

B.D.GHADOJE

B.COM., LL.B., D.T.L., GDCMA,
ADVOCATE & NOTARY

OFFICE : A-224, Meghdoot Shopping Centre, 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. 5 area 328.63 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



CHALLAN
MTR Form Number-6



RN	MH010513475201819E	BARCODE			Date	11/01/2019-13:21:25	Form ID	
Department	Inspector General Of Registration		Payer Details					
Search Fee			TAX ID (If Any)					
Other Items			PAN No.(If Applicable)					
Office Name	NSK4_NASHIK 4 JOINT SUB REGISTRAR		Full Name		Adv B D Ghadoje			
Location	NASHIK		Flat/Block No.		Plot no.5 Survey No.61/1A/1 61/1B/1			
Year	2018-2019 One Time		Premises/Building					
Account Head Details		Amount In Rs.	Road/Street		Gangapur			
30072201 SEARCH FEE		375.00	Area/Locality		Nashik			
			Town/City/District					
			PIN		4 2 2 0 1 2			
			Remarks (If Any)					
			Index II Search 1989 to 2004					
			Amount In		Three Hundred Seventy Five Rupees Only			
Total		375.00	Words					
Payment Details			FOR USE IN RECEIVING BANK					
IDBI BANK			Cheque-DD Details		Bank CIN	Ref. No.	69103332019011112581	197996775
Cheque/DD No.			Bank Date	RBI Date	11/01/2019-13:22:20	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
 दुरु चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.
 Mobile No. : 9822114860

Advocate & Notary

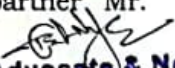
Builders & Developers Partnership firm through partner Mr.

Advocate & Notary

MH010431351201819E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
10 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 '.		


Advocate & Notary

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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. 5 area 328.63 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. 5 area 328.63 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.4
West :	9.14 mtrs. wide colony road
South :	Adj. Sv. No. 61/1/A2+61/1/B2
North :	9.14 mtrs. 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 for last 30 years and 6D Mutation entry (Xerox)
- Copy of Sale deed of the subject property in favour of Ritu Chhagan Wani minor through guardian Chagan Pandurang Wani reg. at NSK-4070/1982 dated 22.6.1982
- Copy of Gift deed of the subject property in favour of Mr. Nikhil Chhagan Wani reg. at NSN-4/7023/2008 dated 31.10.2008
- Copy of Sale deed of subject property in favour of M/s Bhagyalaxmi Builders & Developers Partnership firm through partner Mr.


Advocate & Notary

Shrikant Prakash Mandale, Mr. Yograj Prakash Mandale reg. at NSN-3/24/2019 dated 1.1.2019.

- c) Copy of N.A. Order
- f) Copy of Layout order
- g) 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. 5 was owned and possessed by Ritu Chhagan Wani minor through guardian Chagan Pandurang 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 purchasers mutated in record of rights.
3. M.E.No.11412 dated 18.11.2012 shows that Plot owner Ritu Chhagan Wani transferred Plot no. 5 in favour of her brother Mr. Nikhil Chhagan Wani by gift deed dated 31.10.2008 . 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. 18381 dated 5.1.2019 shows that M/s Bhagyalaxmi Builders & Developers Partnership firm through partner Mr. Shrikant Prakash Mandale, Mr. Yograj Prakash Mandale purchased the subject property from Mr. Nikhil Chhagan Wani (Dhande) by Sale deed reg. at NSN-3/24/2019 dated 1.1.2019. Accordingly name of purchaser mutated in record of rights.
6. It appears on copy of Sale deed dated 22.6.1982 that Ritu Chhagan Wani minor through guardian Chhagan P. Wani purchased the subject property from Mr. Vivek Sachidanand Patankar & Krushnaji Nagesh Wani by Sale deed reg. at NSN/4070/1982 dated 22.6.1982.
7. It appears on copy of Gift deed dated 31.10.2008 that Plot owner Ritu Chhagan Wani alies Sau. Ritu Ravindra Wani transferred the subject property in favour of her brother Mr. Nikhil Chhagan Wani (Dhande) by Gift deed reg. at NSN-4/7023/2008 dated 31.10.2008


Advocate & Notary

8. It appears on copy of Sale deed dated 1.1.2019 that M/s Bhagyalaxmi Builders & Developers Partnership firm through partner Mr. Shrikant Prakash Mandale, Mr. Yograj Prakash Mandale purchased the subject property from Mr. Nikhil Chhagan Wani (Dhande) by Sale deed reg. at NSN-3/24/2019 dated 1.1.2019.
9. Layout Sanction Letter: Collector of Nashik approve the layout vide No. DESK-III/LNA/2759/81 dated 3.4.1982
10. N.A. Order:- Collector of Nashik issued N.A. permission vide no. DESK-III/LNA/SR/646/82 dated 3.4.1982
11. N.A. TAX:- N.A. Tax paid till the year 2018-19
12. 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 MH010513475201819E)

13. **Conclusion and Recommendations:**

The plot owner obtained the following title deed in his custody

- a) Original Sale deed of subject property in favour of Ritu Chhagan Wani minor through guardian Chhagan P. Wani dated 22.6.1982.
- b) Original Gift deed of the subject property in favour of Mr. Nikhil Chhagan Wani reg. at NSN-4/7023/2008 dated 31.10.2008
- 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-3/24/2019 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. 5 area 328.63 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.13.

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


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