CHALLAN
MTR Form Number-6

GRN	MH001488069201920E	BARCODE		Date	14/05/2019-12:58:42	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 R S DALVI PIMPALGAON BAHULA PLOT NUMBER 11 SURVEY NUMBER 198 A
Location	NASHIK		
Year	2019-2020 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	BANK OF MAHARASHTRA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	02300042019051449256	003848446
Bank Date	RBI Date	14/05/2019-12:59:58	Not Verified with RBI
Bank-Branch		BANK OF MAHARASHTRA	
Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 8308599772

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 करावयाच्या दस्तांसाठी लागू नाही.

Print Date 14-05-2019 01:00:11

ROHAN SHRIKRISHNA DALVI
B.S.L. L.L.B., Advocate
Office - : Chamber No.413, Maruti Chambers, District Court Compound, Nashik- 422002 Mobile No.8308599772

Date :14/05/2019

TITLE SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN

Subject : Title Clearance Certificate In respect of property bearing **Plot No.11,** admeasuring 280.00 Sq.Mtrs assessed for N.A. Rs.137.20 Paisa , out of **Gat No.198/A** of "**PIMPALGAON BAHULA**" Within the limits of Nashik Municipal Corporation, owned and possessed by Uma Construction Through Proprietor Shri.Raju Babulal Kumawat R/o.Bhagyashri ,Satpur, Nashik -7.

Boundaries Of the Plot:

On Or towards East	:	Plot No.12
On Or towards West	:	Plot No.10
On Or towards South	:	12.00 Meter Colony Road
On Or towards North	:	Gat Number No.197

At the request of my above named client I had investigated into the title of above mentioned property. After perusing concerned revenue records, 7/12 extract , mutation entries & Index-II register kept in the office of Sub-Registrar Nashik other concerned relevant documents , my opinion as follows :-

{1} **AS PER REVENUE RECORDS** :-

[A] As per application dated 05/10/1982 (as per lay out), stated there in that, the kabjedar Shri. Laxman Amruta Nagare prepared lay out plan of the said land gat no.198/A. The said lay out was sanctioned by the Assistant Director Of Town Planning Nasik Municipal Corporation Nasik vide their order no. RP/PIMPALGAON BAHULA /NA/1949 dated 24/06/1982. In the said lay out of gat no.198/A ,plot no.1 to

ROHAN S. DALVI
ADVOCATE

130 has been shown. The non agricultural permission has been obtained from collector of Nashik vide his order no. RB/DESK-3/ LNA /SR/263/82 Dt.31/07/1982.

Accordingly to this effect M.E.No.1611 was made and certified & plot wise separate 7/12 extract was made .

[B] Application dated 05/10/1982, stated there in that, Shri.Laxmna Amruta Nagare, Shri.Kisan Laxman Nagare Shri.Shankar Laxman Nagare, Shri.Chabu Laxman Nagare have given application stating that they have partitioned the Plot No.1 to 130 . Accordingly partitioned plots were shown in the names respective owner, And Plot No.11 Was shown in the name of Sitabai Rajaram Avhad along with other Plot No.7,8,9 & 10

Accordingly to this effect M.E.No.1612 was made and certified and subject matter of this Title Certificate i.e. Plot No.11 out of Gat No.198/A has been shown in the name of Sitabai Rajaram Avhad

[C] Dated 23/10/1997, stated there in that, Pradip Sumant Patil have purchased subject matter of this title search report i.e. plot number 11 out of Survey Number 198/A from Sitamabai Rajaram Avhad and other 4 Through GPA Shyamlal Hariom Agrawal

Accordingly to this effect M.E.No.8392 was made and certified & name of Pradip Sumant Patil was shown in kabjedar column of 7/12 extract of Plot No.11 out of Gat No.198/A

[D] As per application Stated There In That, Shri.Madhukar Ukha Kothawade has purchased said plot no.11 admeasuring 280.00 sq.mtrs. out of gat number 198/A from Shri.Pradip Sumant Patil by sale deed registered in the office of Sub - Registrar Nasik at serial number 9326/1997 dated 24/10/1997.

Accordingly to this effect M.E.No.8487 was made and certified and the name of Madhukar Ukha Kothawade was inserted in the kabjedar column of 7/12 extract of Plot No.11 out of Gat No.198/A.

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ADVOCATE

[E] Afterwards, Uma Construction Proprietary Firm Through Proprietor Shri.Raju Babulal Kumawat has purchased said plot no.11 admeasuring 280.00 sq.mtrs. from Shri.Madhukar Ukha Kothawade by sale deed registered in the office of Sub - Registrar Nasik -3 at serial no.2636/2019 Dated 18/04/2019.

In this way the above mentioned plot property i.e. Plot No.11, admeasuring 280.00 sq, mtrs. out of gat no.198/A was legally came into the hands of present owner i.e. Uma Construction Proprietary Firm Through Proprietor Shri.Raju Babulal Kumawat

I had perused 7/12 extract of the concerned gat numbers since the year 1985-1986 to 2018-2019. I have also searched the index at sub registrar Nashik for that purpose search fees have been paid and the challan GRN MH001488069201920E Dated 14/05/2019 hereby attached with this title report have perused mutation entries during these period and all other documents and permissions during all the above are entered their names into the record of rights.

OPINION

In view of the above observations and perusing the revenue records and other relevant documents referred herein above I am of the opinion that Uma Construction Proprietary Firm Through Proprietor Shri.Raju Babulal Kumawat have clear, legal & marketable title free from all encumbrances to the aforesaid property i.e. **Plot No.11, Admeasuring 280.00 Sq. Mtrs. Out of Gat No.198/A** Situated at "Pimpalgaon Bahula" & Within the limits of Nashik Municipal Corporation-Nashik

Hence, This Title Search Report

Place Nashik
Date- 14/05/2019

R.S.DALVI
ADVOCATE

ROHAN S. DALVI
B.
ADVOCATE
Chamber No.413, Bui... No.1,
Mauli Chambers, Di... Court
Nashik, Mob No.[illegible]