



CHALLAN
MTR Form Number-6



GRN MH006960155201920E		BARCODE 		Date 02/10/2019-11:21:34		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee Type of Payment Other Items				TAX ID (If Any)			
				PAN No.(If Applicable)			
Office Name NSK3_NASHIK 3 JOINT SUB REGISTRAR				Full Name		ADVOCATE NILESH BHANUDAS GAYAKE	
Location NASHIK							
Year 2019-2020 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			750.00	Road/Street			
				Area/Locality		Pimpalgaon Bahula	
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Gat No. 193/A Plot No. 126 admeasuring area 282.12 Sq. Mtrs. Search			
				for 30 years			
Total			750.00	Amount In	Seven Hundred Fifty Rupees Only		
				Words			
Payment Details INDIAN BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02608672019100257947	1794210202
Cheque/DD No.				Bank Date	RBI Date	02/10/2019-11:21:56	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. : 9850490164
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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तांसाठी लागू नाही.

NILESH B. GAYAKE

B.COM. L.L.B. ADVOCATE

OFF : First Floor, Nadkarni Chambers,
Vakil Wadi, Nashik.-422 001

M.9850490164

E-mail : nilesh.gayake474@gmail.com,

Dt. 02/10/2019

TITLE SEARCH REPORT OF LAST 30 YEARS

DESCRIPTION OF PROPERTY:-

All the piece and parcel of land the property within the limit of Nashik, Taluka & District Nashik & within the Registration and Sub-Registration of Nashik, situated at **Pimpalgaon Bahula** Shiwar, bearing Gat No. **193/A** Plot No. 126 admeasuring area **282.12** Sq. Mtrs. and bounded as per layout plan as under:-

On or towards East : Plot No 143
On or towards West : Plot No 125
On or towards South : Colony Road
On or towards North : Plot No 127

NAME OF THE OWNER:-

SHRI. SUDHAKAR GARBAD MAHAJAN

I have perused the following documents in respect of the said property.

- 1) 7/12 Extract since last 30 Years.
- 2) Mutation entries last 30 Years.
- 3) N.A.Order
- 4) Layout Sanction Letter
- 5) Sale Deed Dated 09/02/1996
- 6) Sale Deed Dated 20/01/2007
- 7) Sale Deed Dated 23/03/2016



I have investigated the Title of the aforesaid holder on the basis of the above documents found that:-

OBSERVATION AND FINDINGS

Shri. Sudhakar Garbad Mahajan R/o Nashik has approached to me for grant of Title Report for the purpose of loan proposal against above property. He has submitted the above mentioned revenue records and other papers for my inspection & observations/ findings. After its perusal it transpires to me as under:-

M.E. 1424 in the Year 1981 the land owner of Gat No 193A approval Lay-out Plan and Sanctioned by the Assistant Director of Town Planning Nashik vide their Letter No. RP/Pimpalgaon Bahula/Layout/1489 Date 14/05/1981 and N.A. order passed by Collector Nashik vide their order No. RB/Desk-III/LNA/SR/196/81 date 28/05/1981. and the said land Property divided in to Various Plots.

M.E. 1618 in the Year 1982 the Manjula Nayan Gadda Purchased the said Plot No 126 from Jitendra Manohardas Thakkar and Firm through Partner Shri. Manohar Raghavji Thakkar by way of registered sale deed which is register on Year 1982 & for that M.E. No 1618 is made & Certified.

M.E. 2580 in the Year 1991 the Sau. Chhababai Somnath Khekulkar Purchased the said Plot No 126 from Manjula Nayan Gadda by way of registered sale deed which is register in the office at Sub- Register Nashik-1 at S.No. 1177/1991 Dated 11/02/1991. & for that M.E. No 2580 is made & Certified.

M.E. 7198 in the Year 1996 the Shri. Sharad Kashinath Khairnar Purchased the said Plot No 126 from Sau. Chhababai Somnath Khekulkar and other one by way of registered sale deed which is register in the office at Sub- Register Nashik-1 at S.No. 1028/1996 Dated 09/02/1996. & for that M.E. No 7198 is made & Certified.

M.E. 11430 in the Year 2007 the Sau. Nilavati Sadanand Naikwade Purchased the said Plot No 126 from Shri. Sharad Kashinath Khairnar by way of registered sale deed which is register in the office at Sub-Register Nashik-5 at S.No. 587/2007 Dated 20/01/2007. & for that M.E. No 11430 is made & Certified.

M.E. 19910 in the Year 2016 the Shri. Sudhar Garbad Mahajan Purchased the said Plot No 126 from Sau. Nilavati Sadanand Naikwade by way of registered sale deed which is register in the office at Sub-Register Nashik-4 at S.No. 2332/2016 Dated 23/03/2016. & for that M.E. No 19910 is made & Certified.

Commencement Certificate

Builder Developer prepared building plan on behalf of Land owner of the said property and obtained Commencement Certificate from Nashik Municipal Corporation Nashik its letter No. **LND/BP/Pimpalgaon Bahula/DCR/ 0286/2019 Dtd 18/02/2019**

I have taken search of last 30 years through Index II in Joint Sub-Registrar Office Nashik. on 02/10/2019 by Receipt No MH006960155201920E There is no found any Adverse entry in respect of Property.

OPINION

Thus I have gone through relevant documents to give my hand I have found that, the title of the said property situated at **Pimpalgaon Bahula** Shiwar, bearing Gat No. **193/A** Plot No. 126 admeasuring area **282.12** Sq. Mtrs. Within the limits of Nashik Municipal Corporation and within the Registration and Sub - Registration of Nashik is clear and marketable and free from all encumbrances.

NASHIK
DATE - 02/10/2018




NILESH B. GAYAKE
ADVOCATE.