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Autr. Plor No-4, Coverdan Bungalow. Union Bank Colony, Rajiv Nagar, Nask. 422009

Date -17.11.2023

## Title Search Report

Sr No.	Particulars		Remarks of Advocate	
HILL	Name & Address of the bra whom the title report is given	inch to	Union Bank of India, Dhamangaon Branch Tal, Igatpuri & Dist, Nashik	
2	Name of the Account and detail	in of the	Kacharu Jivram Wackchoure and Dattu	
	owner.	a or one	Murlidhar Sahane (Joint owners)	
3	Full Description of the Property		Mobile No.9881417991	
	Nature of Immoushia ameasts			
	All that piece & parcel of	Agricul	tural Land bearing Gat No.312 and Farm	
	House No. 473 area adm 1	PROFES	CC Constructed House thereon amount at	
	as per records of rights.	Tal. Iga	atpuri Dist. Nashik., and Which is bounded	
	Gat No	312		
	Total Area of Land	01H 73	R	
	Pot Kharaba	00H.07	R	
	Total land area	01H.80	R	
	Assessed to Rs.	1.67		
	Area of land owned by	00H3.1	OR	
	the borrower			
	Assessed to Rs.	0.03		
	Survey No		-	
	Hissa No		- 1975	
4	Gat No		Gat No. 312	
	Town Survey No	-		
	Khasara No		-	
	Patta No		689	
	Khatha No		003	
	Plot No			
			Boghawatdar No.1 (Occupant Class -I)	
	Other details of the property		Dogina natoar 115.1 (4	
-1			ner N.A.	
	Number identification details	85		
1	building map/plan		Agricultural Land bearing Gat No.312 an	
18	Extent of property		- It was ble A74 STRA BUILL BY	
			RCC Constructed House thereon situat	
			RCC Constructed nouse the Tel Instru	
			nimalason lilkfa, Idi. Igasp	
			Vachani livram Wackellouis	
N	Name/s of the owner/s		Murlidhar Sahane (Joint owners)	
			the title of a	
		-	The present owners have got the title of a	
Nature of ownership			Gat Numbers through Sale Deed	
	The second secon		Yes	
			1183	

The second second	Section 2 in case of	The state of the s
Lease	hold	No No
		No
	led Interest -Mention the share property, mention	No
horrows	r is a trust or beneficiary	No /
C. Microsoft	e/Grantee of Govt	No No
Title 0	nly by possession or others)	
As a mer	nber /share holder of society	No No
As a mon	gagee lent owner of easement right	No
/any other		
		t (For Last 30 years) 1994 to 2023.
	The second secon	
M.E. No.	notification dated 19.6	terms of Government of Maharashtra 3.1978, the land amalgamation scheme has ording, to which the Revenue limit of the
	been introduced. Acco	ording, to which the Revenue limit of village as been revised and the land record
	Pimpalgaon Dukra hi	as been revised and the land record has
M.E. No. 18	been newly created.	wante record that the
M.E. 140.76	made available.	venue record that the said mutation is not
M.E. No.33	O I It annuare from the -	Million Million Committee of the Committ
	Bank Pimpalgaon Duk	ra Branch on Gat No.312 was deleted on
	30.12.1985 due to rej	payment of loan on account of Ramdas
M.E. No.821	It appears from the	and the last of th
	No.312p and others	revenue record that on 31.8.2007 Gat were purchased by Aruna Rajesh Rathi
	through her GPA how	for S D Dathi & Mund Kajesh Rathi
M.E. N. 4000	Thakare and others for	a consideration of Daikrishna Bhikaii
M.E. No.1326	It appears from the re-	
	Viehnu Dhin 1H73R	out of Gat No.312 was purchased by
1 11 200 113	Deed No. 4159/2012 44	ase and others jointly vide Reg.Sale
	mutated on 7/12 oversa	. tile purchaser ware
M.E. No.1357	II appeare from the	
	land adm. 0H14.46R Ga	t No.312 was purchased by Narayan P
	offinde and others laint	pulcilased by Narayan b
M.E. No.1379		
W.E. NO.1379	It appears from the rever	nated on 7/12 extract.
M.E. No. 1386	related with subject borro	nue record that the said mutation is not
1 140.1306	PPUDIS ITOM The rouse-	
16 11	and adm.OH18.61R	Gat No 24.9.2013 an area of
	andharinath K Mhaisdh	Gat No.312 was purchased by une and others jointly vide Reg.Sale the purchaser were mutated an Title
	leed therefore names of	the and others jointly vide Reg Sale
M.E. No.1420 It	ktract.	the purchaser were mutated on 7/12
1 10.1420   1	appears from the reven	
/ of	land adm. OHOSP Cat	ue record that on 12.12.2013 an area No.312 was purchased by Phoenical Processing Services and Process
	njajai Shinde and oth	No.312 was purchased by Dhanarea
and	others will others	Jointly from Viehnu Di
ME No pur	chaser were misseg. Sa	le Deed therefore
M.E. No.1426 It a	chaser were mutated on opears from the revenue	jointly from Vishnu Dhingan Pawase le Deed therefore names of the 7/12 extract.
land	adm out the revenue	7/12 extract.  Precord that on 10.2.2014 an area of No.312 was purchased by Viele
Bha	Tail David R Gat I	No.312 was purchased by Vishnu Dhingan Pawase and others
- Sila	all Pandit from Vishni	Dhine was purchased by Vishnu
		No.312 was purchased by Vishnu Dhingan Pawase and others vide
		THE THE
	3	

	Reg.Sale Deed therefore names of the purchaser were mutated	
M.E. No.143 M.E. No.145	7 It appears from the revenue record that 8 It appears from the revenue record that on 10.7.2014 names of 11 transpears from the revenue record that on 10.7.2014 names of 12 various persons i.e. Gokul Baburao Handore and others were mutated on Gat No.312 as per order of Tahasildar Igatpuri dated	
M.E. No.1469	land adm. 0H02.1R Gat No.312 was purchased by Vishnu Bhau Muthal from Nivrutti Laxman Jadhav and others vide Reg Sale Deed therefore names of the purchaser were mutated on 7/12 extract.	
M.E. No.1483	land adm. 0H02.1R Gat No.312 was purchased by Manisha Santu Kukade from Nivrutti Laxman Jadhav and others vide Reg.Sale Deed therefore names of the purchaser were mutated on 7/12 extract.	
M.E. No.1506	Govind Bohare from Vishnu Dhingan Pawase and others vide Reg.Sale Deed therefore names of the purchaser were mutated on 7/12 extract.	
M.E. No.1511	It appears from the revenue record that the said mutation is not related with subject borrower	
M.E. No.1512	It appears from the revenue record that an area of land adm.0H.03.10R out of Gat No.312 was purchased by Kacharu Jivram Wackchoure and Dattu Murlidhar Sahane (Joint owners) on 2.12.2014 from Vishnu Dhingan Pawase and other for a consideration of Rs.300000/-vide Reg.Sale	
M.E. No.1534	It appears from the revenue record that on 5.3.2015 an area of land adm. 0H02.01R Gat No.312 was purchased by Shashikant Vitthal Handore from Kamlakar Kisan Borhade vide Reg.Sale Deed therefore names of the purchaser were mutated on 7/12 extract	
M.E. No.1652	It appears from the revenue record that the said mutation is not related with subject borrower	
M.E. No.1653	It appears from the revenue record that the said mutation is not related with subject borrower	
M.E. No.1655	It appears from the revenue record that on 20.4.2016 an area of land adm. 0H01.50R Gat No.312 was purchased by Raosaheb Kisan Shinde from Vishnu Dhingan Pawase and others vide Reg.Sale Deed therefore names of the purchaser were mutated	
M.E. No.1656	It appears from the revenue record that on 20.4.2016 an area of land adm. 0H5.0R Gat No.312 was purchased by Sadashiv Bhima Bhor from Vishnu Dhingan Pawase and others vide Reg.Sale Deed therefore names of the purchaser were mutated on 7/12 extract	1
M.E. No.1657	It appears from the revenue record that on 20.4.2016 an area of land adm. 0H03.50R Gat No.312 was purchased by Pandhri D Gaikawd from Vishnu Dhingan Pawase and others vide Reg.Sale Deed therefore names of the purchaser were mutated on 7/12 extract	
THE RESERVE OF THE PERSON NAMED IN		



M.E. No.1658  It appears from the revenue record that on 10.8 2018 an area of land adm. 0H03.50R Gat No.312 was purchased by Carract related with subject borrower.  M.E. No.1744  It appears from the revenue record that the said mutation is not related with subject borrower.  M.E. No.1818  It appears from the revenue record that the said mutation is not related with subject borrower.  M.E. No.1867  M.E. No.1867  M.E. No.1867  It appears from the revenue record that on 0.8.2018 an area of land adm. 0H01.51R Gat No.312 was purchased by Mutesh Sadgir from Saheba Vitthal Thange 'and others vide Reg.Sale Deed therefore names of the purchaser were mutated on 7/12 extract.  M.E. No.1870  M.E. No.1871  It appears from the revenue record that on 10.8.2018 an area of land adm. 0H01.51R Gat No.312 was purchased by Mutesh Sadgir from Saheba Vitthal Thange 'and others vide Reg.Sale Deed therefore names of the purchaser were mutated on 7/12 extract.  M.E. No.1871  It appears from the revenue record that on 10.8.2018 an area of land adm. 0H03.10R Gat No.312 was purchased by Ghama Ganpat Chaudhari from Vishnu Bhau Muthal and others vide Reg.Sale Deed therefore names of the purchaser were mutated on 7/12 extract.  M.E. No.1910  It appears from the revenue record that on 10.8.2018 an area of land adm. 0H03.10R Gat No.312 was purchased by Various area of land out of Gat No.312 were purchased by Various area of land out of Gat No.312 were purchased by various persons vide Reg.Sale Deed therefore names of the purchaser were mutated on 7/12 extract.  M.E. No.1951  It appears from the revenue record that on 10.4.2018 an area of land adm. 0H01.5 Reg.Sale Deed therefore names of the purchaser were mutated on 7/12 extract.  It appears from the revenue record that on 10.4.2018 an area of land adm. 0H01.5 Reg.Sale Deed therefore names of the purchaser were mutated on 7/12 extract.  It appears from the revenue record that on 15.3.2018 various persons record that the said mutation is not related with subject borrower.  It appears from the re	The state of the s	
M.E. No.1744  M.E. No.1744  M.E. No.1779  It appears from the revenue record that the said mutation is not related with subject borrower record that the said mutation is related with subject borrower record that on 6.8.2018 an area of land adm. 0H01.51R Gat No.312 was purchased by Dadways Reg. Saie Deed therefore names of the purchaser were mutated on 7/12 extract.  M.E. No.1870  It appears from the revenue record that on 10.8.2018 an area of land adm. 0H01.51R Gat No.312 was purchased by Mukeah Deed therefore names of the purchaser were mutated on 7/12 extract.  M.E. No.1871  It appears from the revenue record that on 10.8.2018 an area of land adm. 0H03.10R Gat No.312 was purchased by Ghama Ganpat Chaudhari from Vishnu Bhau Muthal and others vide Reg. Saie Deed therefore names of the purchaser were mutated on 7/12 extract.  M.E. No.1910  It appears from the revenue record that the said mutation is not related with subject borrower related with subject borrower purchased by variours persons vide Reg. Sale Deed therefore names of the purchaser were mutated on 7/12 extract.  M.E. No.1911  It appears from the revenue record that on 10.4.2018 an area of land adm. 0H01. R was purchased by Dattu Murlidhar Sahane from Ramchandra Dharma Sakat and others vide Reg. Sale Deed therefore names of the purchaser were mutated on 7/12 extract.  M.E. No.1951  It appears from the revenue record that on 10.4.2018 an area of land adm. 0H01. R was purchased by Dattu Murlidhar Sahane from Ramchandra Dharma Sakat and others vide Reg. Sale Deed therefore names of the purchaser were mutated on 7/12 extract.  M.E. No.1951  It appears from the revenue record that on 15.3.2018 various area of land Gat No.312 was purchased by Sandip Ramchandra Bhosale from Narmada Tryambak Shelar and Others vide Reg. Sale Deed therefore names of the purchaser were mutated on 7/12	M.E. No.16	58 It appears from the revenue reco
M.E. No.1744  M.E. No.1744  M.E. No.1779  It appears from the revenue record that the said mutation is not related with subject borrower record that the said mutation is related with subject borrower record that on 6.8.2018 an area of land adm. 0H01.51R Gat No.312 was purchased by Dadways Reg. Saie Deed therefore names of the purchaser were mutated on 7/12 extract.  M.E. No.1870  It appears from the revenue record that on 10.8.2018 an area of land adm. 0H01.51R Gat No.312 was purchased by Mukeah Deed therefore names of the purchaser were mutated on 7/12 extract.  M.E. No.1871  It appears from the revenue record that on 10.8.2018 an area of land adm. 0H03.10R Gat No.312 was purchased by Ghama Ganpat Chaudhari from Vishnu Bhau Muthal and others vide Reg. Saie Deed therefore names of the purchaser were mutated on 7/12 extract.  M.E. No.1910  It appears from the revenue record that the said mutation is not related with subject borrower related with subject borrower purchased by variours persons vide Reg. Sale Deed therefore names of the purchaser were mutated on 7/12 extract.  M.E. No.1911  It appears from the revenue record that on 10.4.2018 an area of land adm. 0H01. R was purchased by Dattu Murlidhar Sahane from Ramchandra Dharma Sakat and others vide Reg. Sale Deed therefore names of the purchaser were mutated on 7/12 extract.  M.E. No.1951  It appears from the revenue record that on 10.4.2018 an area of land adm. 0H01. R was purchased by Dattu Murlidhar Sahane from Ramchandra Dharma Sakat and others vide Reg. Sale Deed therefore names of the purchaser were mutated on 7/12 extract.  M.E. No.1951  It appears from the revenue record that on 15.3.2018 various area of land Gat No.312 was purchased by Sandip Ramchandra Bhosale from Narmada Tryambak Shelar and Others vide Reg. Sale Deed therefore names of the purchaser were mutated on 7/12		land adm. OH04.50R Gat No.312 that
M.E. No.1744  M.E. No.1744  M.E. No.1779  It appears from the revenue record that the said mutation is not related with subject borrower record that the said mutation is related with subject borrower record that on 6.8.2018 an area of land adm. 0H01.51R Gat No.312 was purchased by Dadways Reg. Saie Deed therefore names of the purchaser were mutated on 7/12 extract.  M.E. No.1870  It appears from the revenue record that on 10.8.2018 an area of land adm. 0H01.51R Gat No.312 was purchased by Mukeah Deed therefore names of the purchaser were mutated on 7/12 extract.  M.E. No.1871  It appears from the revenue record that on 10.8.2018 an area of land adm. 0H03.10R Gat No.312 was purchased by Ghama Ganpat Chaudhari from Vishnu Bhau Muthal and others vide Reg. Saie Deed therefore names of the purchaser were mutated on 7/12 extract.  M.E. No.1910  It appears from the revenue record that the said mutation is not related with subject borrower related with subject borrower purchased by variours persons vide Reg. Sale Deed therefore names of the purchaser were mutated on 7/12 extract.  M.E. No.1911  It appears from the revenue record that on 10.4.2018 an area of land adm. 0H01. R was purchased by Dattu Murlidhar Sahane from Ramchandra Dharma Sakat and others vide Reg. Sale Deed therefore names of the purchaser were mutated on 7/12 extract.  M.E. No.1951  It appears from the revenue record that on 10.4.2018 an area of land adm. 0H01. R was purchased by Dattu Murlidhar Sahane from Ramchandra Dharma Sakat and others vide Reg. Sale Deed therefore names of the purchaser were mutated on 7/12 extract.  M.E. No.1951  It appears from the revenue record that on 15.3.2018 various area of land Gat No.312 was purchased by Sandip Ramchandra Bhosale from Narmada Tryambak Shelar and Others vide Reg. Sale Deed therefore names of the purchaser were mutated on 7/12		Suresh Zankar from Vishnu Dhingan Dingan Dingan
related with subject borrower  M.E. No.1818  It appears from the revenue record that the said mutation is related with subject borrower  M.E. No.1818  It appears from the revenue record that the said mutation is related with subject borrower  M.E. No.1867  It appears from the revenue record that on 0.8.2018 an area of land adm. 0H01.51R Gat No.312 was purchased by Dadways (Arbhari Godse from Vishnu Dhingan Pawase and others vide nor 7/12 extract  M.E. No.1870  It appears from the revenue record that on 10.8.2018 an area of land adm. 0H01.51R Gat No.312 was purchased by Mukeah Deed therefore names of the purchaser were mutated on 7/12 extract  M.E. No.1871  It appears from the revenue record that on 10.8.2018 an area of land adm. 0H03.10R Gat No.312 was purchased by Ghama Ganpat Chaudhari from Vishnu Bhau Muthal and others vide Reg. Sale Deed therefore names of the purchaser were mutated on 7/12 extract  M.E. No.1910  It appears from the revenue record that the said mutation is not related with subject borrower  M.E. No.1911  It appears from the revenue record that on 22.2.2018 various area of land adm. 0H01.712 extract  It appears from the revenue record that on 10.4.2018 an area of land adm. 0H01. R was purchased by variour's persons vide Reg. Sale Deed therefore names of the purchaser were mutated on 7/12 extract  It appears from the revenue record that on 10.4.2018 an area of land adm. 0H01. R was purchased by Dattu Murlidhar Sahane from Ramchandra Dharma Sakat and others vide Reg. Sale Deed therefore names of the purchaser were mutated on 7/12 extract  It appears from the revenue record that on 15.3.2018 various area of land Gat No.312 was purchased by Dattu Murlidhar Sahane from Ramchandra Dharma Sakat and others vide Reg. Sale Deed therefore names of the purchaser were mutated on 7/12 extract  It appears from the revenue record that on 15.3.2018 various persons from Vishnu Dhingan Pawase and others vide Reg. Sale Deed therefore names of the purchaser were mutated on 7/12 extract  It appears from the reven	Marie Contract	co 7/12 extract
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M.E. No.1818  It appears from the revenue record that the axid mulation is not related with subject borrower  M.E. No.1867  M.E. No.1867  M.E. No.1867  M.E. No.1870  M.E. No.1871  M.E. No.1970  M.E. No.1971  M.E. No.1972  M.E. No.1972  M.E. No.1973  M.E. No.1973  M.E. No.1974  M.E. No.1974  M.E. No.1974  M.E. No.1975  M.E. No.1976  M.E. No.1976  M.E. No.1975  M.E. No.1976  M.E. No.1976  M.E. No.1976  M.E. No.1976  M.E. No.1976  M.E. No.1976  M.E. No.1977  M.E. No.1976  M.E. No.1977  M.E. No.1976  M.E. No.1976  M.E. No.1976  M.E. No.1976  M.E.	W.E. NO. 174	related with subject borrower
M.E. No.1818  It appears from the revenue record that the axid mulation is not related with subject borrower  M.E. No.1867  M.E. No.1867  M.E. No.1867  M.E. No.1870  M.E. No.1871  M.E. No.1970  M.E. No.1971  M.E. No.1972  M.E. No.1972  M.E. No.1973  M.E. No.1973  M.E. No.1974  M.E. No.1974  M.E. No.1974  M.E. No.1975  M.E. No.1976  M.E. No.1976  M.E. No.1975  M.E. No.1976  M.E. No.1976  M.E. No.1976  M.E. No.1976  M.E. No.1976  M.E. No.1976  M.E. No.1977  M.E. No.1976  M.E. No.1977  M.E. No.1976  M.E. No.1976  M.E. No.1976  M.E. No.1976  M.E.	M F No 177	It appears from the revenue record
M.E. No.1818  It appears from the revenue record that the axid mulation is not related with subject borrower  M.E. No.1867  M.E. No.1867  M.E. No.1867  M.E. No.1870  M.E. No.1871  M.E. No.1970  M.E. No.1971  M.E. No.1972  M.E. No.1972  M.E. No.1973  M.E. No.1973  M.E. No.1974  M.E. No.1974  M.E. No.1974  M.E. No.1975  M.E. No.1976  M.E. No.1976  M.E. No.1975  M.E. No.1976  M.E. No.1976  M.E. No.1976  M.E. No.1976  M.E. No.1976  M.E. No.1976  M.E. No.1977  M.E. No.1976  M.E. No.1977  M.E. No.1976  M.E. No.1976  M.E. No.1976  M.E. No.1976  M.E.	W. C. 190.177	related with subject borrower that the said
M.E. No.1867  It appears from the revenue record that on 6.8.2018 an area of land adm. 0H01.36R Gat No.312 was purchased by Database on 7/12 extract  M.E. No.1870  M.E. No.1870  M.E. No.1870  M.E. No.1871  M.E. No.1972  M.E. No.1973  M.E. No.1971  M.E. No.1973  M.E. No.1973  M.E. No.1974  M.E. No.1974  M.E. No.1975  M.E. No.1975  M.E. No.1975  M.E. No.1975  M.E. No.1976  M.E. No.1976  M.E. No.1976  M.E. No.1977  M.E. No.1978  M.E. No.1978  M.E. No.1978  M.E. No.1978  M.E. No.1979  M.E. N	M F No 181	8 It appears from the revenue record to
Reg. Sale Deed therefore names of the purchaser were mutated on 7/12 extract  M.E. No.1870  It appears from the revenue record that on 10.8.2018 an area of land adm. 0H01.51R Gat No.312 was purchased by Mukesh Sadgir from Saheba Vitthal Thange 'and others vide Reg. Sale extract  M.E. No.1871  It appears from the revenue record that on 10.8.2018 an area of land adm. 0H01.51R Gat No.312 was purchased by Mukesh Deed therefore names of the purchaser were mutated on 7/12 extract  It appears from the revenue record that on 10.8.2018 an area of land adm. 0H03.10R Gat No.312 was purchased by Ghama Ganpat Chaudhari from Vishnu Bhau Muthal and others vide Reg. Sale Deed therefore names of the purchaser were mutated on 7/12 extract  It appears from the revenue record that the said mutation is not related with subject borrower  It appears from the revenue record that on 22.2.2018 various area of land out of Gat No.312 were purchased by variou7s persosn vide Reg. Sale Deed therefore names of the purchaser were mutated on 7/12 extract  It appears from the revenue record that on 10.4.2018 an area of land adm. 0H01. R was purchased by Dattu Murlidhar Sahane from Ramchandra Dharma Sakat and others vide Reg. Sale Deed therefore names of the purchaser were mutated on 7/12 extract  It appears from the revenue record that on 15.3.2018 various area of land Gat No.312 was purchased by various persons from Vishnu Dhingan Pawase and others vide Reg. Sale Deed therefore names of the purchaser were mutated on 7/12 extract  It appears from the revenue record that the said mutation is not related with subject borrower  It appears from the revenue record that on 3.12.2018 an area of land adm. 0H01.50R Gat No.312 was purchased by Sandip Ramchandra Bhosale from Narmada Tryambak Shelar and were mutated on 7/12 extract  It appears from the revenue record that on 5.10.2018 an area of land adm. 0H01.50R Gat No.312 was purchased by Dipak Shivaji Waje from Sukdeo Punja Toche and others vide no 7/12 extract	W.L. 140.101	related with subject borrower that the said
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Reg.Sale Deed therefore names of the purchaser were mutated	1	and adm. OHO4 500 erecord that on 5.10.2018 an area of
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		record that on 3.10.2019 an area of

M.E. No.2108  It appears from the revenue record that the said mutation is not related with subject borrower  M.E. No.2176  It appears from the revenue record that the said mutation is not related with subject borrower  M.E. No.2228  It appears from the revenue record that the said mutation is not related with subject borrower  M.E. No.2234  It appears from the revenue record that on 12.7.2021 an area of it appears from the revenue record that on 12.7.2021 an area of it appears from the revenue record that on 12.7.2021 an area of it appears from the revenue record that on 31.3.2022 an area of it appears from the revenue record that on 31.3.2022 an area of it appears from the revenue record that on 31.3.2022 an area of it appears from the revenue record that on 31.3.2022 an area of it appears from the revenue record that on 31.3.2022 an area of it appears from the revenue record that on 22.7.2022 an area of it appears from the revenue record that on 22.7.2022 an area of it appears from the revenue record that on 22.7.2022 an area of it appears from the revenue record that on 22.7.2022 an area of it appears from the revenue record that on 22.7.2022 an area of it appears from the revenue record that on 22.7.2022 an area of it appears from the revenue record that on 22.7.2022 an area of it appears from the revenue record that on 22.7.2022 an area of it appears from the revenue record that on 22.7.2022 an area of it appears from the revenue record that on 22.7.2022 an area of it appears from the revenue record that on 22.7.2022 an area of it appears from the revenue record that on 22.7.2022 an area of it appears from the revenue record that on 22.7.2022 an area of it appears from the revenue record that on 22.7.2022 an area of it appears from the revenue record that on 22.7.2022 an area of it appears from the revenue record that on 22.7.2022 an area of it appears from the revenue record that on 22.7.2022 an area of it appears from the revenue record that on 22.7.2022 an area of it appears from the revenue record tha	M.E. No 2070	land adm. 0H1.7.98R Gat No.312 was purchased by Kailash Kachru Wakchaure from Vishnu Dhingan Pawase and others vide Reg.Sale Deed therefore names of the purchaser were mutated on 7/12 extract.  It appears from the revenue record that the said mutation is not
M.E. No.2176  It appears from the revenue record that the said mutation is not related with subject borrower  M.E. No.2228  It appears from the revenue record that the said mutation is not related with subject borrower  M.E. No.2234  It appears from the revenue record that on 12.7.2021 an area of it appears from the revenue record that on 12.7.2021 an area of it appears from the revenue record that on 13.3.2022 an area of it appears from the revenue record that on 31.3.2022 an area of it appears from the revenue record that on 31.3.2022 an area of it appears from the revenue record that on 31.3.2022 an area of it appears from Mangal Prakash Temkar and others vide Reg.Sale Deed therefore names of the purchaser were mutated on 7/12 extract  M.E. No.2316  It appears from the revenue record that on 22.7.2022 an area of it appears from the revenue record that on 22.7.2022 an area of it appears from the revenue record that on 22.7.2022 an area of it appears from the revenue record that on 22.7.2022 an area of it appears from the revenue record that on 22.7.2022 an area of it appears from Warungase from Rahul Ashok Dalvi and others vide Reg.Sale Deed therefore names of the purchaser were mutated on 7/12 extract  It appears that subject borrower has constructed a Building at Gat No.312 and Grampanchayat Pimpalgaon Dukra has issued him Form No.8 being Grampanchayat Tailesued No.8 and		If appears from the revenue record that the said mutation is not
M.E. No.2228  It appears from the revenue record that the said mutation is not related with subject borrower  M.E. No.2234  It appears from the revenue record that on 12.7.2021 an area of land adm. 0H01.51R Gat No.312 was purchased by Rahul Ashok Dalvi from Mukesh Kisan Sadgir and others vide Reg.Sale Deed therefore names of the purchaser were mutated on 7/12 extract  M.E. No.2282  It appears from the revenue record that on 31.3.2022 an area of land adm. 0H01R Gat No.312 was purchased by Bhushan Shivaji Shinde from Mangal Prakash Temkar and others vide Reg.Sale Deed therefore names of the purchaser were mutated on 7/12 extract  M.E. No.2316  It appears from the revenue record that on 22.7.2022 an area of land adm. 0H01.51R Gat No.312 was purchased by Dattatray Shivram Warungase from Rahul Ashok Dalvi and others vide Reg.Sale Deed therefore names of the purchaser were mutated on 7/12 extract  It appears that subject borrower has constructed a Building at Gat No.312 and Grampanchayat Pimpalgaon Dukra has issued him Form No.8 being Grampanchayat Tax Assessment List for the year 2023-24. During the discussion with the borrower he has stated that his share of land is not a N.A. land and necessary remark to that effection of the same of the purchaser were mutated is not observed on 7/12 extract as such it appears that the land is an Agricultural Land.  Further Grampanchayat vide its letter dated 16.1.20 issued NOC for doing any business on Gat No.320/311 and not for above land.	M.E. No.2176	It appears from the revenue record that the said mutation is not
M.E. No.2234  It appears from the revenue record that on 31.3.2022 an area of Reg.Sale Deed therefore names of the purchaser were mutated on 7/12 extract  It appears from the revenue record that on 31.3.2022 an area of It appears from the revenue record that on 31.3.2022 an area of Shlvaji Shinde from Mangal Prakash Temkar and others vide Reg.Sale Deed therefore names of the purchaser were mutated on 7/12 extract  It appears from the revenue record that on 22.7.2022 an area of It appears from the revenue record that on 22.7.2022 an area of It appears from the revenue record that on 22.7.2022 an area of It appears from the revenue record that on 22.7.2022 an area of It appears from Warungase from Rahul Ashok Dalvi and others vide Reg.Sale Deed therefore names of the purchaser were mutated on 7/12 extract  It appears that subject borrower has constructed a Building at Gat No.312 and Grampanchayat Pimpalgaon Dukra has issued him Form No.8 being Grampanchayat Tax Assessment List for the year 2023-24. During the discussion with the borrower he has stated that his share of Italy is not observed on 7/12 extract as such it appears that the Italy is not observed on 7/12 extract as such it appears that the Italy is an Agricultural Land.  Further Grampanchayat vide its letter dated 16.1.20 issued NOC for doing any business on Gat No.320/311 and not for above land.	M.E. No.2228	It appears from the revenue record that the said mutation is not
It appears that subject borrower has constructed a Building at Gat No.312 and Grampanchayat Pimpalgaon Dukra has issued him Form No.8 being Grampanchayat Taxissued him Form No.8 being Grampanchayat	M.E. No.2234	It appears from the revenue record that or the state of the land adm. 0H01.51R Gat No.312 was purchased by Rahul land adm. 0H01.51R Gat No
Shivram Warungase from Rahul Ashok Dalvi and others vide Reg.Sale Deed therefore names of the purchaser were mutated on 7/12 extract  It appears that subject borrower has constructed a Building at Gat No.312 and Grampanchayat Pimpalgaon Dukra has issued him Form No.8 being Grampanchayat Tax Assessment List for the year 2023-24. During the discussion with the borrower he has stated that his share of land is not a N.A. land and necessary remark to that effection not observed on 7/12 extract as such it appears that the land is an Agricultural Land.  Further Grampanchayat vide its letter dated 16.1.20 issued NOC for doing any business on Gat No.320/311 and not for above land.	M.E. No.2282	Shivaji Shinde from Mangal Prakash Temkar and others vide Reg Sale Deed therefore names of the purchaser were mutated
It appears that subject borrower has constructed a banking at Gat No.312 and Grampanchayat Pimpalgaon Dukra has issued him Form No.8 being Grampanchayat Tax Assessment List for the year 2023-24. During the discussion with the borrower he has stated that his share of land is not a N.A. land and necessary remark to that effect is not observed on 7/12 extract as such it appears that the land is an Agricultural Land.  Further Grampanchayat vide its letter dated 16.1.20 issued NOC for doing any business on Gat No.320/311 and not for above land.	M.E. No.2316	Shivram Warungase from Rahul Ashok Dalvi and others vide Reg.Sale Deed therefore names of the purchaser were mutated
not for above land.		at Gat No.312 and Grampanchayat Pimpalgaon Dukra has issued him Form No.8 being Grampanchayat Tax Assessment List for the year 2023-24. During the discussion with the borrower he has stated that his share of land is not a N.A. land and necessary remark to that effect is not observed on 7/12 extract as such it appears that the land is an Agricultural Land.
not for above land.		issued NOC for doing any business on
charge also is to be noted on the same jointly.		not for above land.
		charge also is to be noted on the same jointly.

Title deeds /documents details under which ownership is acquired

By way of Registered Sale Deed/Inheritance/Partition deed as under

Year	Name of the Owner	has been acquired. (Name & Nature of deed)	
2013	Vishnu Dhingan Pawase and other	Sale Deed	
2014	Kacharu Jivram Wackchoure and Dattu Murlidhar Sahane (Joint owners)	Sale Deed	

		in the
	6 List of encumbrances/Nature of	NII
	encumbrance Charge under contract	No As described below the Report
	Mortgage	No.
	Negative lien Lease/Tenancy	No
	Right of Maintenance /reversion	No No
	Charge by operation of law	No No
	Preemption right Right to specific performance under an	No
	l agreement to sell Liens/First charge under laws	No
	Right of reversion to Government	No
	Lis pendens-Name of the person in whose favour encumbrance is subsisting and date on which encumbrance has come into existence.	No.
	7 View on encumbrance-in case if encumbrance is pending the advocate should clearly opine as to	As per below.
	How such encumbrance the advocate would affect the value of the property	NA
A CONTRACTOR OF THE PARTY OF TH	Any permission/approvals are required for the Bank to create security	
	The extent to which Bank's security would be jeopardized because of encumbrance	NA
	Manner & cost of removal of encumbrance	As above
	following details	
	Whether the property is affected by land fragmentation law	No
	Whether the property is affected by forest law	No
	Whether the property is affected by planning law	No
	Whether the property is affected by land ceiling law	No
	Whether the property is affected by rent restriction/control law	No
	Whether the property is affected by user restrictions under Municipal/revenue law	No
	Any other regulatory issue relating to property such as requirement of permission from Development Authority under Law relating to industrial parks	No
9	Views on Regulatory hurdles	
	If the property is affected by regulatory issues, the Advocate has to give a clear view as to-	No
	How far such an encumbrance would affect the value of the property	No
AKU	Any permission /approvals are required for the bank to create security	No
10 ( C ( C ( C ( C ( C ( C ( C ( C ( C (	The extent to which to bank's would be jeopardized because of encumbrance	No

3	NO. 17. S.	Wanner & cost of	
	12 13	encumbrance  List of documents/deeds provided to the advocate has to give full description of the document received and perused by him one by one.  List of documents found out, while examining the deeds as above and in the examining the deeds as above and in the search in the offices of Registrar/Revenue authorities affecting the property and examined  List of further documents called for examined and perused  Whether the documents examined are	1. Certified copies of 7/12 extract & M.E. M.
		duly stamped as per the stamp act. Advocate should clearly state as to whether the documents are duly stamped are not as per stamp act	
	14	Whether the registration and endorsements are in order Advocate should clearly state as to whether endorsements are regular	Yes
	16	Certificate of examination. The advocate has to give certificate as follows. This is to certify that I have examined each & every page of the documents required for giving the title clearance certificate and do not find that transactions under the Documents sham & fictitious	As mentioned below Property search has been undertaken at Records of Right office, index II and other relevant records for last 30 years i.e. from 1994 to 2023 years. Fees for the same has been paid vide receipt No. MH011057386202324E dated 17.11.2023 and money receipt for Rs750/- each enclosed This is to certify that I have examined each & every page of the documents required for giving the title clearance certificate and do not find that transactions under the Documents sham & fictitious
	16		I have caused the e. search of the records made available to me at the relevant offices & I have not come across any entry indicating adverse charge or encumbrances on the captioned property. However while going through the various documents/papers (As mentioned in column 10) provided to me, It reveals that no adverse remarks is appearing against the said property  This is to Certify that the title of Gat no., in the name of applicant borrower is clear & marketable.
17	-	List of documents to be deposited for creating the mortgage by deposit of	N.A. since this is an Agricultural Loan. Bank charge can be created under MAFAC Act
18		Any Other suggestion	Provisions of SARFAESI Act 2002 are not applicable.

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Dipak G. Akut

CHALLAN MTR Form Number-6 BARCODE BURELLINE HIT WHEN BEREIN MH011057386207324E Department Inspector General Of Registration TAX ID / TAN (If Any) Search Fee PAN No.(If Applicable Type of Payment Other Sams ADV DIPAK G AKUT Full Name Office Name IGT\_IGATPURI SUB REGISTRAR **GAT NO 312** Location NASHIK Flat/Block No. 2023-2024 One Time Premises/Building Amount in Rs. PIMPALGAON DUKRA Account Head Details 750.00 Road/Street 0030072201 SEARCH FEE IGATPURI NASHIK Area/Locality Town/City/District 0 PIN Remarks (If Any) SEARCH FEE FOR 30 YEARS Seven Hundred Fifty Rupees Only Amount In 750.00 Words FOR USE IN RECEIVING BANK Total 69103332023111713476 2838889280 IDBI BANK **Payment Details** Ret. No. Bank CIN Not Verified with RBI Cheque-DD Details 17/11/2023-12:45:47 **RBI** Date Bank Date Cheque/DD No. IDBI BANK Bank-Branch Not Verified with Scroll Name of Bank Scroll No. , Date 8308089422

Department ID:
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