



SANTOSH S. SANGALE(PATIL)

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Dt. 12/04/2109

TITLE SEARCH REPORT
TO WHOM SO EVER IT MAY CONCERN

NAME OF THE OWNER/ HOLDER OF SAID PROPERTY:-

Trimurti Construction Partnership firm through its Partner 1)Shri.Rajaram G. Matala, 2)Shantaram D. Matala, 3) Ravindra S. Matala, 4) Bhausaheb Punja Matala, 5) Ganesh B. Matala all are R/o. Kamatawade , Nashik.10

DESCRIPTION OF PROPERTY:-

ALL THAT piece and parcel of the Nonagricultural /Residential land situated at Village 'Kamatawade' within Nashik Municipal Corporation, within registration and sub registration District of Nashik bearing Survey No.25/2/3/4/5 &6A bearing Plot No.18 (Eighteen) total admeasuring303.95 Sq.mtrs.(new area 3.03.95 sqm) bounded as follows:-



On or towered East	-	Plot No. 20
On or towered West	-	30 Sq ft. Colony Road
On or towered South	-	Plot No. 19
On or towered North	-	25 Sq ft. Colony Road

HISTORY AND SEARCH:-

After going through the 30years mutation entries and 7/12 extract , online index II search and other related document copy of papers produced before me, my observations are follows:-

a) Prior to the year 1981 Sr.No. 25/2/3/4/5 & 6 A was owned &possessed by Mr. Dada Aba Matala& others.

b) M.E.No. 799:- Certified on 5/1/1983, it shows that above said land Owners Mr.Narayan DadaMatala& others. Has prepared a Lay Out of said land and after his submission, the same is approved and sanction by ADTP of Nashik Vide is latter No. RP/Kamatawade/1925 dated 26/6/1981, Also the Collector of Nashik has granted necessary 'N.A. permission" to the said land vide his Order No. RB/ Desk III /LNA/SR/380/1981 dated 10/7/1981 and by virtue of those permission the said land is divided into various plots including above said plot No.18 total area 303.95Sq.mtrs. and which were shown in the name of the Jawant , Gopal , Bhagawanwagh, Nitin Jaywantwagh, Girish,Satish Daulat Ghumre & Mr.Dada Ababa Matala & others and separate 7/12 extract were prepared accordingly. Because that the M.E No.799 was effected.

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12/04/19
ADVOCATE

c) **M.E. No. 901 :-** It show that plot owners Abhijit Chandrakant Bagade(minor) through Guardian Mr. Chnadrakant Ramkrushn Bagade has been purchased above said plot property bearing plot NO. 18 admeasuring area 303.95 sqm, from Mr. Bhagwan Raghunath Wagh 2) Mr. Satish Daulat Ghumre No.1 for Himself And GPA holder Of No. 2) Mr. Satish DaulatGhumre by way of Sale Deed which has been duly registered in office of sub registrar at Nashik- 1 at Sr. No. 5443 ,dated 24/11/1981 and accordingly name of Abhijit Chandrakant

Bagade(minor) through Guardian Mr. Chnadrakant Ramkrushn Bagade is mutated in owners column at 7/12 extract in village revenue record & because of that M.E. No. 901 was effected.

d) **M.E.No. 7115:-**Its Show that ,by way of Application & lease pendency Notice given by Co. owner Mr. Sunil DaulatMatale , an Application & lease pendency shows that there was Civil Miss. Application No. 155/94 was pending in Hobbble Civil Court at Nasik about above said property & lease pendency notice was registered at Sr. No. 1897/2008 at Sub registrar office at Nashik ,& because of that effect of lease pendency was taken in other right column but the M.E No. 7115 was challenged & on its final order of Tahasiladar, Nashik above said M.E.7115 was canceled &because of that it was deleted from others rightscolumn.

e) **M.E. No.12929 :-** Its Shows That under E Mutation entry Project Computer 7/12 extract accurate government resolution No. Ra.bhu.A/pr.Kr.180/L dated 07/05/2016 Hon'ble Tahashilsar Mrs. Rajeshri H. Ahirrao has been Passed order REVRHAF7001 District Nashik on dated 14/5/2017 for correction in computerized 7/12 extract in village record & because of Above order above said Plot area admeasuring 303.95 has been change and new area of above said plot today is 3.03.95 sqm.& because of that M.E. No. 12929 was effected.

f) **M.E. No. 13191:-** It show that Present plot owners and M/s. Trimurti Construction Partnership firm through its Partner M/s. Trimurti Construction Partnership firm through its Partner 1) Shri. Rajaram G. Matale, 2). Shri.Shantaram Dada Matale, 3) RavindraSukhadeoMatale, 4) BhausahabPunja Matale,5) Shr.GaneshBalwantMatale has been purchased above said plot property bearing plot NO. 18 admeasuring area 303.95 sqm,(new area 3.03.95) from Mr.Abhijit ChandrakantBagadeby way of Sale Deed which has been duly registered in office of sub registrar at Nashik- 4 at Sr. No. 711/2018 ,dated 20/01/2018 and accordingly name of M/s. Trimurti Cqnstruction Partnership firm through its Partner 1) Shri. Rajaram G. Matale, 2). Shri.Shantaram Dada Matale, 3) RavindraSukhadeoMatale, 4) BhausahabPunja Matale,5) Shr.GaneshBalwantMataleis mutated in owners column at 7/12 extract in village revenue record & because of that M.E. No. 13191 was effected.

g) **M.E. No. 13550:-** It show that for propose of 6.00 mtrs /7.50 mtrs road winding area admeasuring .1191 sqmtrs are allotted in favour of Nashik Municipal Corporation, Nashik Because of that name of Nashik municipal corporation Nashik is mutated in other right column at 7/12 extract in village revenue record & because of that M.E. No. 13550 was effected.

g) As per your instruction I have taken the Online index II Search in sub registrar office 4at nashik, in respect of above mention property of 30 years , after perusing & examining available registers. The above said report is issued by me only on the basis of available record

Santosh Somnath Sangle
B.S.L. LL.M. ADVOCATE
12/11/2018
in

the record which is not available I shall never be responsible for any of such entries. I have deposited the search charges on dated 12/4/2019 by Receipt/ challan No. MH000446924201920E amounting Rs. 750 /- in the sub registered office - 4, Nashik, original receipt annexed herewith.

No Charge, encumbrance or defect in the title is observed during the course of the search.

OPINION:-

In consistence with the above observation, I am of the opinion that, the aforesaid holder to the aforesaid property is clear, negotiable and marketable without any Charge encumbrance or no defect in title and M/s. Trimurti Construction Partnership firm through its Partner 1) Shri. Rajaram G. Matale, 2). Shri. Shantaram Dada Matale, 3) Ravindra Sukhadeo Matale, 4) Bhausaheb Punja Matale, 5) Shr. Ganesh Balwant Matale has empowered to develop /construct, sale or transfer the said property

THIS Title search report is issue only upon online index to record available in sub registrar office, nashik 4 & the strength of the Xerox documents produced before M/s. Trimurti Construction Partnership firm through its Partner 1) Shri. Rajaram Gopala Matale, 2). Shri. Shantaram Dada Matale, 3) Ravindra Sukhadeo Matale, 4) Bhausaheb Punja Matale, 5) Shr. Ganesh Balwant Matale R/o. Kamatawade, Nashik Hence this Title search report.

Nashik. Date: 12/ 04/ 2019



SANTOSH S.SANGLE (Patil)

ADVOCATE

Santosh Somnath Sangle
BSL, LL B, ADVOCATE



CHALLAN
MTR Form Number-6



MH000446924201920E		BARCODE 		Date 12/04/2019-17:50:50		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID (If Any)			
Mode of Payment Other Items				PAN No.(If Applicable)			
Office Name NSK4_NASHIK 4 JOINT SUB REGISTRAR				Full Name		adv santosh s sangle	
Location NASHIK							
Period 2019-2020 One Time				Flat/Block No.		25/2/3/4/5/6A plot no 18	
Account Head Details			Amount In Rs.	Premises/Building			
00072201 SEARCH FEE			750.00	Road/Street		nashik	
				Area/Locality		Kamatwade Nashik	
				Town/City/District			
				PIN		4 2 2 0 0 8	
				Remarks (If Any)			
				search for 30 years for above mention property			
Total				750.00	Amount In		Seven Hundred Fifty Rupees Only
				Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332019041215605	210789994
Cheque/DD No.				Bank Date	RBI Date	12/04/2019-17:51:39	Not Verified with RBI
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

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सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता वयाच्या दस्तांसाठी लागू नाही.