

Adv. Sandeep Prabhakar Kapote.
B.Com., LL.B.

09, Atharva Towers,
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Gaikwad Nagar,
Mumbai Naka, Nashik - 422002.

Mob. No. 98220-66373.

Title & Search Report

Plot #01, Gat-501,
Adgao, Nashik.

Rahul M. Kale

Off.: Room No.18,
New Advocate's Bar Room,
Nashik District Court, Nashik - 422 002.

Adv. Sandeep Prabhakar Kapote
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Cell No. : 98220-66373

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Mumbai Naka, Nashik - 422 002.

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FORMAT - A

(Circular No.:- 28/2021)

Date: 25/01/2023.

To,
Maha RERA,
Mumbai.

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect to the **Non-Agricultural Plot** bearing **Survey No.501/1/Plot/1**, total Adm.**6.3800 R.Sq.Mtrs., i.e.638.00 Sq.Mtrs.**, of village **Adgaon**, Tal. & Dist. Nashik.

Above plot shall hereinafter for the sake of brevity be referred to as "**said Plot**").

[1] I have investigated the title of said Plot on the request of my client **Shri. Rahul Mandaleshwar Kale**, R/o. Nashik and following documents and details were made available for my inspection and perusal:

1. **Description of said Plot:-**

All that piece and parcel of the **Non-Agricultural Plot** bearing **Survey No.501/1/Plot/1**, total Adm.**6.3800 R.Sq.Mtrs., i.e.638.00 Sq.Mtrs.**, of village **Adgaon**, Tal. & Dist. Nashik (Hereinafter referred to as "**said Plot**") well within the limits of Nashik Municipal Corporation, Nashik and within the limits of Nashik Agglomeration. That, said Plot is hold and possessed by **Shri. Rahul Mandaleshwar Kale** and is bounded as under:-

East : By 12.00 Mtrs., wide Colony Road.
West : By Adjacent S.No.500 & 16.00 Mtrs., wide Road.
South: By Plot No.02.
North: By Adjacent S.No.508.

That, said Plot together with all right, title, interest and all the property and all the estate therein.

2. The Details of **Documents** of **Title Deed** of **said Plot**:

- 1) Copy of **Sale Deed**, dated **10/12/2007** executed by (1) **Smt. Manjulabai Ganpat Mate**, (2) **Shri. Vishnu Ganpat Mate**, (3) **Shri. Bahiru Ganpat Mate**, (4) **Smt. Yamunabai Uttam Jondhale** and (5) **Smt. Sunita Sukhdev**

Waghchaure as Vendors in favour of **Sau. Padmini Mandaleshwar Kale** as a Purchaser with respect to said Plot i.e., **Survey No.501/1**, total **Plot No.01**, **Adm.638.00 Sq.Mtrs.** That, present Sale Deed has been registered with **Sub-Registrar, Class-II, Nashik-2** at **Serial No.09016-2007** on **10/12/2007**.

2) Copy of **Gift Deed**, dated **31/01/2022** executed by **Sau. Padmini Mandaleshwar Kale** as a Donor in favour of **Shri. Rahul Mandaleshwar Kale** as a Donee with respect to said Plot i.e., **Survey No.501/1**, total **Plot No.01**, **Adm.638.00 Sq.Mtrs.** That, present Gift Deed has been registered with **Sub-Registrar, Class-II, Nashik-1** at **Serial No.985-2022** on **01/02/2022**.

3. Copy of **Index-II Search Report**, dated **11/01/2023** issued by **Adv. Nisha Gopi/Thakariya** with respect to said Plot.

[2] That, on perusal of the above mentioned document and the other relevant documents relating to said Plot, it appears that the title of the holder **Shri. Rahul Mandaleshwar Kale** to said Plot is clear and marketable and free from all encumbrances and charges.

Owner of said Plot:- That, said Plot i.e., the **Non-Agricultural Plot** bearing **Survey No.501/1/Plot/1**, total **Adm.6.3800 R.Sq.Mtrs., i.e.638.00 Sq.Mtrs.**, of village **Adgaon**, Tal. & Dist. **Nashik** referred to above is hold and possessed by the plot holder **Shri. Rahul Mandaleshwar Kale**.

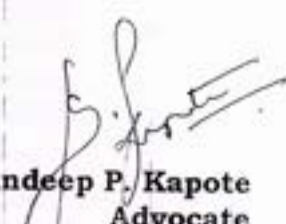
[3] The report reflecting the flow of the title of said Plot and that of its holder the holder **Shri. Rahul Mandaleshwar Kale** is enclosed herewith as **Annexure-'A'**.

Hence, this Legal Title Report

Encl: Annexure - 'A'.

Place: Nashik.

Date: 25/01/2023.


Sandeep P. Kapote
Advocate

ADV. SANDEEP P. KAPOTE
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Flat No.9, Atharva Towers,
Near Ganorkar Hospital, Geikwad Nagar,
Mumbai Naka, Nashik-422 002.

ANNEXURE-A

FLOW OF TITLE

1. **COPY OF 7/12 EXTRACT OF SAID PLOT AS ON DATE OF APPLICATION FOR REGISTRATION:**

Copy of **7/12 extract**, dated **22/11/2022** of **Survey No. 501/1/Plot/1**, total Adm.**6.3800 R.Sq.Mtrs., i.e.638.00 Sq.Mtrs.**, of village **Adgaon**, Tal. & Dist. Nashik.

2. **MUTATION ENTRIES:**

Copies of Mutation Entries with respect to said Plot bearing Nos.: 1, 2355, 8188, 9615, 20993, 21830 and 26928.

The flow of the title of said Plot on the basis of Mutation Entries is as under:

- 1) **Details regarding devolution of title of said Plot on the basis of Mutation Entries are as under:**

1. **Mutation Entry No.1, dated 13/09/1979:-** That, on perusal of present mutation entry it appears that, as per the State Government G.R., bearing No. S.R./457/Nashik, Bombay dated 20/05/1978 issued by the Assistant Director, Town Planning Officer, Bombay and as per Page No.1397 of the Gazette, dated 14/09/1978 issued by the State Government of Maharashtra, The Fragmentation and Consolidation Act has been made applicable throughout the State of Maharashtra from 31/05/1978. And as per said Act, restrictions have been put for sale and purchase of "Tukda lands". Hence, no such lands shall be sold without the permission of state government. It further appears that as per said Act, Gat Scheme has been made applicable to the entire lands of village Adgaon and accordingly the entire lands of village Adgaon have been changed/converted into **Gat No.01 to 2595**. That, as per records it appears that the **original Survey No.119/8/2 of village Adgaon** has been converted into **Gat No.501** by certifying present mutation entry.

2. **Mutation Entry No.2355, dated 13/02/1992:-** That, on perusal of present mutation entry it appears that, **the holder of Gat No.501** namely **Shri. Ganpat Suka Mate** through his GPA holder Shri. Raosaheb Raghunath Shejwal has prepared layout with respect to Gat No.501 and submitted it with the Assistant Director, Town Planning, Nashik Municipal Corporation, Nashik and has got it sanctioned vide their Order No. IND/WS/36/3848, dated 26/09/1991 and said landholder has also obtained N.A. Order bearing No. Mah. / Kaksha-3 / Bi.She.Pra.Kra. / 466 / 1991, dated 11/02/1992 from the Collector, Nashik and has thereby changed the user of the entire land area of Gat No.501 to Non Agricultural purpose. Hence, on the basis of said layout

and N.A. Order, the entire land area of Gat No.501 has been converted into plotted area and the separate 7/12 extracts of all the plots have been prepared and the mention of N.A. has been made in the other rights column of said plots. Hence, in view of said Layout Gat No.501 has been converted into the plotted areas bearing Gat No.501, Hissa No.01, Plot No.01, Adm.638.00 Sq.Mtrs., to Gat No.501, Hissa No.09, Plot No.09, Adm.660.00 Sq.Mtrs., all standing in the name of the holder Shri. Ganpat Suka Mate. Hence, in the above manner, said Plot has been formed by certifying present mutation entry.

3. **Mutation Entry No.8188, dated 29/04/2006:-** That, on perusal of present mutation entry it appears that, the holder of Gat No.501, Plot No.1 & 3, namely Shri. Ganpat Suka Mate expired on 04/04/1995, leaving behind a widow, 2 sons and 2 daughters as mentioned below:-

(1) Smt. Manjulabai Ganpat Mate	65 Yrs.	Wife.
(2) Shri. Vishnu Ganpat Mate	47 Yrs.	Son.
(3) Shri. Bahiru Ganpat Mate	35 Yrs.	Son.
(4) Smt. Yamunabai Uttam Jondhale	40 Yrs.	Daughter.
(5) Smt. Sunita Sukhdev Waghchaure	32 Yrs.	Daughter.

That, above being the legal heirs and Mutation Entry No.3163 with respect to above legal heirs has been certified previously. Hence, the names of the above legal heirs have been entered in the record of rights of Gat No.501, Plot No.1 & 3 on the basis of application and above mutation entry, by certifying present mutation entry.

4. **Mutation Entry No.9615, dated 03/01/2008:-** That, on perusal of present mutation entry it appears that, the land holders (1) Smt. Manjulabai Ganpat Mate, (2) Shri. Vishnu Ganpat Mate, (3) Shri. Bahiru Ganpat Mate, (4) Smt. Yamunabai Uttam Jondhale and (5) Smt. Sunita Sukhdev Waghchaure have sold said Plot i.e., **Survey No.501/1, Plot No.01 to Sau. Padmini Mandaleshwar Kale** for the total consideration of Rs.6,06,500/- on 10/12/2007. That, said land is Non-Agricultural land and the Permission U/s.26(1) of the ULC Act, 1976 has also been obtained. Hence, the name of the above purchaser has been entered in the record of rights of Survey No.501/1, Plot No.01 by certifying present mutation entry.

5. **Mutation Entry No.20993, dated 04/05/2017:-** That, on perusal of present mutation entry it appears that there is Government Circular, bearing No. Ra. Bhu. A. / Pra. Kra. 180 / L - 1, dated 07/05/2016 thereby giving directions to match exactly, the handwritten and computerized rights columns of the holders as mentioned in 7/12 extracts of the lands held by them by using Edit Module under the E - 6 D project. Hence, on the basis of above mentioned circular and as per the Order, dated

04/05/2017 issued by Tahsildar, Nashik, corrections have been made in computerised 7/12 extracts of various lands of village Adgaon, Tal. & Dist. Nashik. Accordingly, previous Gat No. 501/1, Plot No.01, Adm.638.00 Sq.Mtrs., has been corrected to Gat No.501/1/Plot/1, Adm.6.3800 R.Sq.Mtrs., by certifying present mutation entry.

6. Mutation Entry No.21830, dated 11/05/2018:- That, on perusal of present mutation entry it appears that there is Government Circular, bearing No. Ra. Bh. A. / Pra. Kra. 180 / L - 1, dated 07/05/2016 thereby giving directions to match exactly, the handwritten and computerized record of right's columns of the holders as mentioned in 7/12 extracts of the lands held by them by using Edit Module under the E - 6 D project. Hence, on the basis of above mentioned circular and as per the Order, dated 07/05/2018 issued by Tahsildar, Nashik, corrections have been made in computerised 7/12 extracts of other various lands of village Adgaon, Tal. & Dist. Nashik.

3. That, I have perused the Copy of **Index-II Search Report**, dated **11/01/2023** issued by **Adv. Nisha Gopi/Thakariya** with respect to said Plot. That, said search has been conducted by her with **Sub-Registrar office, Class-II, Nasik-1 to 7** for a period of **30 years** starting from **1994 to 2023**. That, she has paid necessary search fees of **Rs.750/-** on **10/01/2023** with respect to said Plot vide **Challan No. GRN MH013493483202223P** with **Inspector General of Registration**. That, I have gone through said Index-II Search Report. That, while going through said Index-II Search Report **I did not find any transaction thereby adversely affecting the title of said Plot.**

4. Other Relevant Documents with respect to the Title:

1. That, I have perused the Copy of **Order U/s.8(4) of U.L.C. Act**, bearing No. **ULC/A- 2/4775/70, Nashik**, dated **31/08/1987** issued by the Additional Collector and Competent Authority, ULC, Nashik with respect to the land area of **Survey No.119/8-2 (Gat No.501)** in favour of **Shri. Ganpat Suka Mate**. It appears that the landholder Shri. Ganpat Suka Mate had filed a Draft Statement U/s. 6(1) of the U.L.C., Act 1976 on 14/08/1976 with respect to his holdings of lands bearing Survey No.119/8-2 (Gat No.501), Adm.3400.00 Sq.Mtrs., and Others-6 of village Adgaon, Tal. & Dist. Nashik. That, the Additional Collector and Competent Authority ULC, Nashik has accordingly conducted the hearing as per the procedure laid down in ULC Act as discussed in detailed in present order and has given its findings and has accordingly passed present Order U/s.8(4) of the ULC Act. Accordingly, the Additional Collector and Competent Authority ULC, Nashik has determined the land area of 9510.78 Sq.Mtrs., as the Retention land and the land area of 8618.42 Sq.Mtrs., came to be declared as Excess land out of the total land Holding of (1) Shri. Ganpat

Suka Mate and Others-4. It further appears that with respect to Survey No.119/8-2(P) [Gat No.501(P)], the land area of 2546.68 Sq.Mtrs., has been shown as the Retention land and the remaining land area of 853.32 Sq.Mtrs., has been shown as the Excess land area.

2. That, I have perused the Copies of Layout Plan and a Letter bearing No.IND/WS-136/3848, dated 26/09/1991 regarding Sanction of Tentative Layout with respect to Gat No.501 of village Adgaon, Tal. & Dist. Nashik issued by the Assistant Director, Town Planning, Nashik Municipal Corporation, Nashik. That, as per present Tentative Layout letter it appears that the landholder Shri. Ganpat Suka Mate has submitted a Letter, dated 29/08/1991 and a Tentative Layout Plan with respect to Gat No.501 of village Adgaon, Tal. & Dist. Nashik with the Assistant Director, Town Planning, Nashik Municipal Corporation, Nashik. It further appears that the Assistant Director, Town Planning, Nashik Municipal Corporation, Nashik has Tentatively approved said layout plan.
3. That, I have perused the Copy of Letter U/s.26(1) of U.L.C. Act, bearing No. ULC.A- 2-2/SR-26/813 & 814/1991, Nashik, dated 16/10/1991 issued by the Additional Collector and Competent Authority, ULC, Nashik with respect to Gat No.501, Plot No.01, Adm.638.00 Sq.Mtrs., in favour of Shri. Ganpat Suka Mate. It appears that the holder of said Plot Shri. Ganpat Suka Mate has given Notice U/s.26(1) of the ULC Act, 1976 to the Additional Collector and Competent Authority, ULC, Nashik regarding his intention of selling the Retention land area of Gat No.501, Plot No.01, Adm.638.00 Sq.Mtrs., to the purchaser Smt. Padmini Mandaleshwar Kale. Hence, the Additional Collector and the Competent Authority, ULC Nashik has informed said landholder Shri. Ganpat Suka Mate that they do not intend to purchase said Plot and that said Plot holder can lawfully sell the same to said intending purchaser.
4. That, I have perused the Copy of N.A. Order, bearing No. Maha/Kaksha-3/Bl.She.Pra.Kra./468/1991, dated 11/02/1992 issued U/s.44 of the M.L.R.C., 1966 by the Collector, Nashik with respect to Gat No.501 (Old Survey No.119/8/2), total Adm.3400.00 Sq.Mtrs., for Residential purpose. That, as per present N.A. Order it appears that the Collector, Nashik in view of Section 44 of MLRC, 1966 has allowed the landholder Shri. Ganpat Suka Mate through his GPA Shri. Raosaheb Raghunath Shejwal to change the user of the land area of 3400.00 Sq.Mtrs., out of Gat No.501 (old Survey No.119/8/2) for Non-Agricultural Residential purpose subject to 20 terms and conditions as stated in present N.A. Order.

5. That, I have perused the Copy of Sale Deed, dated 10/12/2007 executed by (1) Smt. Manjulabai Ganpat Mate, (2) Shri. Vishnu Ganpat Mate, (3) Shri. Bahiru Ganpat Mate, (4) Smt. Yamunabai Uttam Jondhale and (5) Smt. Sunita Sukhdev Waghchaure as Vendors in favour of Sau. Padmini Mandaleshwar Kale as a Purchaser with respect to said Plot i.e., Survey No.501/1, total Plot No.01, Adm.638.00 Sq.Mtrs. That, present Sale Deed has been registered with Sub-Registrar, Class-II, Nashik-2 at Serial No.09016-2007 on 10/12/2007. That, as per Clause No.01 on Reg. page Nos.2 & 3 of the sale deed, it appears that the details and description together with the boundaries of said Plot i.e., Gat No.501/1, Plot No.1, Adm.638.00 Sq.Mtrs., of village Adgaon, Tal. & Dist. Nashik have been mentioned. That, as per Clause No.02 on Reg. page Nos.3 & 4 of the sale deed, it appears that the details regarding as to how said the plot holders (1) Smt. Manjulabai Ganpat Mate and Others-4 have acquired ownership rights in said Plot have been mentioned. That, as per Clause No.3 on Reg. page No.4 of the sale deed, it appears that the Vendors have sold said Plot to the Purchaser Sau. Padmini Mandaleshwar Kale for the total consideration of Rs.4,50,000/- (In words Rupees Four Lakh only) which entire consideration price has been paid by the Purchaser to the Vendors as per the Payment Schedule as mentioned in Clause No.17 on Reg. page Nos.7 & 8. That, as per Clause No.6 on Reg. page No.5, it appears that the Vendors have given the clear, vacant and peaceful possession of said Plot to the Purchaser. That, as per Clause No.4 on Reg. page No.4, it appears that said Plot has been transferred/alienated by the Vendors in favour of the Purchaser as free from all encumbrances, charges, defects, etc., and that the Vendors have further agreed to indemnify the Purchaser from any such encumbrances, charges, defects, etc., if found in the title of said Plot.
6. That, I have perused the Copy of N.A. Tax Receipt, bearing No. 2361581, dated 24/11/2021 for the year 2021-22 for an amount of Rs.307/- issued by Talathi, Adgaon with respect to said Plot. It appears that the holder of said Plot Sau. Padmini Mandaleshwar Kale vide present N.A. tax Receipt No.2361581 has paid N.A. tax of Rs.307/- on 24/11/2021 for the year 2021-2022 with Talathi, Adgaon, Nashik with respect to said Plot i.e., Gat No.501/1, Plot No.01. Accordingly, Talathi, Adgaon, Nashik has issued present N.A. tax paid receipt under his seal and signature in favour of the above plot holder.
7. That, I have perused the Copy of Gift Deed, dated 31/01/2022 executed by Sau. Padmini Mandaleshwar Kale as a Donor in favour of Shri. Rahul Mandaleshwar Kale as a Donee with respect to said Plot i.e., Survey No.501/1, total Plot No.01, Adm.638.00 Sq.Mtrs. That, present Gift Deed has been registered with Sub-Registrar, Class-II, Nashik-1 at Serial No.985-2022 on

01/02/2022. That, as per Clause 1 on Reg. page Nos.3 & 4 of the Gift Deed, it appears that the details and description together with the boundaries of said Plot i.e., Gat No.501/1, Plot No.01 has been mentioned. That, as per Clause 2 on Reg. page No.4 of the Gift Deed, it appears that said Plot was purchased by the Donor Sau. Padmini Mandaleshwar Kale from (1) Smt. Manjulabai Ganpat Mate and Others-4 vide Sale Deed registered with Sub Registrar, Class-II, Nashik-2 at Serial No.9016-2006 on 10/12/2007. Hence, said Plot is the self acquired property of the Donor and hence she has the right to sell, transfer, gift or alienate the same in any manner she likes. That, as per Clause 4 on Reg. page Nos.4 & 5 of the Gift Deed, it appears that the Donor is the mother of Donee and are related by blood to each other. And that, the Donor expressed her wish/will to gift said Plot to her donee son and that he too has accepted the same. And hence, the Donor vide present Gift Deed has gifted said Plot to her Donee son. That, as per Clause 11 on Reg. page No.6 of the Gift Deed, it appears that the Donor has gifted said Plot to the Donee without any consideration. That, as per Clause 6 on Reg. page No.5, it appears that the Donor has given the actual, peaceful, clear and vacant possession of said Plot to the Donee. That, as per Clause 7 on Reg. page No.5, it appears that said Plot has been Gifted by the Donor to the Donee as free from all encumbrances, charges, defects, etc.

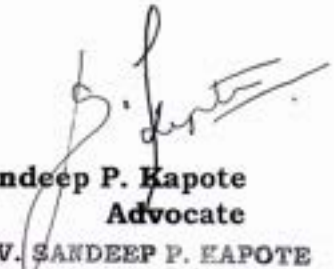
8. That, I have perused the Copy of **Sanction of Building Permission and Commencement Certificate**, bearing No. **LND / BP / C2 / 340/2022**, dated **17/10/2022** issued by the Executive Engineer, Town Planning Department, Nashik Municipal Corporation, Nashik for erection of **Residential + Commercial building** over **said Plot**. That, as per present Commencement Certificate it appears that the Executive Engineer (Town Planning), Nashik Municipal Corporation, Nashik has permitted Mr. Rahul Mandaleshwar Kale to erect a Residential + Commercial building as per the sanctioned plan over said Plot i.e., Gat No.501/1, Plot No.01 of village Adgaon, Tal. & Dist. Nashik, subject to the Conditions No.1 to 49 as mentioned in said Commencement Certificate.
9. Note:- That, I am submitting present title search cum verification report only on the basis of the documents and revenue records that were made available to me, as have been specifically mentioned in Para 3 of the present report. Hence, the present title report has been issued only on the basis of the said documents and revenue records made available to me. It shall be further noted that present Title Search cum Verification Report has been addressed to my above named client Shri. Rahul Mandaleshwar Kale. Hence, this Title Report shall not be furnished, presented, quoted or relied by any other person or entity other than my above named client for any purpose. However, it may be disclosed or

furnished by my above named client as may be required in connection with any transaction or legal process.

10. Opinion:- On the basis of the observations made above I verify that said Plot i.e., **Survey No.501/1/Plot/1**, total Adm.**6.3800 R.Sq.Mtrs., i.e.638.00 Sq.Mtrs.**, of village **Adgaon**, Tal. & Dist. Nashik, more particularly described in Para 2 above is free from all encumbrances and charges and the holder **Shri. Rahul Mandaleshwar Kale** has acquired good, clear, marketable and transferable title over said Plot.

Place: Nashik.

Date: 25/01/2023.



Sandeep P. Kapote
Advocate

ADV. SANDEEP P. KAPOTE
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CHALLAN
MTR Form Number-6



GRN	MH013493483202223P	BARCODE			Date	10/01/2023-10:55:36	Form ID
Department				Inspector General Of Registration			
Type of Payment				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Other Items				PAN No.(If Applicable)			
Office Name				Full Name			
NSK1_HQR SUB REGISTRAR NASHIK 1				ADV NISHA GOPI			
Location				Flat/Block No.			
NASHIK				GAT NO. 501/1/PLOT/1			
Year				Premises/Building			
2022-2023 One Time				ADGAON-1			
Account Head Details		Amount In Rs.		Road/Street		Area/Locality	
0030072201 SEARCH FEE		750.00		NASHIK		Town/City/District	
				PIN			
				Remarks (If Any)			
				SEARCH FEES FOR 30 YEARS			
				Amount In			
				Seven Hundred Fifty Rupees Only			
Total		750.00		Words			
Payment Details				FOR USE IN RECEIVING BANK			
SBIEPAY PAYMENT GATEWAY				Cheque-DD Details			
Cheque/DD No.		Bank CIN		Ref. No.		10000502023011000924 8375682204040	
Name of Bank		Bank Date		RBI Date		10/01/2023-10:56:05 Not Verified with RBI	
Name of Branch		Bank-Branch		SBIEPAY PAYMENT GATEWAY			
		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 चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणसाठीच लागू आहे .इतर कारणसाठी किंवा नोंदणी न करतावाच्या दस्त्यासाठी लागू नाही .

Mobile No. : 8484940870



ADV. NISHA GOPI-THAKARIYA
B.S.L., LL.B.

Office - 105, Anant Gaurav Advocates Chamber, above Indian Bank, Meher Signal,
Nasik-422002 (Mah.), Mob. No. 9923395082.

REF./JAN./02/2023

Date - 11/01/2023

INDEX-II SEARCH REPORT
To Whomsoever It May Concern

➤ **INTRODUCTION:**

I have been called upon to conduct **Index-II Search** with the **Sub-Registrar office, Class-II, Nasik - I to VII**, by my client; **MR. RAHUL MANDALESHWAR KALE**, residing at Nashik, with respect to **GAT NO. 501/1/PLOT/1, total area adm. 6.3800 R. Sq. Mtrs. & assessed at Rs.306=24Ps., of Village ADGAON-1, Tal. & Dist. Nashik.**

➤ **DETAILS OF THE SEARCH CONDUCTED ARE AS UNDER :**

That, I have conducted **Index-II Search** with respect to **GAT NO. 501/1/PLOT/1, total area adm. 6.3800 R. Sq. Mtrs. & assessed at Rs.306=24Ps., of Village ADGAON-1, Tal. & Dist. Nashik, (Hereinafter referred to the "said Plot/Property")**. That, present Index-II search has been conducted by me with the **Sub-Registrar office, Class-II, Nasik - I to VII** for a period of **30 years** starting from **1994 to 2023**. That, I have paid the necessary search fees of **Rs.750/-** on **10/01/2023** with the **INSPECTOR GENERAL OF REGISTRATION** vide **Receipt No. MH013493483202223P**. That, copy of said receipt is enclosed herewith.

That, I have gone through the Index-II registers that were kept and made available with the respective Sub-Registrar offices. That, as per the information provided by the officials of the Sub-Registrar, Class-II, Nasik-1, the computer records for village **Adgaon-1** is available from the year 2005 onwards. Hence, I had to conduct present Search by going through the Index - II registers and the computer records that were kept and made available by said Sub-Registrar offices. The details of Index-II Search conducted, have been given in the preceding Paras. of present search report. That, while conducting present search in the said Sub-Registrar offices, **I have found in all 02 (Two) transactions.** That, the details of the said transactions are mentioned below. However, I hereby submit my detailed Index-II Search Report year wise as under:

1. That, I have conducted **Index-II Search** with the **Sub-Registrar Office, Class-II, Nasik -1** from the year **1994 to 2023**. That, while going through the Index-II registers and the computer records that were available there, **I have found 01 (One) transaction.** That, the details of transaction found is as under:

Sub - Registrar office, Class-II, Nasik-1.


Nisha Gopi-Thakariya
ADVOCATE
B.S.L., LL.B.,
MAH/2020/2003

A) 2022 - 01 (One) transaction found:

Details of the Transaction found with Sub-Registrar Class-II, Nashik -1 is as under:

- a) **GIFT DEED**, executed by Padmini Mandaleshwar Kale; in favour of Mr. Rahul Mandaleshwar Kale; registered at Serial No. 985/2022 on 01/02/2022; with respect to Plot No. 1, adm. 638.00 Sq. Mtrs., as per the Approved Lay-out of Gat No. 501/1, situated in the Residential Zone at Adgaon-1, Taluka & District of Nashik.

2. That, I have conducted **Index-II Search** with the **Sub-Registrar Office, Class-II, Nasik -2** from the year **1994 to 2023**. That, while going through the Index-II registers and the computer records that were available there, **I have found 01 (One) transaction**. That, the details of transaction found is as under:

Sub - Registrar office, Class-II, Nasik-2,

A) 2007 - 01 (One) transaction found:


Details of the Transaction found with Sub-Registrar Class-II, Nashik -2 is as under:

- a) **TRANSFER DEED**, executed by (1) Smt. Manjulabai Ganpat Mate; (2) Mr. Vishnu Ganpat Mate; (3) Mr. Bahiru Ganpat Mate; (4) Yamunabai Uttam Jondhale; and (5) Sunita Sukdeo Waghchaure; in favour of Mrs. Padmini Mandaleshwar Kale; registered at Serial No. 9016/2007 on 10/12/2007; for a total consideration of Rs.4,50,000/- (Rupees Four Lakhs and Fifty Thousand only); with respect to Plot No. 1, adm. 638.00 Sq. Mtrs., of Gat No. 501/1, situated at Mauje Adgaon, Taluka & District of Nashik.

3. That, I have conducted **Index-II Search** with the **Sub-Registrar, Class-II, Nasik-3 & 4** from the year **1994 to 2023**. That, while going through the Index-II registers and the computer records that were available there, **I did not find any transactions** with Sub-Registrar Offices, Class-II, Nasik-3 & 4, respectively. **Hence, my search report with respect to the said property for the abovementioned period is Nil.**

4. That, I have conducted **Index-II Search** with the **Sub-Registrar, Class-II, Nasik-5** from the year **1994 to 2023**. That, while going through the Index-II registers and the computer records that were available there, **I did not find any transaction** with Sub-Registrar Office, Class-II, Nasik-5. **Hence, my search report with respect to the said property for the abovementioned period is Nil.**

5. That, I have conducted **Index-II Search** with the **Sub-Registrar, Class-II, Nasik- 6 & 7** from the year **1994 to 2023**. That, while going through the Index-II registers and the computer records that were available there, **I did not find any transactions** with Sub-Registrar Offices, Class-II, Nasik-6 & 7, respectively. **Hence, my search report with respect to the said property for the abovementioned period is Nil.**


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Hence, in the above manner I have conducted Index-II Search with Sub Registrar, Class-II, Nashik - 1 to 7. That, during said Index-II Search with said offices as mentioned above, I found in all 02 (Two) transactions with Sub-Registrar, Class-II, Nasik-1 & 2, respectively, as mentioned above.

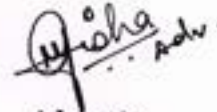
- **Note-**That, above Index-II Search has been conducted by me after going through the Index-II Registers and computer records that were kept and made available for my perusal. That, while conducting said search, I have found that many of the Index-II Registers were in torn and dilapidated conditions and the matter written over them could not be read and understood properly. Moreover, it has also come to my knowledge that some Index-II registers were not available and some of them were given for binding. The Index-II registers of Sub-Registrar Offices, Class-II, Nasik-6 & 7 also are neither physically available nor some of the data of those offices are available online. Further, I have also observed during the online search in the IGR website that some data are not available while searching by Survey Number but, they are sometimes, found while searching by Document Number.

Hence, present report has been issued by me strictly, only on the basis of the computer records and the Index-II registers that were available at the relevant time.

Hence, this Index-II Search Report.

Nasik

Date: 11/01/2023



Advocate

(Nisha Gopi-Thakariya)
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