| GRN | MH006626671201920E | BARCODE | | Date | 23/09/2019-17:46:01 | Form ID | |
|---|---|---|---|---|---|---|---|

| Department | Inspector General Of Registration | Payer Details | |
|---|---|---|---|
| Type of Payment | Search Fee<br>Other Items | TAX ID (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | NSK3_NASHIK 3 JOINT SUB REGISTRAR | Full Name | ADVOCATE NILESH BHANUDAS GAYAKE |
| Location | NASHIK | | |
| Year | 2019-2020 One Time | Flat/Block No. | Satpur |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030072201 SEARCH FEE | 750.00 | Road/Street | |
| | | Area/Locality | |
| | | Town/City/District | |
| | | PIN | |
| | | Remarks (If Any) | S. No. 493/2 Plot No. 7 area 389.55 Sq. Mtrs. search for 30 years |
| | | | |
| | | | |
| | | | |
| | | | |
| | | Amount In Words | Seven Hundred Fifty Rupees Only |
| Total | 750.00 | | |

| Payment Details | INDIAN BANK | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 02608672019092355544 | 1783077632 |
| Cheque/DD No. | | Bank Date | RBI Date | 23/09/2019-17:46:23 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | INDIAN BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID : Mobile No. : 9850490164

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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

**NILESH B. GAYAKE**
**B.COM. L.L.B. ADVOCATE**
OFF : First Floor, Nadkarni Chambers,
Vakil Wadi, Nashik.-422 001
M.9850490164
E-mail : nilesh.gayake474@gmail.com,

Dt. 23/09/2019

# TITLE REPORT OF LAST 30 YEARS

## DESCRIPTION OF PROPERTY:-

All the piece and parcel of land the property within the limit of Nashik, Taluka & District Nashik & within the Registration and Sub-Registration of Nashik, situated at **Satpur** Shiwar, bearing S. No. **493/2** admeasuring **Plot No. 7** admeasuring area 389.55 Sq. Mtrs. + Road Winding admeasuring area 4.31 Sq. Mtrs. total admeasuring area 393.86 Sq. Mtrs. and bounded as per revenue record as under:-

| | | |
|---|---|---|
| On or towards East | : | S.No. 492 |
| On or towards West | : | Colony Road |
| On or towards South | : | Open Space |
| On or towards North | : | S.No. 493 Part |

## NAME OF THE OWNER:-

**SHRI. SUDHAKAR GARBAD MAHAJAN**

I have perused the following documents in respect of the said property.

1) 7/12 Extract since last 30 Years.
2) Mutation entries last 30 Years.
3) Sale Deed dated 07-08-2007

NILESH B. GAYAKE MAH 1294/2014 NASHIK ADVOCATE

I have investigated the Title of the aforesaid holder on the basis of the above documents found that:-

## OBSERVATION AND FINDINGS

Shri. Sudhakar Garbad Mahajan R/o Nashik has approached to me for grant of Title Search Report for the purpose of Sanction of Building Plan and loan proposal against above property. He has submitted the above mentioned revenue records and other papers for my inspection & observations/ findings. After its perusal it transpires to me as under:-

**M.E.No.2935 Dt. 09/06/1980** Show that, the Shri. Vitthal Keru Kale, Shri. Ramkisan Shriram Lahoti and Manohardas Raghavji Takkar filed application as per our Possession the area correction on record of right as follow.

**M.E.No.3214 Dt.08/08/1982** Show that, the original land owner Shri. Vitthal Keru Kale and others was prepared Layout plan of the said property has been approved by Nagar Palika Satpur Nashik as per letter No. PW/L.O. PREMI/82 Satpur dated 16-04-1982 and obtained N.A. permission has been granted by Collector of Nashik vide their order No.RB/Desk-III/LNA/SR/270/82 Dated 01/05/1982. Thereafter the land Sub-Divided into various Plots and plot vise separate 7/12 extract in revenue record.

**M.E.No.3549 Dt. 04/07/1985.** Show that, the Gat No. 493/B1P owner Vitthal Keru Kale and other was prepared Layout plan of the said property has been approved by Deputy Commissioner Municipal Corporation Nashik as per letter No. LND/STP/TEN/LAYOUT-I dated 11-04-1985. Thereafter the plot vise separate 7/12 extract in revenue record.

**M.E.No.4399 Dt.27/09/1990.** Show that, Sub-Owner Mamtabai Mohan Kale died on 14/12/1977 at Satpur Nashik leaving behind her legal heirs Namely Shri. Nandu Mohan Kale no daughter her only son is legal heir.

**M.E.No.4400 Dt.27/09/1990.** Show that, Kashibai Mard Keru Kale died on 27/05/1986 leaving henind her legal heirs 1) Vitthal Keru Kale 2) Gariba Keru Kale 3) Mohan Keru Kale 4) Revubai Mard Sambhaji Kale. Revubai Mard Sambhaji Kale and Mohan Keru Kale died his legal hairs Nandu Mohan Kale. Shri. Vitthal Keru Kale, Gariba Keru Kale , Nandu Mohan Kale name recorded into record of rights column.

**M.E.No.4539 Dt. 18/05/1991.** Show that, the Gat No. 493/B1 Area 10 Hector 66 Aar out of Area Hector 31.99 Aar Purchased by Shri. Sampat Raghunath More from Shri. Gariba Keru Kale the said Document Registered before sub-Registrar Nashik. Hence name of the purchaser recorded in record of rights column.

**M.E.No.4540 Dt.18/05/1991.** Show that, the Gat No. 493/B1 Area 10 Hector 66 Aar out Total Area Purchased by Shri. Sampat Raghunath More from Shri. Nandu Mohan Kale and also take rights from 6 Hissa Vihir form Gat No. 492/2 the said Document Registered before sub-Registrar Nashik. Hence name of the purchaser recorded in record of rights column.

**M.E.No.4569 Dt. 14/08/1991.** Show that, the Gat No. 493/B1 Area 10 Hector 67 Aar out of Total Area Purchased by Shri. Sampat Raghunath More from Shri. Vitthal Keru Kale and others the said Document Registered before sub-Registrar Nashik. Hence name of the purchaser recorded in record of rights column.

**M.E.No.8595 Dt.05/04/2003** Show that, the Shri. Sampat Raghunath More take loan from The Nashik Marchant Co-op bank Ltd of Rs. 15,00,000/- hence bank charge created into other rights column.

**M.E.No.9156 Dt. 15/12/2005.** Show that, the Shri. Sampat Raghunath More re-paid loan amount to The Nashik Marchant Co-op bank Ltd of Rs. 15,00,000/- the said released Deed Registered before sub-Registrar Nashik at Sr.No. 7057/2005. hence bank charge deleted from other rights column.

**M.E.No.9158 Dt. 15/12/2005.** Show that, the Shri. Gariba Keru Kale and other GPA Holder Shri. Jayant Shankar Ahire and another had applied dated 29/01/2005 to H'ble Tahasildar Nashik and accordingly inqury was held Gat No. 493 Mauje Satpur was from s.No. 277/3 and 277/1B/2 asper Gat scheme . its total area was total area 9 acr 26 gunthe it has to be changed in Hector Aar form e.i. 3 HECTOR 26 R but instead of showing this correct area it's was shown as 3 Hector 26 Aar and after inquiry into this matter H'ble Taluka Nirikshak Bhumi Abhilekh Nashik also have made majurment and filed report No. Bhumapan/Atitatadiche /Nashik pot Hissa Mo.R.No./326/2005 Dated 27/10/2005 and Hissa form No. 11 and 12. And finally after going through these documents the effect of above mentioned correction was taken to the recorded rights as follows.

**M.E.No.9421 Dt. 05/10/2006** Show that, the Kisan Keru Bhagvat died on 04/05/1963 at Satpur Nashik leaving behind this legal heirs as follow under.

| Sr. No. | Name | Relation |
|---|---|---|
| 1. | Sakhubai Kisan Bhagvat | Wife |
| 2. | Lilabai Prema Khalkar | Daughter |

**M.E.No.9550 Dt.22/02/2007** Show that, the original land owner Shri. Sampat Raghunath More was prepared Layout plan of the said property has been approved by Asst. Director of Town Planning, Nashik as per Javak No/Nagarrachana Vibhag /Antim/Satpur/21 dated 11-10-2006 and obtained N.A. permission has been granted by Collector of Nashik vide their order No.MaSha/kaksh-3/4/Be.She.Pra.Kra/144/06 date27/06/2006.

Thereafter the land Sub-Divided into various Plots and plot vise separate 7/12 extract in revenue record.

**M.E.No.9745 Dt. 10/08/2007** Show that, S.No. 493/2 Plot No. 1 to 12 Total Area 1986.80 Sq.Mtrs, Shri. Sudhakar Garbad Mahajan Purchased the said Property from Shri. Sampat Raghunath More and others the said sale deed Registered before sub-Registrar Nashik-5 at Sr.No. 6854/2007 dated 07/08/2007. Hence name of the purchaser recorded in record of rights column.

**M.E. 15394** Shwo's that the The Government issued the Paripatrak No. Ra.Bhu.A./Pra.Kra.180/L-1 dated 07/05/2016 through to Tahasildar Nashik the all 7/12 created Computerised

**M.E. 15748** Shwo's that the The Government issued the Paripatrak No. Ra.Bhu.A./Pra.Kra.180/L-1 dated 07/05/2016 through to Tahasildar Nashik the all 7/12 created Computerised

**M.E. No. 16327** shows that, The Nashik Municipal Corporation Nashik acquired area 13.185 Sq.Mtrs from Plot No. 7 to 12 for road winding. The Nashik Municipal Corporation Nashik name recorded into record of rights column and road winding remark recorded into other rights column.

**N.A. Order** :-

The Property bearing S.No. 493/2 is permitted to the Non.Agricultural Residential use by the order No.Masha/Kaksh–3/4/Be.she.pra.kra/144/06 Dt. 27/06/2006.

**Approval of Layout Plan** :-

The approval lay out plan sanction by the assistant of Town Planning Nashik Municipal corporation Nashik vide their Letter No. Ja.No./ NagarrachanaVibhag/Autim/Satpur/21 Date 11/10/2006.

**Commencement Certificate**

Builder Developer prepared building plan on behalf of Land owner of the said property and obtained Commencement Certificate from Nashik Municipal Corporation Nashik its letter No. **LND/BP/Satpur/DCR/ 1521/2019 Dtd 01/08/2019**

I have taken search of last 30 years through Index II in Joint Sub-Registrar Office Nashik. on 23/09/2019 by Receipt No MH006626671201920E There is no found any Adverse entry in respect of Property.

## OPINION

Thus I have gone through relevant documents to give my hand I have found that, the title of the said property situated at **Satpur** Shiwar, bearing S. No. **493/2** admeasuring **Plot No. 7** admeasuring area 389.55 Sq. Mtrs. + Road Winding admeasuring area 4.31 Sq. Mtrs. total admeasuring area 393.86 Sq. Mtrs. Within the limits of Nashik Municipal Corporation and within the Registration and Sub - Registration of Nashik is clear and marketable and free from all encumbrances. The owner has right to develop the said property.

NASHIK
DATE – 23/09/2019

NILESH B. GAYAKE
ADVOCATE.