey no.895/2/1 and 587.40 square meters of development road FSI right of survey no.895/2/6 part are sold by Sandeep, Sushila Shantilal Kankariya, Nita Munot, Manisha Desarda, Vaishali Sakla and Ratanbai Kankariya to Mithun Prakash Kankariya and Piyush Kantilal Kankariya the sale deed is registered at the office of Sub-Registrar Nashik 1 at serial no.14410 on dated 09/11/2000.

Records further shows that, Mr. Prakash Champalal Kankariya and others have entered into a registered development agreement and general power of attorney on dated 22/04/2002 in favour of M/s. N.K. Associates a partnership firm through its partner Mr. Shirish Trimbak Nerkar and Mr. Vitthal Balkrushna Khankari in respect of survey no.895/2/1 to 6, for its development and disposal. Both the documents are duly registered at the office of Sub-Registrar, Nashik at serial no.2961 and 2962 on dated 26/04/2002. By virtue of those registered documents M/s. N.K. Associates through its above said partners have acquired development rights over above said landed properties through the above said land owners.

It appears from the **Mutation Entry No.48144** dated 24/02/2003 that, the final lay-out plan of the survey no.895/2/1 to 895/2/6 is approved and sanctioned by Nashik Municipal Corporation vide its letter no.Town Planning Department /Final/118/CD dated 24/02/2003. The Collector of Nashik has granted necessary "N.A. use permission" to said land survey no.895/2/1 to 5 and survey no.895/2/1 to 6, for total area of 7663.00 square meters vide its order no.Maha/Kaksha-III/Bin.She.Pra.Kra./128/2002 dated 20/11/2002 and total 15 plots are came into existence and it was re-arranged and re-numbered as survey no.895/2/1 to 5/A+6.

It appears from the **Mutation Entry No.48794** dated 16/06/2003 that, the said entry has no concern with the said property hence ignore.

It appears from the **Mutation Entry No.50501** dated 11/03/2004 that, due to hissa form no.12 the survey no.895/2/1 to 5/A+6/1 to 17 plot no.1 to 15 was corrected as survey no.895/3/1 to 5/A+6/1 to 17 plot no.1 to 15.

It appears from the **Mutation Entry No.51231** dated 05/07/2004 that, plot no.3 from and out of survey no.895/3/1 to 5/A+6/3 is purchased by Dr. Amar Anand Vishal and

Mr. Anand Shankar Vishal by sale deed dated 02/07/2004 from Mr. Prakash Champalal Kankariya and others through their general power of attorney holder M/s. N.K. Associates a partnership firm through its partner Mr. Vitthal Balkrushna Khankari, which is registered at the office of Sub-Registrar Nashik at serial no.5806 dated 03/07/2004 and hence the names of purchasers are brought on record of the said property.

It appears from the **Mutation Entry No.51838** datec 30/10/2004 that, plot no.2 from and out of survey no.895/3/1 to 5/A+6/2 is purchased by Mr. Mohan Madhukar Tilloo, Mr. Makarand Madhukar Tilloo and Mrs. Rajlaxmi Anant Kshirsagar by sale deed dated 24/09/2004 from Mr. Prakash Champalal Kankariya and others through their general power of attorney holder M/s. N.K. Associates a partnership firm through its partner Mr. Vitthal Balkrushna Khankari, which is registered at the office of Sub-Registrar Nashik at serial no.08863 dated 28/09/2004 and hence the names of purchasers are brought on record of the said property.

It appears from the **Mutation Entry No.100906** dated 23/03/2016 that, the numbers of the survey no. have been ordered to be rectified and as such the entry is made for making the rectification.

It appears from the **Mutation Entry No.103318** dated 03/12/2016 that, the said mutation is in respect to the modification of mutation entry numbers.

It appears from the **Mutation Entry No.103319** dated 03/12/2016 that, the said mutation is in respect to the village division proposal and the Nashik village divided into 5 divisions.

It appears from the **Mutation Entry No.401164** dated 06/09/2018 that, plot no.3 from and out of survey no.895/3/1 to 5/A+6/3 is purchased by Unity Buildtech a partnership firm through its partner Mr. Mangesh Baburao Wagh and others by sale deed dated 03/09/2018 from Dr. Amar Anand Vishal and Mr. Anand Shankar Vishal, which is registered at the office of Sub-Registrar Nashik at serial no.7266 dated 03/09/2018 and hence the names of purchasers are brought on record of the said property.

It appears from the **Mutation Entry No.401837** dated 04/05/2019 that, plot no.2 from and out of survey no.895/3/1 to 5/A+6/2 is purchased by Unity Buildtech a partnership firm through its partner Mr. Mangesh Baburao Wagh and others by sale deed dated 13/04/2019 from Mr. Mohan Madhukar Tilloo, Mr. Makarand Madhukar Tilloo and Mrs. Rajlaxmi Anant Kshirsagar which is registered at the office of Sub-Registrar Nashik at serial no.2587 dated 15/04/2019 and hence the names of purchasers are brought on record of the said property.

It appears from the **Mutation Entry No.401893** dated 04/05/2019 that, the said property i.e. plot no.2 and 3 amalgamated by the order of Nashik Municipal Corporation vide no. outward no. / Pathardi / Layout / Land Amalgamation / Sa. San. Na. Ra. / NMC / AML / Nashik / DCR / 0132 / 2019 dated 25/04/2019 and it was re-arranged and re-numbered as survey no.895/3/1 to 5/A/6/2 and 3/plot no./2and 3 admeasuring 1240.00 square meters.

It appears from the records that, 7/12 extract dated 04/05/2019 is seen the said property is standing in the in the name of Unity Buildtech a partnership firm.

4. On the basis of mutation entries and documents for the last 30 years i.e. from 1990 - 2019 and I have enquired in the office of Sub-Registrar Nashik, most of record in the

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office is in torn and dilapidated condition, some registers are not ready so as per the records made available to me my observation are as under -

YEAR	TYPE OF ENTRY
1990 to 1999	NIL
2000	Sale Deed dated 09/11/2000 at serial no.14410
	Development Agreement dated 09/11/2000 at serial no.14411
	General Power of Attorney dated 09/11/2000 at serial no.14412
2001	NIL
2002	Development Agreement dated 26/04/2002 at serial no.2961
	General Power of Attorney dated 26/04/2002 at serial no.2962
2003	NIL
2004	Sale Deed dated 03/07/2004 at serial no.5806
	Sale Deed dated 28/09/2004 at serial no.08863
2005 to 2017	NIL
2018	Sale Deed dated 03/09/2018 at serial no.7266
2019	Sale Deed dated 15/04/2019 at serial no.2587

If any entries, other than above mentioned entries are found, I will not personally responsible for it. The copy of Search Receipt no.MH001408490201920E dated 11/05/2019 is enclosed herewith.

5. **Title Clearance Certificate -**

Relying upon the above documents, I certified that the ownership of **Unity Buildtech** a partnership firm through its partner Mr. Mangesh Baburao Wagh and others concern with respect to the said property is free, clear, marketable and free from all encumbrances.

This Title Search Report is issued only upon the strength of the papers / documents produced before me (no public notice was issued for the Title Verification) by Unity Buildtech a partnership firm and search taken by me in Sub-Registrar office Nashik with available Index II register's as come registers are in torn conditions.

Thank You,

Date - 13th May 2019

Yours Faithfully,

PRAVIN A. GULVE
MAH/1699
2007
NASHIK
ADVOCATE

PRAVIN ASHOK GULVE
Advocate