NITIN DADASAHEB SHINDE

B.com. LLB DLL & LW

Advocate

Office.B-207,Megdut Shopping Center,CBS, Nashik M. 9850339333

TITLE SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN

(1)DESCRIPTION OF PROPERTY

All that piece and parcel of non agriculture land bearing Plot no. 13/14/17/18/19 having Area 1621.92 Sq. mtrs. Out of Sv. No. 312/1/13/14/17/18/19 Situated at Village Pathardi, Nashik. Within the limits of Nashik municipal Corporation, bounded as follows:

EAST	:	18 mtrs. wide Road
WEST	:	7.50 mtrs. wide Road
SOUTH	:	Plot no. 12 and 16
NORTH	:	Plot no. 15 and 20

Together with all the rights of assessment access, ways, etc. and the things appurtents thereto.

The property for the sake of brevity shall be hereinafter referred to as the "Said property".

2) NAME OF THE OWNER OF THE SAID PROPERTY:-

1.M/s. Naksh Developers through Partner Mr. Zaver Limbabhai Bhuva

2.Shri. Arvindbhai Bavchandbhai Rakholiya

Both R/o. flat No. 01, Tulsi Residency, Plot No. 60, Ashwin Nagar ,Cidco Nashik.

3) DOCUMENT PRODUCED BEFORE ME FOR INSPSECTION.

a) 7/12 extract (30 year)

b) Register Documents

1. Agreement to sale of plot no. 17 & 18 Vide no. NSK-5/ 3963/2008 dated 25/04/2008.
2. Agreement to sale of plot no. 19 Vide no. NSK-5/4032/2008 dated 29/04/2008.

3. Agreement to sale of plot no. 14 Vide no. NSK-5/6091/2008 dated 05/07/2008.
4. Sale Deed of plot no. 14 Vide no. NSK-3/7354/2010 dated 06/08/2010.
5. Sale Deed of plot no. 19 Vide no. NSK-3/7818/2010 dated 21/08/2010.
6. Sale Deed of plot no. 17 & 18 Vide no. NSK-3/8294/2010 dated 03/09/2010.
7. Sale Deed of plot no. 13 Vide no. NSK-3/3317/2011 dated 18/03/2011.
8. Sale Deed of plot no. 14 Vide no. NSK-6/2283/2014 dated 11/09/2014.
9. Sale Deed of plot no. 13 Vide no. NSK-6/3246/2014 dated 10/11/2014.
10. Sale Deed of plot no. 17 & 18 Vide no. NSK-6/1422/2015 dated 12/03/2015.
11. Correction deed of plot no. 19 vide no. NSK-6/450/2016 dated 06/02/2016.
12. Sale Deed of plot no. 19 vide no. NSK-6/451/2016 dated 06/02/2016.
13. TDR Sale Deed of TDR area 605.44 sq. mtrs. Vide no. NSK-7/3148/2018 dated 26/06/2018.
14. TDR Sale Deed of TDR area 81.72 sq. mtrs. Vide no. NSK-5/584/2019 dated 22/01/2019.

c) Other documents

i. N.A. order
ii. Layout order
iii. Amalgamation order
iv. Commencement Certificate
v. N.A Tax receipt

4) OBSERVATION AND FINDINGS

Originally the land bearing Sv. No. 312/1 is owned and possessed by Shri. Murlidhar Ramchandra Jachak (HUF) since 1988.

7/12 extract (30 year)

i. It seen from the **Mutation entry No. 4779** dated 07/10/1989 that Karta of the undivided Hindu Family Murlidhar Ramchandra Jachak (HUF) made a partition between himself and his brothers viz Dhondiba and Shivaji Ramchandra Jachak. As per the partition land bearing Hissa No. 1 out of Sv. No. 312 having area 1 H. 60 R having access of Rs. 2.77 Paise come to share of Mr. Murlidhar, Dhandiba and Shivaji Ramchandra Jachak, land bearing Hissa No.

v. It seen from the mutation entry no. **16508** dated 14/08/2010 that Mr. Atul Raghunath Toke and Mr. Rajesh Hariharnath Varma purchase Plot no. 14 out of Sv. No. 312/1/14 from Mr. Vijay Pannalal Surana and other 10 through their G.P.A. holder Gajanan Land Developers Through Sol Prop. Nilkantha Shankarrao Patil by way of sale deed on dated 06/08/2010 for an amount of Rs. 4,76,222/- Accordingly M.E. No.16508 was certified.

vi. It seen from the mutation entry no. **16687** dated 17/07/2010 that Apurva Padmakar Deshmukh purchase Plot no. 17 & 18 out of Sv. No. 312/1 from Mr. Vijay Pannalal Surana and other 10 through their G.P.A. holder Gajanan Land Developers Through Sol Prop. Nilkantha Shankarrao Patil by way of sale deed on dated 03/09/2010 and amount of Rs. 3,93,414/- and plot No. 19 out of Sv. No. 312/1 has purchased by poonam Ashutosh Dahake from Mr. Vijay Pannalal Surana and other 10 through Their G.P.A. holder Gajanan Land Developers through Sol Prop. Nilkantha Shankarrao Patil by way of sale Deed on dated 21/08/2010 and amount of Rs. 1,96,857/- Accordingly M.E. No.16687 was certified.

vii. It seen from the mutation entry no. **22780** dated 12/09/2014 that Naksha Developers Through Partner Zaver Limbabhai Bhuva purchase Plot no. 14 out of Sv. No. 312/1/14 from Mr. Atul Raghunath Toke and Mr. Rajesh Hariharnath Varma by way of sale deed on dated 11/09/2014 for an amount of Rs. 52,60,000/- which is duly registered in the office of Sub Registrar Nashik 6 at Sr. No. 2283/2014 Accordingly M.E. No.22780 was certified.

viii. It seen from the mutation entry no. **22788** dated 16/09/2014 that Mr. Vasudeo Madhav Dhake purchase Plot no. 13 out of Sv. No. 312/1/13 from Mr. Vijay Pannalal Surana and other 10 through their G.P.A. holder Gajanan Land Developers Through Sol Prop. Nilkantha Shankarrao Patil by way of sale deed on dated 18/03/2011 for an amount of Rs. 4,75,975/- which is duly registered in the office of Sub Registrar Nashik 3 at Sr. No. 3317/2011 Accordingly M.E. No.22788 was certified.

ix. It seen from the mutation entry no. **22865** dated 31/10/2014 that Naksha Developers Through Partner Zaver Limbabhai Bhuva purchase Plot no. 13 out of Sv. No. 312/1/13 from Mr. Vasudeo Madhav Dhake by way of sale deed on dated 10/11/2014 for an amount of Rs. 52,60,000/- which is duly registered in the office of Sub Registrar Nashik 6 at Sr. No. 3246/2014 Accordingly M.E. No.22865 was certified.

x. It seen from the mutation entry no. **23238** dated 21/03/2015 that Mr. Arvindbhai Bavchandbhai Rakholiya purchase Plot no. 17 & 18 out of Sv. No. 312/1 from Apurva Padmakar Deshmukh through by way of sale deed on dated 12/03/2015 and amount of Rs. 45,55,000/- which is duly registerd in the office of Sub Registrar Nashik 6 at Sr. No. 1422/2015 Accordingly M.E. No.23238 was certified.

xi. It seen from the mutation entry no. **24025** dated 21/03/2015 that Mr. Arvindbhai Bavchandbhai Rakholiya purchase Plot no. 19 out of Sv. No. 312/1 from poonam Ashutosh Dahake through by way of sale deed on dated 06/02/2016 and amount of Rs. 22,80,000/- which is duly registerd in the office of Sub Registrar Nashik 6 vide no. 451/2016 Accordingly M.E. No.24025 was certified.

xii. **It seen from the mutation entry no. 24733, 25369 25951 and 26128** that land record corrected as per the order of Tahasildar Nashik Rajashri Harishchandra Ahirrao dated 16/07/2018, 07/04/2017, 16/04/2019, 28/09/2018 according to the Government Resolution directions of the state of Maharashtra vide no. RA.Bhu.A./Pra.Kra. 180/L-1 dated 07/05/2016 to matching the computerizes record and hand writing land record as Edit Module. Hence land record corrected and recorded in the record of rights and accordingly entry was made.

xiii. **It seen from the mutation entry no. 26168 dated 10/10/2018:-** it appears from the record that land owner Mr. Arvindbhai Bavchandbhai Rakholiya filed application along with Layout and the letter from NMC vide Sr. r ɔ.nanvi/vshi/338 dated 24/09/2018 that land admeasuring area 10.35 Sq. mtrs. out of Plot no. 17 having area 207.00 sq. mtrs., land admeasuring area 10.35 Sq. mtrs. out of Plot no. 18 having area 207.00 sq. mtrs. and land admeasuring area 10.35 Sq. mtrs. out of Plot no. 19 having area 207.00 sq. mtrs. Which is being acquired for the widening of road out of the land having Sv. No. 312/1 as per the road Transfer agreement and 6 mtrs and 7.50 mtrs road widening 9 mtrs by widening equal by both the sided as per the order of commissioner Nashik Municipal Corporation Nashik mentioned in the road Transfer agreement vide order no. 515 dated 27/07/2018 hence this mutation entry was certified by application, layout and road transfer agreement.

xiv. It seen from **Mutation entry No. 26313** dated 16/11/2018 that M/s. Naksh Devlopers through Partner land owner of Plot no. 13 & 14 and Shri. Arvindbhai Bavchandbhai Rakholiya land owner of Plot no. 17, 18 & 19 out of Sv. No. 312/1 prepare a

amalgamated layout and got sanction from the Assistant Director Town Planning Department, Nashik Municipal Corporation Nashik Vide No. Ja. Kar./Parthardi/Abhinyas/ Bhukhanda/Akatrikarn/Sasannar/MNC/LND/Amal/Pathardi/DCR / 0007/2018 dated 11/06/2018. Hence this mutation entry was certified to amalgamate the land admeasuring area 0.31057 R Sq. mtrs. Which is being acquired for the widening of road and land owned by M/s. Naksh Devlopers through Partner and Shri. Arvindbhai Bavchandbhai Rakholiya the admeasuring area 1621.62 Sq. mtrs out of the land having Sv. No. 312/1/13/14/ 15/17/18/19 out of that Plot no. 13/14/17/18/19 by application, land amalgamation layout copy, letter from Assistant Director Town Planing Department.

a) **Register Documents**

1. It appear from the Agreement to sale of plot no. 17 & 18 Vide no. NSK-5/3963/2008 dated 25/04/2008 that Mr. Apurva Padmakar Deshmukha agreed to purchase Plot no. 17 & 18 out of Sv. no. 312/1/17 and 18 from Vilas Pannalal Surana and other 10 by register Sale Deed register before Sub Registrar Nashik 3.
2. It appear from the Agreement to sale of plot no. 19 Vide no. NSK-5/4032/2008 dated 29/04/2008 that Sau. Punam Ashutosh Dahake through General Power of Attorney Sau. Nirmala Mangesh Patil agreed to purchase Plot no. 19 out of Sv. no. 312/1/19 from Vijay Pannalal Surana and other 10 by register Sale Deed register before Sub Registrar Nashik 3.
3. It appear from the Agreement to sale of plot no. 14 Vide no. NSK-5/6091/2008 dated 05/07/2008 that Mr. Atul Raghunath Toke and other 1 agreed to purchase Plot no. 14 out of Sv. no. 312/1/14 from Vijay Pannalal Surana and other 10 by register Sale Deed register before Sub Registrar Nashik 3.
4. It appear from the Sale Deed of plot no. 14 Vide no. NSK-3/7354/2010 dated 06/08/2010 that Mr. Atul Raghunath Toke and other 1 purchase Plot no. 14 out of Sv. no. 312/1/14 from Vijay Pannalal Surana and other 10 by register Sale Deed register before Sub Registrar Nashik 3.
5. It appear from the Sale Deed of plot no. 19 Vide no. NSK-3/7818/2010 dated 21/08/2010 that Sau. Punam Ashutosh Dahake through General Power of Attorney Sau. Nirmala Mangesh Patil purchase Plot no. 19 out of Sv. no. 312/1/19 from Vijay Pannalal Surana and other 10 by register Sale Deed register before Sub Registrar Nashik 3.

6. It appear from the Sale Deed of plot no. 17 & 18 Vide no. NSK-3/8294/2010 dated 03/09/2010 that Mr. Apurva Padmakar Deshmukha purchase Plot no. 17 & 18 out of Sv. no. 312/1/17 and 18 from Vilas Pannalal Surana and other 10 by register Sale Deed register before Sub Registrar Nashik 3.

7. It appear from the Sale Deed of plot no. 13 Vide no. NSK-3/3317/2011 dated 18/03/2011 that Mr. Vasudeo Madhav Dhake purchase Plot no. 13 out of Sv. no. 312/1/13 from Vijay Pannalal Surana and other 10 by register Sale Deed register before Sub Registrar Nashik 3.

8. It appear from the Sale Deed of plot no. 14 Vide no. NSK-6/2283/2014 dated 11/09/2014 that M/s. Naksh Devlopers through Partner Mr. Zaver Limbabhai Bhuva purchase Plot no. 14 out of Sv. no. 312/1/14 from Mr. Atul Raghunath Toke and other 1 by register Sale Deed register before Sub Registrar Nashik 3.

9. It appear from the Sale Deed of plot no. 13 Vide no. NSK-6/3246/2014 dated 10/11/2014 that M/s. Naksh Devlopers through Partner Mr. Zaver Limbabhai Bhuva purchase Plot no. 13 out of Sv. no. 312/1/14 from Mr. Vasudev Madhav dhake by register Sale Deed register before Sub Registrar Nashik 3.

10. It appear from the Sale Deed of plot no. 17 & 18 Vide no. NSK-6/1422/2015 dated 12/03/2015 that Mr. Arvindbhai Bavchandbhai Rakholiya purchase Plot no. 17 & 18 out of Sv. no. 312/1/17 and 18 from Mr. Apurva Padmakar Deshmukha by register Sale Deed register before Sub Registrar Nashik 3.

11. It appear from the Correction Deed vide no. NSK-6/450/2016 dated 06/02/2016 that Sau. Punam Ashutosh Dahake made a correction between the document No. 7818/2010 dated 21/08/2010 from Vijay Pannalal Surana and other 10 by register Sale Deed register before Sub Registrar Nashik 3.

12. It appear from the Sale Deed vide no. NSK-6/451/2016 dated 06/02/2016 that Mr. Arvindbhai Bavchandbhai Rakholiya purchase Plot no. 19 out of Sv. no. 312/1/14 from Sau. Punam Ashutosh Dahake by register Sale Deed register before Sub Registrar Nashik- 3.

13. It appear from the TDR Sale Deed of TDR area 605.44 sq. mtrs. Vide no. NSK-7/3 48/2018 dated 26/06/2018 that **M/s. Naksh Devlopers through Partner Mr. Zaver Limbabhai Bhuva** and **Mr. Arvindbhai Bavchandbhai Rakholiya** purchase TDR Area 605.44 out of Certificate No. 740 dated 06/01/2017 from Mr.

Girashchandra Balakram Gupta by register TDR Sale Deed register before Sub Registrar Nashik 7 .

14. It appear from the TDR Sale Deed of TDR area 81.72 sq. mtrs. Vide no. NSK-5/584/2019 dated 22/01/2019 that M/s. Naksh Devlopers through Partner Mr. Zaver Limbabhai Bhuva and Mr. Arvindbhai Bavchandbhai Rakholiya purchase TDR Area 81.72 out of Certificate No. 773 from Estate Co-Op. Housing Society Ltd. Through member M/s. Mansi Farms Pvt. Ltd. through Mr. Nishant Rajendra Thakkar by register TDR Sale Deed register before Sub Registrar Nashik 5 .

b) **Other Documents**

i. **N.A. order** :- it appear from the N.A. order that it Issued by the Collector Nashik Vide no. Masha/Kaksha-3/4/Bi. She. Pra. Kra. /62 / 2006 Nashik dated 11/05/2006.

ii. **Layout Order** :- it appear from the plan that it approved by the Assistant Director Town Planning Department Municipal Corporation Nashik Vide no. JaNa./Nagarrachana Vibhaga/Antim/ CD/21 Nashik dated 03/08/2009.

iii. **Amalgametion order** :- it appear from the order that it approved by the Assistant Director, Town Planning Department, Nashik Municipal Corporation, Nashik Vide no. Ja.Kra./Pathardi/Abinyas /Bhukhanda Ekatrikaran Sansaran/MNP/LND/AML/Pathardi/ DCR/0007/2008.

iv. **Commencement Certificate** :- it appear from the Plan that it approved by the Executive Engineer, Town Planner, Town Planning Department Nashik Municipal Corporation Nashik Vide no. Outward No. LND/BP/Pathardi/DCR/1136/2019 dated 30/05/ 2019.

v. **N.A receipt** :- as per the N.A. receipt N.A. Tax paid During the year of 2018-2019

INDEX SEARCH

I have taken test search of Index II register in the office of Sub Registrar of Nashik on available Register from last 30 Years and No adverse entry seen affecting the title of the said owner.

OPINION

After Scrutiny of relevant Revenue records and Searcl of the Sub Registration Office I verify that the title of the Present l nd

bearing Plot no. 13/14/17/18/19 having Area 1621.92 Sq. mtrs. Out of Sv. No. 312/1/13/14/17/18/19 Situated at Pathardi, Nashik. Within the limits of Nashik municipal Corporation, which is Owned and possessed by the M/s. Naksh Devlopers through Partner and Shri. Arvindbhai Bavchandbhai Rakholiya is clear, marketable and legal Which is free from all encumbrances and no any charge appears on it as per the record shown to me.

Hence This Title Search Report

Palce : Nashik

Date :15/07/2019

Adv. Nitin D. Shinde
B.Com., LL.B., DLL & W
Mob.No.9850339333

CHALLAN

MTR Form Number-6

GRN MH003995863201920E	BARCODE	Date 15/07/2019-13:28:23	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 NITIN D SHINDE
Location	NASHIK		
Year	2019-2020 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	NASHIK
		Area/Locality	NASHIK
		Town/City/District	
		PIN	4 2 2 0 0 1
		Remarks (If Any)	PATHARDI TAL AND DIST. NASHIK S.NO.312/1/13/14/17/18/19 PLOT NO.13/14/17/18/19 SEARCH 30 YEARS

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.	02300042019071512285	004200411
Bank Date	RBI Date	15/07/2019-13:28:57	Not Verified with RBI
Bank-Branch		BANK OF MAHARASHTRA	
Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 0000000000

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 नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

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