



Anuradha Mogal Patil

B.S.L., LL.B., M.L.L. & L.W.

ADVOCATE & NOTARY

Off. : Chamber No. 224 / 2, District Court, Nashik - 422002

Resi. : Flat No. 101-E-Wing, Rushiraj Harmony, Near Gangapur Police Station,
Gangapur Road, Nashik-422 013. • Cell : 98222 15150

FORMAT – A
(Circular No.:- 27/2021)

To
Maha RERA



LEGAL TITLE REPORT

Sub: All that piece and parcel of Non-Agricultural Plot No.4 area admeasuring 1786 Sq.Mtr., non-agricultural assessment Rs.857.28 paise And Plot No.5 area admeasuring 1786 Sq.Mtr. , non-agricultural assessment Rs.857.28 paise out of Gut No. 309/1+2+3 and as per computerised 7/12 extract it is numbered as 309/1/1/1 lying and situated at village Adgaon within the limits of Nashik Municipal Corporation, Nashik, Tal and Dist. Nashik. (Hereinafter referred to as "Plot No.4 and 5").

I have investigated the title of the said property on the request of M/s. Jaikumar Constructions Ltd. through Director Manoj Jaikumar Tibrewala.

and following documents i.e.

- i) 7/12 Extract from 1931 to 2021 (certified)
- ii) Relevant 6 D Extract (certified)
- iii) Sale deed of Gut No. 133 and 134 dt. 28-12-1967 registered at Sr. No. 2371
- iv) Gut scheme extract
- v) Sale deed of area H 4.56 R dt. 18-01-2008 registered at Sr. No. 739.
- vi) Agreement for Sale dt. 11-10-2010 registered before Notary public Adv. Bhaskarrao Pawar (xerox).
- vii) Sale deed of area H 0.30 R dt. 09-06-2011 registered at Sr. No. 4740.
- viii) As per order of Tahasildar, Nashik vide his letter No. Vatan/Kavi/905/07, dt. 31-12-2007, land owner Shri. Gangadhar Jadhav had paid non-agricultural Nazarana amount through challan to the Maharashtra Government. - Said Challan (xerox)
- ix) Non-Agricultural permission from Collector, Nashik vide No. Maha/Kaksha-3/4/NA Lett. no./43/2012, Nashik, dt. 21-12-2012 (Xerox).



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- x) Compromise deed dt.28-08-2013 registered before Notary public Adv.Bhaskarrao Pawar (xerox)
- xi) Layout permission issued by Assistant Director,Nashik Municipal Corporation,Nashik vide No. Town planning Dept./ Final/Panchavati/ C-5/57, dt. 10-10-2013 (Xerox).
- xii) Layout- Blue Print
- xiii) Sanad issued by Tahasildar Nashik,vide his order No.Jama-1/S.R./113/ 2013 Nashik,dt.19-10-2013.
- xiv) Sale deed of Plot No.5 dt.18-02-2014 registered at Sr.No.1762.
- xv) Sale deed of Plot No.4 dt.18-02-2014 registered at Sr.No.1761
- xvi) Paper notice dt.16-12-2020 published in daily news paper Divya Marathi and paper notice dt.15-12-2020 published in daily news paper Deshdoot(original).
- xvii) No objection certificate to the paper notice from Adv. Sandip Nivrutti Avhad Dt.31-12-2020 (original).
- xviii) Indemnity bond dt.19-01-2021 registered before Notary Adv.Uday B. Shinde(original)
- xix) Sale deed of Plot No.4 and 5 dt.19-01-2021 registered at Sr.No.589/ 2021(original).
- xx) Title search Report dt.04-01-2021by Adv.Sandip Nivrutti Avhad(original)
- xxi) Search dt. 04/08/2021
- xxii) On-line Search report dt.05/08/2021

1) DESCRIPTION OF THE PROPERTY-

All that piece and parcel of Non-Agricultural Plot No.4 area admeasuring 1786 Sq.Mtr. and non-agricultural assessment of Rs.857.28 paise and Non-Agricultural Plot No.5 area admeasuring 1786 Sq.Mtr. and non-agricultural assessment of Rs.857.28 paise out of Gut No. 309/1+2+3 which as per computerised 7/12 extract is numbered as 309/1/1/1 lying and situated at village Adgaon within the limits of Nashik Municipal Corporation, Nashik, Tal and Dist.Nashik.

2) THE DOCUMENTS OF ALLOTMENT OF PLOTS/PROPERTY

- i) Sale deed of Gut No.133 and 134 dt.28-12-1967 registered at Sr.No.2371
- ii) Sale deed of area H 4.56 R dt.18-01-2008 registered at Sr.No.739.
- iii) Sale deed of area H 0.30 R dt.09-06-2011 registered at Sr.No.4740.
- iv) Sale deed of Plot No.5 dt.18-02-2014 registered at Sr.No.1762.
- v) Sale deed of Plot No.4 dt.18-02-2014 registered at Sr.No.1761



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Anuradha Mogal Patil

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ADVOCATE & NOTARY

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- vi) Sale deed of Plot No.4 and 5 dt.19-01-2021 registered at Sr.No.589/2021(original).
- 3) 7/12 extract issued by Talathi, Adgaon dated. 0- - - - , mutation entry No. 25437 dt -22-01-2021,
- 4) Search report for 30 years from 1991 till 2021 On perusal of the above mentioned documents and all other relevant documents relating to title of the said plots/property, I am of the opinion that the title of (following owner) is clear, marketable and without any encumbrances.
- 1) OWNER OF THE PLOTS/PROPERTY
M/s.Jaikumar Constructions Ltd. through Director Manoj Jaikumar Tibrewala.
- 2) QUALIFYING COMMENTS/REMARKS IF ANY – NA
- 3) The report reflecting the flow of the title of the owner M/s.Jaikumar Constructions Ltd. through Director Manoj Jaikumar Tibrewala on the said plots/property is enclosed herewith as annexure.

Encl : Annexure.

Date- 06/08/2021



Anuradha
6/8/2021
(Anuradha Mogal Patil)
Advocate



Anuradha Mogal Patil

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Dt.06/08/2021

Title Certificate

"To whomsoever it may concern"

SUB :- All that piece and parcel of Non-Agricultural Plot No.4 area admeasuring 1786 Sq.Mtr.,non-agricultural assessment Rs.857.28 paise And Plot No.5 area admeasuring 1786 Sq.Mtr. , non-agricultural assessment Rs. 857.28 paise out of Gut No. 309/1+2+3 which as per computerised 7/12 extract is numbered as Gut No. 309/1/2/3 lying and situated at village Adgaon, within the limits of Nashik Municipal Corporation,Nashik,Tal and Dist.Nashik.

Together with all the Easementry rights, & other hereditaments.

Applicant/Owner:- M/s.Jaikumar Constructions Ltd.
through Director Manoj Jaikumar Tibrewala.

As per the request of M/s. Jaikumar Constructions Limited through its Director, I have studied the records which were given & made available to me by Applicant/ Owner in respect to the above mentioned plots/ property. Relying on the below mentioned documents I have issued this title report.

DOCUMENTS PERSUED AND STUDIED

- i) 7/12 Extract from 1931 to 2021(certified)
- ii) Relevant 6 D Extract(certified)
- iii) Sale deed of Gut No.133 and 134 dt.28-12-1967 registered at Sr.No.2371
- iv) Gut scheme extract
- v) Sale deed of area H 4.56 R dt.18-01-2008 registered at Sr.No.739.
- vi) Agreement for Sale dt.11-10-2010 registered before Notary public Adv. Bhaskarrao Pawar (xerox).
- vii) Sale deed of area H 0.30 R dt.09-06-2011 registered at Sr.No.4740.
- viii) As per order of Tahasildar,Nashik vide his letter No.Vatan/Kavi/905/

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As per order





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07, dt.31-12-2007, land owner Shri. Gangadhar Jadhav had paid non-agricultural Nazarana amount through challan to the Maharashtra Government.-Said Challan (xerox)

- ix) Non-Agricultural permission from Collector, Nashik vide No. Maha/Kaksha-3/4/NA Lett.no./43/2012, Nashik, dt.21-12-2012 (Xerox).
- x) Compromise deed dt.28-08-2013 registered before Notary public Adv.Bhaskarrao Pawar (xerox)
- xi) Layout permission issued by Assistant Director, Nashik Municipal Corporation, Nashik vide No. Town planning Dept./ Final/ Panchavati/C-5/57, dt. 10-10-2013 (Xerox).
- xii) Layout- Blue Print
- xiii) Sanad issued by Tahasildar Nashik, vide his order No. Jama-1/S.R./113/2013 Nashik, dt.19-10-2013.
- xiv) Sale deed of Plot No.5 dt.18-02-2014 registered at Sr.No.1762.
- xv) Sale deed of Plot No.4 dt.18-02-2014 registered at Sr.No.1761
- xvi) Paper notice dt.16-12-2020 published in daily news paper Divya Marathi and paper notice dt.15-12-2020 published in daily news paper Deshdoot(original).
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- xxi) Search dt. 04-08-2021
- xxii) On-line Search report dt.05-08-2021

The above mentioned plots/property here in after will be referred to as " The property in question" for the sake of brevity.

Upon perusal & verification of the relevant & available records it transpires to me as under :

HISTORY

1] Record shows that from the year 1939 till 1968 Shri.Vaman Gangadhar Yardi, Ganesh Gangadhar Yardi, Dattatraya Trimbak Yardi, Raghunath Trimbak Yardi and Ramchandra Shankar Yardi were the owner of S.No.133 and 134 from Village Adgaon.



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2] Shri. Vamanrao Gangadhar Yardi gave an application that the land owners had repaid the whole loan amount of Nashik Co-operative society, hence charge of said society was deleted from other rights column. The said land owners were the common possessor of land, hence their share in the land is described as follows,

Name	Anewari/ Share
1) Vaman Gangadhar Yardi	6265
2) Dattatraya Trimbak Yardi	6265
3) Raghunath Trimbak Yardi	6265
4) Ganesh Gangadhar Yardi	6265
5) Ramchandra Shankar Yardi	6468

This fact is evident from M.E.No.5938 dt. 17-08-1967

3] On 28-12-1967 i) Shri.Vaijnath Kallumal Agrawal, ii) Shri.Daulatram Kallumal Agrawal, iii) Balkrishan Kallumal Agrawal, iv) Durgaprasad Kallumal Agrawal, v) Ratanlal Agrawal,vi) Dularidevi Shamlal Agrawal vii) Mrs.Indumati Gangaram Agrawal purchased total area admeasuringacre 30.33 gunthe from S.No.133 and area admeasuring acre 33.27 gunthe from S.No. 134 from i) Vaman Gangadhar Yardi,ii) Arvind Vamanrao Yardi, iii) Kamalakar Vamanrao Yardi,iv) Prakash Vamanrao Yardi, v) Ganesh Gangadhar Yardi, vi) Arun Ganesh Yardi,vii) Ramchandra Shankar Yardi,viii) Bhaskar Shankar Yardi for himself and guardian of minor Vasant Bhaskar Yardi,ix) Madhav Bhaskar Yardi,x) Dattatraya Trimbak Yardi for himself and minor guardian of master Deepak and Neelkanth Dattatraya and xi) Raghunath Trimbak Yardi for himself and minor guardian of Master Ajay Raghunath by sale deed.Said sale deed was registered with the sub-registrar,Nashik,at sr.no.2371

This fact is evident from M.E.No.5949 dt. 07-02-1968

4] Shri. Vaman Gangadhar Yardi and others owned and possessed total area from S.No.133 and 134. Said land was Impartiable tenure land, therefore

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land owner had paid Najrana amount vide order of Collector R.B.W.T.N.I.2090167,dt.19-12-1967. Said land was regranted to land owner on old tenure for agricultural purpose only. If land owner changes the use of Land from Agricultural to Non-Agricultural purpose, then land owner would have to pay 50% amount of the government valuation of land to the government. Accordingly remark of New Impartiable tenure from 7/12 extract has been deleted and remark of old Tenure for use of land for Agricultural purpose has been included in 7/12 extract.

This fact is evident from M.E.No.5952 dt. 25-02-1968

5] Indian coinage Act was enacted at village level.

This fact is Evident from M.E.No.6302 dt.15-04-1970

6] Owner of land of S.No.133 and S.No.134 made partition among themselves as follows,

S.No.	Area Acre Guntha	Possessor/ Owner
134/1	4.45 P.K. 0.09	Balkrishna Kallumal Agrawal
134/2	4.45 P.K. 0.09	Durgaprasad Kallumal Agrawal
134/3	4.46 P.K. 0.09	Indumati Gangaram Agrawal

And other survey numbers were also mentioned.

This fact is evident from M.E.No.6935 dt. 28-07-1975

7] At village Adgaon Gut scheme was introduced, therefore old survey No.134/1 was replaced with new number 309 area admeasuring H 4.54 R.

This fact is evident from M.E.No.1 dt. 13-09-1979

8] In other rights column of 7/12 extract, chara Tagai charge was taken as per order of Tahasildar,Nashik vide no. Tagai/ Vashi/163/1986, Nashik, dt. 24-02-1987.

This fact is evident from M.E.No.1349 dt. 30-04-1987

9] Maharashtra Government had declared loan waver in Chara Tagai Loan and others type of Agricultural loans to the farmers. Therefore charge of loan of Chara Tagai was deleted from other rights column of 7/12 extract.

This fact is evident from M.E.No.1711 dt. 20-02-1989



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10] On 28-05-2002 owner of Gut No.309 Shri. Balkrishna Kallumal Agrawal died at Nashik, he left behind him his legal heirs, Wife- Sushiladevi Balkrishna Agrawal, Son's- Girish, Shriom, Daughter's-1) Mrs. Uma Rajendra Agrawal, 2) Mrs.Sushma Amar Jain, 3) Mrs. Varsha Umesh Agrawal.

This fact is evident from M.E.No.5921 dt. 08-07-2002

11] Mutation entry No.1968 is not applicable to the subject property .

12] On 31-12-2007 i) Shri.Gangadhar Karbhari Jadhav,ii) Sanjay Vardhaman Gundecha, iii) Sachin Vardhaman Gundecha, iv) Monali Sachin Gundecha, v) Varsha Sanjay Gundecha, vi) Ajit Kanhyalal Daga, vii) Jyoti Ajitkumar Daga, viii) Ramkisan Indarram Lal, ix) Prashant Gangadhar Jadhav purchased area admeasuring H 4.54 R from Gut No.309 from 1)Sushiladevi Balkrishna Agrawal, 2)Girish Balkrishna Agrawal, 3)Shriom Balkrishna Agrawal, 4) Mrs. Uma Rajendra Agrawal, 5) Mrs.Sushma Amar Jain, 6) Mrs. Varsha Umesh Agrawal by sale deed. Said sale deed was registered with the Sub-Registrar,Nashik-3 at Sr.No.739,dt.18-01-2008.

This fact is evident from M.E.No.9868 dt. 07-03-2008

13] On 09-06-2011 Shri.Gangadhar Karbhari Jadhav, Shri. Prashant Gangadhar Jadhav, Shri.Vikrant Gangadhar Jadhav purchased undivided share admeasuring H 0.30 R out of total area admeasuring H 4.54 R out of Gut No.309 from i) Sanjay Vardhaman Gundecha, ii) Sachin Vardhaman Gundecha, iii) Monali Sachin Gundecha, iv) Varsha Sanjay Gundecha, v) Ajit Kanhyalal Daga, vi) Jyoti Ajitkumar Daga by sale deed. Said sale deed was registered with the Sub-Registrar,Nashik-1 at Sr.No. 4740.

This fact is evident from M.E.No.13608 dt. 10-06-2011

14] At village level for Gut No.309, Hissa form No.12 was prepared & made applicable by letter of Assistant Superintendent, Land record office vide their letter No.Bhumapan/ Pot Hissa No.1002/11,dt.08-08-2011 alongwith letter of Tahasildar,Nashik vide No. Aadhi/ Abhi/ Kavi/ 2461/2011 Nashik,dt.12-08-201 and hissa form no.12 ,Gut No.309 was separated as follows,

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Record As per 7/12 extract

Gut No.	Area H R	Owner
309	4.54	1) Gangadhar Karbhari Jadhav 2) Ramkisan Indarram Lal 3) Prashant Gangadhar Jadhav 4) Vikrant Gangadhar Jadhav

Correction in record As per Hissa Form No.12

Gut No.	Hissa No.	Area H R	Owner
309	1	1.62	1) Gangadhar Karbhari Jadhav 2) Prashant Gangadhar Jadhav
309	2	1.28	1) Gangadhar Karbhari Jadhav 2) Ramkisan Indarram Lal 3) Vikrant Gangadhar Jadhav
309	3	1.64	1) Gangadhar Karbhari Jadhav

Accordingly Hissas were applicable at Village.

This fact is evident from M.E.No.14313 dt. 26-08-2011

15] Mutation entry No.17286 is not applicable to the subject property.

16] Land owner Shri.Gangadhar Karbhari Jadhav and others-3 prepared joint layout on total area admeasuring H 4.54 R from Gut No.309/1,309/2,309/3. Said layout was sanctioned by Assistant Director,town planning,Nashik Municipal Corporation,Nashik vide their letter No.Town planning Dept/Final/ Pancavati/C-5/57,dt.10-10-2013. As well as Collector, Nashik had issued Non-agricultural permission to use the said total area for non-agricultural purpose vide his order No. Maha/Kaksha/3/4/NA Lett no./43/2012 Nashik, dt.21-12-2012 and Tahasildar Nashik also had issued Sanad for non-agricultural use vide his letter No.Jama-1/SR/113/2013, Nashik, dt.19-10-2013. Accordingly plots were separated and new 7/12 extracts of plots were formed as follows,



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Gut No.	Plot No.	Area Sq.Mtr.	Owner
309/1+2+3	4	1786	1) Gangadhar Karbhari Jadhav
			2) Prashant Gangadhar Jadhav
	5	1786	3) Vikrant Gangadhar Jadhav

And remaining Plots were also mentioned

This fact is evident from M.E.No.17826 dt. 29-10-2013

17] On 30-12-2013 1)Vijay Dattatraya Suryavanshi, 2) Sandip Sunil Bodke,3) Rajaram Nivrutti Sangale(HUF) through karta Shri.Rajaram Nivrutti Sangale (HUF) through its Karta Rajaram Nivrutti Sangale 4) Shri.Dinanath Vasantrao Bodhale, 5) Mrs. Rajashri Dinanath Bodhale purchased Plot No.5 area admeasuring 1786 Sq.Mtr. out of Gut No.309/1+2+3 lying and situated at village Adgaon from 1) Shri. Gangadhar Karbhari Jadhav,2) Shri.Prashant Gangadhar Jadhav,3) Shri.Vikrant Gangadhar Jadhav by sale deed. Said sale deed was registered with the Sub-Registrar,Nashik-5 at Sr.No.1762,dt.18-02-2014.

This fact is evident from M.E.No.18260 dt. 14-03-2014

18] On 30-12-2013 1)Vijay Dattatraya Suryavanshi, 2) Sandip Sunil Bodke,3) Rajaram Nivrutti Sangale(HUF) through karta Shri.Rajaram Nivrutti Sangale, 4) Shri.Dinanath Vasantrao Bodhale, 5) Mrs. Rajashri Dinanath Bodhale purchased Plot No.4 area admeasuring 1786 Sq.Mtr. out of Gut No.309/1+2+3 lying and situated at village Adgaon from 1) Shri. Gangadhar Karbhari Jadhav,2) Shri.Prashant Gangadhar Jadhav,3) Shri.Vikrant Gangadhar Jadhav by sale deed. Said sale deed was registered with the Sub-Registrar,Nashik-5 at Sr.No.1761,dt.18-02-2014.

This fact is evident from M.E.No.18261 dt. 14-03-2014

19] As per order of Tahasildar, dt.20-12-2017 along with notification of Government of Maharashtra dt.07-05-2016 corrections were carried in the computerized record of rights.

This fact is Evident from M.E.No.21570 dt.22-12-2017

20] As per order of Tahasildar, dt.01-01-2018 along with notification of Government of Maharashtra dt.07-05-2016 corrections were carried in the

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computerized record of rights.

This fact is Evident from M.E.No.21612 dt.05-02-2019

21] As per order of Tahasildar, dt.28-06-2018 along with notification of Government of Maharashtra dt.07-05-2016 corrections were carried in the computerized record of rights.

This fact is Evident from M.E.No.21966 dt.11-12-2020

22] On 31-12-2020 M/s.Jaikumar Constructions Ltd. through its Director Mr. Manoj Jaikumar Tibrewala purchased Plot No.4 area admeasuring 1786 Sq.Mtrs. and Plot No.5 area admeasuring 1786 Sq.Mtrs. out of Gut No.309/1+2+3 which as per computerized record is numbered as 309/1/2/3 lying and situated at village Adgaon, Tal and Dist Nashik from 1) Vijay Dattatraya Suryavanshi, 2) Sandip Sunil Bodke, 3) Rajaram Nivrutti Sangale (HUF) through karta Shri. Rajaram Nivrutti Sangale, 4) Shri. Dinanath Vasant Rao Bodhale, 5) Mrs. Rajashri Dinanath Bodhale by Sale deed. Said sale deed was registered before Sub-Registrar, Nashik-1 at Sr.No.589, dt.19-01-2021.

This fact is evident from M.E.No.25437 dt. 22-01-2021

23] As per order of Tahasildar, dt.04-03-2021 along with notification of Government of Maharashtra dt.07-05-2016 corrections were carried in the computerized record of rights.

This fact is Evident from M.E.No.25617 dt.06-03-2021

24] That I have also perused the copy of index-II, search report dt 5/08/2021 issued by Adv.Nitin Rambhau Barve with respect to the subject plots/property. Due to unavailability of Index-II registers he has conducted on-line search from IGR Maharashtra website from the year 1991 to 2021. He has deposited necessary search fee through on-line challan. The copy of the said Index-II search report is attached with the present title report. I have also gone through the said Index-II search report and while going through the said report, I have not found any transaction, litigation or charge adversely affecting the title of the said property.

OBSERVATION

1) On perusal of the above mentioned records and documents, I have found that the Plot No.4 area admeasuring 1786 Sq.Mtr and Plot No.5 area admeasuring 1786 Sq.Mtr. out of Gut No. 309/1+2+3 which as per



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..9..

computerised 7/12 extract is numbered as 309/1/1/1 lying and situated at village Adgaon, within the limits of Nashik Municipal Corporation, Nashik, Tal and Dist. Nashik and the above mentioned plots are owned and possessed by M/s. Jaikumar Constructions Limited.

2) M/s. Jaikumar Constructions Limited is a company involved in the construction and development activities on the above mentioned plots. Therefore the said company has all rights to enjoy, utilize and develop the subject plots/property specifically mentioned herein above. Therefore as owner of plots/property, they have decided to develop the said plots and construct multistoried Residential/commercial building/buildings by obtaining necessary permissions from competent authority. Therefore as owner they have all the rights to sale the constructed premises from building/s to prospective purchasers.

TITLE CERTIFICATE

In view of & subject to the above observation & From all the above papers & documents shown to me by applicant, I hereby certify that the said plots/properties in question are clear, marketable & free from all encumbrances.

Thanking You,
Dt. 06/08/2021

Your's faithfully



Anuradha Mogal Patil
6/8/2021

(Anuradha Mogal Patil)
Advocate & Notary

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CHALLAN
MTR Form Number-6



GRN	MH004534769202122E	BARCODE	04/08/2021-15:53:25		Form ID
Department Inspector General Of Registration			Payer Details		
Search Fee			TAX ID / TAN (If Any)		
Type of Payment Search Fee			PAN No.(If Applicable)		
Office Name NSK1_HQR SUB REGISTRAR NASHIK 1			Full Name ADV NITIN RAMBHAU BARVE		
Location NASHIK					
Year 2021-2022 One Time			Flat/Block No.		
Account Head Details		Amount In Rs.	Premises/Bullding		
0030072201 SEARCH FEE		750.00	Road/Street		
			Area/Locality NASHIK		
			Town/City/District		
			PIN 4 2 2 0 0 2		
			Remarks (If Any)		
			MAUJE ADGAON GAT NO 309/1/2/3 PLOT NO 4 AREA 1786.00 SQ		
			MTRS 30 YEARS SEARCH		
			Amount In Seven Hundred Fifty Rupees Only		
Total		750.00	Words		
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	00040572021080404630 IK0BFESOF5
Cheque/DD No.			Bank Date	RBI Date	04/08/2021-15:24:54 Not Verified with RBI
Name of Bank			Bank-Branch STATE BANK OF INDIA		
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
सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करतावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 9881264407

Nitin Rambhau Barve

ADVOCATE

Office - Chamber No. 224/2, District Court Compound, Nashik.

- SEARCH REPORT -

TO WHOMSOEVER IT MAY CONCERN

1) Description of property -

Gat no. 309/1/2/3, Plot no. 4, area 1786.00 sq. mtr. of village Adgaon - 1, Tal. Dist. Nashik standing in the name of Ms. Jaikumar Constructions Limited.

2) Search of Index II of Sub- registrar Nashik -

Year	-	Entry
1991	-	Record not found
1992	-	Record not found
1993	-	Record not found
1994	-	Record not found
1995	-	Record not found
1996	-	Record not found
1997	-	Record not found
1998	-	Record not found
1999	-	Record not found
2000	-	Record not found
2001	-	Record not found
2002	-	Entry does not found
2003	-	Entry does not found
2004	-	Entry does not found
2005	-	Entry does not found
2006	-	Entry does not found
2007	-	Entry does not found
2008	-	

1. Saled deed registered vide no. NSN/3/739/2008, dtd. 18/1/2008 of Gat no. 309, area H. 4 - 01 R + P.K. H. 0 - 53 R, total area H. 4 - 54 R, of village Adgaon, Tal. Dist. Nashik executed by 1) Shushilabai Balkrishna Agrawal 2) Girish Balkrishna Agrawal 3) Sriom Balkrishna Agrawal 4) Uma Rajendra Agrawal 5) Savita @ Sushama Amar Jain 6) Varsha Umesh Agrawal in favour of 1) Gangadhar Karbhari Jadhav 2) Sanjay Vardhaman Gundecha 3) Sachin Vardhaman Gundecha 4) Varsha

Sanjay Gundecha 5) Monali Sachin Gundecha 6) Ajit Kanhaiyalal Daga
7) Jyoti Ajitkumar Daga 8) Ramkishan Indarram Lal 9) Prashant
Gangadhar Jadhav.

2009 - Entry does not found
2010 - Entry does not found
2011 -

1. Saled deed registered vide no. NSN/1/4740/2011, dtd. 9/6/2011
of area **H. 0 - 30 R** out of Gat no. 309, area H. 4 - 01 R + P.K. H. 0 -
53 R, total area H. 4 - 54 R, of village Adgaon, Tal. Dist. Nashik ex-
ecuted by Ramkishan Indarram Lal 1) Sanjay Vardhaman Gundecha
for self and as GPA of no. 2 to 4, 2) Varsha Sanjay Gundecha 3) Sachin
Vardhaman Gundecha 4) Monali Sachin Gundecha 5) Ajit Kanhaiyalal
Daga 6) Jyoti Ajitkumar Daga in favour of Gangadhar Karbhari Jadhav,
Prashant Gangadhar Jadhav and Vikrant Gangadhar Jadhav.

2012 - Entry does not found
2013 - Entry does not found
2014 -

1. Saled deed registered vide no. NSN/5/1761/2014, dtd. 18/2/2014
of Gat no. **309/1+2+3**, plot no. 4, area 1786.00 sq. mtr. of village
Adgaon, Tal. Dist. Nashik executed by Gangadhar Karbhari Jadhav,
Prashant Gangadhar Jadhav and Vikrant Gangadhar Jadhav in favour
of Vijay Dattatray Suryavanshi, Dinanath Vasantrao Bodhale, Sandip
Sunil Bodke, Rajaram Nivrutti Sangale (HUF) through Karta Rajaram
Nivrutti Sangale, Rajshri Dinanath Bodhale.

2. Saled deed registered vide no. NSN/5/1762/2014, dtd. 18/2/2014
of Gat no. **309/1+2+3**, plot no. 5, area 1786.00 sq. mtr. of village
Adgaon, Tal. Dist. Nashik executed by Gangadhar Karbhari Jadhav,
Prashant Gangadhar Jadhav and Vikrant Gangadhar Jadhav in favour
of Vijay Dattatray Suryavanshi, Dinanath Vasantrao Bodhale, Sandip
Sunil Bodke, Rajaram Nivrutti Sangale (HUF) through Karta Rajaram
Nivrutti Sangale, Rajshri Dinanath Bodhale.

2015 - Entry does not found
2016 - Entry does not found
2017 - Entry does not found
2018 - Entry does not found
2019 - Entry does not found
2020 - Entry does not found

2021

1. Saled deed registered vide no. NSN/1/589/2021, dtd. 19/1/2021 of Gat no. 309/1+2+3, plot no. 4, area 1786.00 sq. mtr. and plot no. 5, area 1786.00 sq. mtr. of village Adgaon, Tal. Dist. Nashik executed by Vijay Dattatray Suryavanshi, Dinanath Vasantrao Bodhale, Sandip Sunil Bodke, Rajaram Nivrutti Sangale (HUF) through Karta Rajaram Nivrutti Sangale, Rajshri Dinanath Bodhale in favour of Ms Jaikumar Constructions Limited through Director Manoj Jaikumar Tibadewala.

3) Search challan GRN MH004534769202122E dtd. 4/8/2021 is attached with this report. Due to Covid-19 Pandemic it was not possible for me to take physical search with Sub - Registrar Nashik as the registers are not available for search, therefore I have conducted Online search of above property with IGR Maharashtra Website by entering Gat no. 309 of village Adgaon, Tal. Dist. Nashik.

4) As per above findings I have found above entries while search of said property.

5) I have also conducted Court case search by party name with Website of Court Nashik District, I do not found any adverse entry during said Court Search.

This search report.
Nashik
dtd. 5/8/2021



Advocate

NITIN RAMBHAU BARVE
B.S.L., LL.B
ADVOCATE
Chamber No.: 224/2. Dist. Court, Nasik



CHALLAN
MTR Form Number-6



GRN	MH004534613202122E	BARCODE			Date	04/08/2021-15:51:46		Form ID						
Department Inspector General Of Registration				Payer Details										
Type of Payment Search Fee Other Items				TAX ID / TAN (If Any)										
				PAN No.(If Applicable)										
Office Name NSK1_HQR SUB REGISTRAR NASHIK 1				Full Name		ADV NITIN RAMBHAU BARVE								
Location NASHIK														
Year 2021-2022 One Time				Flat/Block No.										
Account Head Details			Amount In Rs.	Premises/Building										
0030072201 SEARCH FEE			750.00	Road/Street										
				Area/Locality		NASHIK								
				Town/City/District										
				PIN			4	2	2	0	0	2		
				Remarks (If Any) MAUJE ADGAON GAT NO 309/1/2/3 PLOT NO 5 AREA 1786.00 SQ MTRS 30 YEARS SEARCH										
				Amount In	Seven Hundred Fifty Rupees Only									
Total			750.00	Words										
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK										
Cheque-DD Details				Bank CIN	Ref. No.	00040572021080404340			IK0BFESNB0					
Cheque/DD No.				Bank Date	RBI Date	04/08/2021-15:24:52			Not Verified with RBI					
Name of Bank				Bank-Branch			STATE BANK OF INDIA							
Name of Branch				Scroll No. , Date			Not Verified with Scroll							

Department ID :

Mobile No. : 9881264407

Department ID : _____ Mobile No. : _____
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Nitin Rambhau Barve

ADVOCATE

Office - Chamber No. 224/2, District Court Compound, Nashik.

- SEARCH REPORT -

TO WHOMSOEVER IT MAY CONCERN

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Sanjay Gundecha 5) Monali Sachin Gundecha 6) Ajit Kanhaiyalal Daga 7) Jyoti Ajitkumar Daga 8) Ramkishan Indarram Lal 9) Prashant Gangadhar Jadhav.

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Nashik
dtd. 5/8/2021



Advocate

NITIN RAMBHAU BARVE
B.S.L., LL.B
ADVOCATE
Chamber No.: 224/2, Dist. Court, Nasik



Anuradha Mogal Patil

B.S.L., LL.B., M.L.L. & L.W.

ADVOCATE & NOTARY

Off. : Chamber No. 224 / 2, District Court, Nashik - 422002

Resi. : Flat No. 101-E-Wing, Rushiraj Harmony, Near Gangapur Police Station,
Gangapur Road, Nashik-422 013. • Cell : 98222 15150

FORMAT - A

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/12 EXTRACT AS ON DATE OF APPLICATION FOR REGISTRATION.
2. MUTATION ENTRY NO. 5938, 5949, 5952, 6302, 6935, 1, 1349, 1711, 5921, 9868, 13608, 14313, 17826, 18260, 18261, 21570, 21612, 21966, 25437, 25617
3. ON-LINE SEARCH REPORT FOR 30 YEARS FROM 1991- 2021
Taken from IGR Maharashtra website for Sub-Registrar, Nashik.
4. ANY OTHER RELEVANT TITLE – NA – –
5. LITIGATIONS IF ANY – NA –

Date- 06/08/2021



Anuradha Mogal Patil
6/8/2021
(Anuradha Mogal Patil)
Advocate