

B.D.GHADOJE

B.COM., LL.B., D.T.L., GDC&A,
ADVOCATE & NOTARY

OFFICE : A-224, Meghdoot Shopping Centre, 2 nd floor, Opp. Old C.B.S., Nashik 2 Mob:9822114860
RES. :26 'Divya ' Banglow, Harihar Nagar, Near Vishwachandra 'D' Soc.Dindori R/d, Mhasrul Nashik

TITLE SEARCH REPORT

Sub: Title / search report in respect of,

All that piece and parcel of property bearing Sv.No. 61/1A/1+61/1B/1 out of that Plot no. 4 area 294.00 sq. mtrs. situated at Gangapur Tal and Dist. Nashik within the limit of Nashik Municipal Corporation is owned by M/s Bhagyalaxmi Builders & Developers Partnership firm through partner Mr. Shrikant Prakash Mandale, Mr. Yograj Prakash Mandale



Department ID : _____
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चतन 'टाय ऑफ पेमेंट' नध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करपयल्या दस्तासाठी लागू नाही.


Advocate & Notary

<https://esearchigr.maharashtra.gov.in/portal/Search...>

MH010431351201819E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
11 Jan 2019	Receipt	Receipt no.: 1111463734
	Name of the Applicant :	Adv B D Ghadoje
	Details of property of which document has to be searched :	Dist :Nashik Village :Gangapur S.No/CTS No/G.No. : 61
	Period of search :	From :2005 To :2019
	Received Fee :	375
The above mentioned Search fee has been credited to government vide GRN no :MH010431351201819E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		


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TITLE SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN,

Name of the Plot Owner:- M/s Bhagyalaxmi Builders & Developers
Partnership firm through partner Mr. Shrikant
Prakash Mandale, Mr. Yograj Prakash Mandale

Sub: **Title / search report in respect of,**

All that piece and parcel of property bearing Sv.No. 61/1A/1+61/1B/1 out of that Plot no. 4 area 294.00 sq. mtrs. situated at Gangapur Tal and Dist. Nashik within the limit of Nashik Municipal Corporation is owned by M/s Bhagyalaxmi Builders & Developers Partnership firm through partner Mr. Shrikant Prakash Mandale, Mr. Yograj Prakash Mandale

Respected Sir,

As per instruction and document produced before me by plot owner M/s Bhagyalaxmi Builders & Developers Partnership firm through partner Mr. Shrikant Prakash Mandale, Mr. Yograj Prakash Mandale, I have submitted title search report as under :-

A. Description of property:-

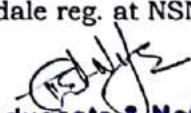
All that piece and parcel of property bearing Sv.No. 61/1A/1+61/1B/1 out of that Plot no. 4 area 294.00 sq. mtrs. situated at Gangapur Tal and Dist. Nashik within the limit of Nashik Municipal Corporation. Which is bounded as follows:

On or Towards	By
East :	Plot No.3
West :	Plot No.5
South :	Adj. Sv. No. 61/1/A2+61/1B/B2
North :	9.14meter wide road

All the said property together with existing rights of easements, access, ways, common roads, open spaces with right of ownership.

B. Documents produced before me:-

- 7/12 extracts and 6D Mutation entry for last 30 years (Xerox)
- Copy of Gift deed of the subject property in favour of her brother Mr. Harshal Chhagan Wani reg. at NSN-4/5233/2008 dated 25.7.2008
- Copy of Sale deed of subject property in favour of M/s Bhagyalaxmi Builders & Developers Partnership firm through partner Mr. Shrikant Prakash Mandale, Mr. Yograj Prakash Mandale reg. at NSN-3/25/2019 dated 1.1.2019.


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- d. Copy of N.A. Order
- e. Copy of Layout order
- f. Copy of N.A. Tax Receipt

C. OBSERVATION & FINDINGS :-

Originally the land Sv.No. 61/1A/1+61/1B/1 out of that Plot no. 4 was owned and possessed by Sarita Chhagan Wani prior to the year 1989

1. M.E.No.2191 dated 25.4.1982 shows that the land owner prepare amalgamated layout of sv. No. 61/1A1+61/1B1 and sanctioned from Collector of Nashik vide No. DESK-III/LNA/2759/81 dated 3.4.1982 and also Collector of Nashik issued N.A. permission vide no. DESK-III/LNA/SR/646/82 dated 3.4.1982. Accordingly prepare separate 7/12 extracts of plots and mutated in the name of Mr. Vivek Sachidanand Patankar & Krushnaji Nagesh Wani.
2. M.E.No.2395 dated 4.1.1983 shows that Mr. Vivek Sachidanand Patankar & Krushnaji Nagesh Wani sold the plot no.3 in favour of Amita Chhagan Wani minor through guardian Chhagan P. Wani by sale deed dated 22.6.1982, Plot No.4 sold in favour of Sarita Chhagan Wani minor through guardian Chhagan P. Wani by sale deed dated 22.6.1982, Plot No.5 sold in favour of Ritu Chhagan Wani minor through guardian Chhagan P. Wani by sale deed dated 22.6.1982. Hence the name of purchaser mutated in record of rights.
3. M.E.No.11254 dated 28.7.2008 shows that Plot owner Sarita Chhagan Wani alies Sarita Dhananjay Dhamane transfered the Plot no. 4 in favour of her brother Mr. Harshal Chhagan Wani by gift deed dated 25.7.2008. Hence the name of donee mutated in record of rights.
4. M.E.No.17185 under E-mutation project computerized 7/12 extract tally with manual 7/12 extract and rectified the correction occurred in computerized 7/12 extract.
5. M.E.No.18380 dated 5.1.2019 shows that M/s Bhagyalaxmi Builders & Developers Partnership firm through partner Mr. Shrikant Prakash Mandale, Mr. Yograj Prakash Mandale purchase the subject property from Mr. Harshal Chhagan Wani (Dhande) by Sale deed reg. at NSN-3/25/2019 dated 1.1.2019. Accordingly name of purchaser mutated in record of rights.
6. It appears on Copy of Gift deed dated 25.7.2008 that Plot owner Sarita Chhagan Wani alies Sau. Sarita Dhanjay Dhamane transfered the subject property in favour of her brother Mr. Harshal Chhagan Wani by gift deed reg. at NSN-4/5233/2008 dated 25.7.2008
7. It appears on copy of Sale deed dated 1.1.2019 that M/s Bhagyalaxmi Builders & Developers Partnership firm through


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partner Mr. Shrikant Prakash Mandale, Mr. Yograj Prakash Mandale purchase the subject property from Mr. Harshal Chhagan Wani (Dhande) by Sale deed reg. at NSN-3/25/2019 dated 1.1.2019.

8. Layout Sanction Letter: Collector of Nashik approve the layout vide No. DESK-III/LNA/2759/81 dated 3.4.1982
9. N. A. Order:- Collector of Nashik issued N.A. permission vide no. DESK-III/LNA/SR/646/82 dated 3.4.1982
10. N.A. TAX:- N.A. Tax paid till the year 2018-19
11. Index II Search:- I have verified available Index-II register from 1989 to 2019. Much Record of books are not available for verification as it is in the binding process. Some record is in torn condition. On available record , No Adverse entry found in respect of the said property. (R. No. 1111463734 GRN MH010512605201819E)

12. **Conclusion and Recommendations:**

The plot owner obtained the following title deed in his custody

- a. Original Sale deed of subject property in favour of Sarita Chhagan Wani minor through guardian Chhagan P. Wani dated 22.6.1982.
- b. Original Gift deed of the subject property in favour of Mr. Harshal Chhagan Wani reg. at NSN-4/5233/2008 dated 25.7.2008
- c. Original Sale deed of subject property in favour of M/s Bhagyalaxmi Builders & Developers Partnership firm through partner Mr. Shrikant Prakash Mandale, Mr. Yograj Prakash Mandale reg. at NSN-3/25/2019 dated 1.1.2019.

OPINION

After persuing all the concern revenue records of last 30 years together with the test search taken on available register in the office of Sub Registrar Nashik. I am of the opinion that the title of the said property bearing Sv.No. 61/1A/1+61/1B/1 out of that Plot no. 4 area 294.00 sq. mtrs. situated at Gangapur Tal and Dist. Nashik within the limit of Nashik Municipal Corporation is clear & marketable title and the plot owner have absolute right to construct the building and sale out the unit subject to the condition mentioned in column no.12.

The said title issued only upon the strength of documents & paper produced before me by the owner M/s Bhagyalaxmi Builders & Developers Partnership firm through partner Mr. Shrikant Prakash Mandale, Mr. Yograj Prakash Mandale

Nashik

Date:- 13.3.2019


B. D. GHADOJE
Advocate & Notary
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2nd Floor, P. O. Box No. 100, Nashik