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CHALLAN
MTR Form Number-6



GRN	MH008097383202021E	BARCODE			Date	09/12/2020-18:12:24	Form ID
Department	Inspector General Of Registration			Payer Details			
Search Fee	Type of Payment Other Items			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name	NSK1_HQR SUB REGISTRAR NASHIK 1			Full Name	ADV SAQUIB SALEEM PATKARY		
Location	NASHIK			Flat/Block No.	S.No.113/1A/2 to 6/113/1B/1/Plot/5 to 9		
Year	2020-2021 One Time			Premises/Building			
Account Head Details		Amount In Rs.					
0030072201	SEARCH FEE	750.00	Road/Street	Village Wadala			
			Area/Locality	Tal. and Dist. Nashik			
			Town/City/District				
			PIN	4	2	2	0 0 6
			Remarks (If Any)				
			TITLE SEARCH FEE FOR 30 YEARS				
			Amount In	Seven Hundred Fifty Rupees Only			
Total	750.00		Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	69103332020120918418	2647266762	
Cheque/DD No.			Bank Date	RBI Date	09/12/2020-18:13:14	Not Verified with RBI	
Name of Bank			Bank-Branch	IDBI BANK			
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 चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 9823226682

Heery
com
Jeem Patkary
L.B.D.L.L. & L.W.
OCATE
Patkary Complex,
Market, Nashik-1.

Jeem Patkary
L.L. & L.W.
ATE
Patkary Complex,
Market, Nashik-1



CHALLAN
MTR Form Number-6



GRN	MHC05404940202122E	BARCODE			Date	25/08/2021-17:19:45	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		ADV SAQUIB SALEEM PATKARY		
NSK1_HQR SUB REGISTRAR NASHIK 1								
Location				Flat/Block No.		S.No. 113/1A/2 to 6/113/1B/1/Plot/5 to 9		
NASHIK								
Year				Premises/Bulding				
2021-2022 One Time								
Account Head Details			Amount In Rs.		Road/Street			
0030072201 SEARCH FEE			75.00		Village Wadala			
				Area/Locality		Tal. and Dist. Nashik		
				Town/City/District				
				PIN		4 2 2 0 0 6		
				Remarks (If Any)				
				TITLE SEARCH FEE FOR 3 YEARS				
				Amount In		Seventy Five Rupees Only		
				Words				
Total				75.00				
Payment Details				FOR USE IN RECEIVING BANK				
IDBI BANK				Bank CIN		Ref. No.		69103332021082519220
Cheque-DD Details				Bank Date		RBI Date		25/08/2021-17:20:38
Cheque/DD No.								2699001430
Name of Bank				Bank-Branch		IDBI BANK		
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 चलन "टाइप ऑफ पेमेंट" मध्ये नगुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करतावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 9823226682

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ib/Sat
B.A.,L
ADV
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B.O.L.I. S.W
CATE
kary Complex.
arket, Nasik-1
ib/Sat
B.A.,L
ADV
A. 2585.P
ip. Photo
Complex

Saquib Saleem Patkary

B.A. LL. B. D.L.L. & L.W.
Advocate.

Resi. : 2586, Patkary Complex, Opp. Phule Market, Nashik 1

**TITLE SEARCH REPORT
TO WHOMSOEVER IT MAY CONCERN**

Subject :

All that piece and parcel of the property bearing Plot No. 5 to 9 adm. 2429.90 sq.mtrs. having S.No.113/1A/2 to 6/113/1B/1/plot/5 to 9 (City Survey No. 901+904) situated at Village Wadala, Taluka and District Nashik, within the limits of Nashik Municipal Corporation, Nashik, it is bounded by its four sides as per record of rights.

Name of the Owner : Shri. Haidersaheb Sadruddin Khot
R/o. Nashik

That the aforesaid person approached me with a request to investigate into the title of aforesaid property for the period of last 30 years and for that purpose, produced before me the following documents

- a 7/12 extracts
- b 6-d mutation entries.
- c Copy of Sale deed dt. 5/8/1985 Sr. No. 3768
- d Copy of Sale deed dt. 17/10/1997 Sr. No. 5066 ✓
- e Copy of Sale deed dt. 17/10/1997 Sr. No. 5067 ✓
- f Copy of Sale deed dt. 17/10/1997 Sr. No. 5068 ✓
- g Copy of Sale deed dt. 17/10/1997 Sr. No. 5069 ✓
- h Copy of Sale deed dt. 17/10/1997 Sr. No. 5070 ✓
- i Copy of Tentative Layout Order dt. 7/11/2009
- j Copy of N.A. Order dt. 25/10/2011
- k Copy of Gift Deed dt. 24/9/2012 Sr. No. 9506

Saquib Saleem Patkary
B.A. LL. B. D.L.L. & L.W.
DATE
Patkary Complex,
Phule Market, Nashik-1.

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- l Copy of Gift Deed dt. 24/9/2012 Sr. No. 9507
- m Copy of Gift Deed dt. 24/9/2012 Sr. No. 9511
- n Copy of Gift Deed dt. 24/9/2012 Sr. No. 9512
- o Copy of Gift Deed dt. 24/9/2012 Sr. No. 9514
- p Copy of Layout Order dt. 7/8/2019
- q Copy of N.A. Order dt. 8/11/2019
- r Copy of Sub division Letter dt. 16/12/2019
- s Copy of Commencement Certificate dt. 3/6/2020
- t Copy of ReRa Certificate dt. 10/11/2020

So also as per request of owner, I have taken search in all the offices of Sub-Registrar Nashik since year 1991 to 2020 I have paid Search Fee of Rs. 750/- for the period of 30 years as per Receipt No. MH 008097383202021E dt. 9/12/2020 and thereafter I have taken search of Index II record for year 2020-21 of 1 year and has paid search fee Rs. 75/- as per Receipt No. MH005404940202122E dt. 25/8/2021.

On the basis of referred documents and subject to search of available record, my observations are as under :

- a. It is seen from M.E.No.2271 dt. 9/7/1986 that, Shri. Mohiyoddin Sadruddin Khot, Mobin Sadruddin Khot, Aziz Sadruddin Khot and Shri. Haidersaheb Sadruddin Khote have purchased land S.No.113/1B/1 totally adm. 32 R. having City Survey No. 901 from Shri. Deoram Laxman Tidke as per Sale deed dt. 29/7/1985 registered in the office of Sub Registrar Nashik at Sr. No. 3768, accordingly their names have been entered into record.
- b. It is seen from M. E. No.2399 dt. 2/6/1987 that, Noorjaha Shaikh Mohammed Mubin and Shaikh Mohammed Tarin Mohammed Mubin have purchased area adm. 15 R. out of S. No. 113/1A from Shri. Govind Laxman Tidke as per Sale deed dt. 5/12/1986.
- c. It is seen from M. E.No. 2466 dt. 21/10/1987 that, Shri. Shivajirao Daulatrao Patil, Vimal Shivajirao Patil, Ninad Shivajirao Patil,


Sanuib Sale
B.A., LL.B.
ADVOCATE
148, 586, Patil
C.D.E. Phule Marg

Nitul Shivajirao Patil and Prajakt Shivajirao Patil have purchased land S. No. 113/1A from Shri. Govind Laxman Tidke as per Sale deed dated : 31/12/1985.

d. It is seen from M.E.No.3848 dt. 9/6/1995 that, Shri. Gulam Murtuza Hafiz Chiragoddin Kokni has purchased S.No.113/1A/2, Shri. Mohammed Hafiz Chiragoddin Kokni has purchased S.No.113/1A/3, Shri. Hafiz Chiragoddin Haji Chotesaheb Kokni has purchased S. No. 113/1A/4, Shri. Mohammed Abdullah Chiragoddin Kokni has purchased S.No.113/1A/5 and Smt. Nasimbano Samiyoddin Kokni has purchased S. No. 113/1A/6 from Shri. Shivajirao Daulatrao Patil, Vimal Shivajirao Patil, Ninad Shivajirao Patil, Nitul Shivajirao Patil as per Sale deeds dt.25/6/1992, registered at Sr. Nos. 2493, 2494, 2495, 2496 and 2497, accordingly names of purchasers have been entered into record.

e. It is seen from M. E. No. 4339 dt. 2/9/1997 that, Shri. Mubin Sadruddin Khot has purchased land S.No.113/1A/5 totally adm. 16 R. having City Survey No. 904 from Shri. Mohmmmed Abdullah Hafiz as per Sale deed dated 7/8/1995 registered in the office of Sub Registrar Nashik at Sr. No. 5070, accordingly his name has been entered into record.

f. It is seen from M. E. No.4340 dt. 2/9/1997 that, Shri. Haider Sadruddin Khot has purchased land S.No.113/1A/6 adm. 16 R. having City Survey No. 904 from Smt. Nasimbano Samiyoddin Kokne as per Sale deed dated 29/7/1997-registered in the office of Sub Registrar Nashik at Sr. No. 5068 accordingly his name has been entered into record.

g. It is seen from M. E. No. 4338 dt. 2/9/1997 that, Shri. Mohiyoddin Sadruddin Khot has purchased land S.No.113/1A/4 totally adm. 16 R. having City Survey No. 904 from Shri. Mohmmmed Hafiz Chiragoddin Haji Chotesaheb Kokni as per Sale deed dated 7/10/1995 registered in the office of Sub Registrar Nashik at Sr. No. 5066, accordingly his name has been entered into record.

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h. It is seen from M. E. No. 4337 dt. 2/9/1997 that, Shri. Abdul Aziz Sadruddin Khot has purchased land S.No.113/1A/3 totally adm. 16 R. having City Survey No. 904 from Shri. Mohmmmed Hafiz Chiragoddin Kokni as per Sale deed dated 6/10/1995 registered in the office of Sub Registrar Nashik at Sr. No. 5067, accordingly his name has been entered into record.

i. It is seen from record that, Shri. Sadruddin Usman Khot has purchased land S.No.113/1A/2 totally adm.16 R. having City Survey No. 904 from Shri. Gulam Murtuza Hafiz Chiragoddin Kokni as per Sale deed dated 7/10/1995 registered in the office of Sub Registrar Nashik 2 at Sr. No. 5069, accordingly his name has been entered into record.

j. It is seen from M. E. No. 9283 dt. 23/4/2009 that, Aziz Sadroddin, Mohiyoddin Sadroddin, Mubin Sadroddin and Haider Sadroddin Khot have mortgaged S.No. 113/1A/3 to S. No. 113/1A/6 with Janlaxmi Co.op. Bank Ltd., as per Mortgage Deed dt. 13/4/2009, accordingly charge of bank shown in other rights column.

k. It is seen from M. E. No. 12151 dt. 1/10/2012 that, Aziz Sadroddin, Mohiyoddin Sadroddin, Mubin Sadroddin and Haider Sadroddin Khot Partner M/s. Khot Dairy have repaid the loan of Janlaxmi Co.op. Bank Ltd. accordingly as per Mortgage Release Deed Sr. No. 9330 dated 15/9/2012 charge of bank is deleted from other rights column of land S.No. 113/1A/3 to S. No. 113/1A/6.

l. It is seen from M. E.No.12165 dt. 9/10/2012 that, Shri. Mohiyoddin Sadruddin Khot has executed Gift Deed in favour of Shri. Haidersaheb Sadruddin Khot with respect to S.No.113/1A/4 adm.16 R.

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having City Survey No. 904, the said Gift Deed registered in the office of Sub Registrar Nashik 4 at Sr. No. 9506/2012 dt. 24/9/2012.

m. It is seen from M. E. No. 12170 dt. 9/10/2012 that, Shri. Mubin Sadruddin Khot has executed Gift Deed in favour of Shri. Haidersaheb Sadruddin Khote with respect to S.No.113/1A/5 adm. 16 R. having City Survey No. 904, the said Gift Deed registered in the office of Sub Registrar Nashik 4 at Sr. No. 9507/2012 on dated : 24/9/2012.

n. It is seen from M. E. No. 12167 dt. 9/10/2012 that, Shri. Mohiyoddin Sadruddin Khot, Mubin Sadruddin Khot, and Aziz Sadruddin Khot have executed Gift Deed in favour of Shri. Haidersaheb Sadruddin Khote with respect to their 3/4th undivided share adm. 00 H. 24 R. out of S. No. 113/1B/1 totally adm. 32 R. having City Survey No. 901, the said Gift Deed registered in the office of Sub Registrar Nashik 4 at Sr. No. 9511/2012 on dated : 24/9/2012.

o. It is seen from M. E. No. 12169 dt. 9/10/2012 that, Shri. Sadruddin Usman Khot has executed Gift Deed in favour of Shri. Haidersaheb Sadruddin Khot with respect to S.No.113/1A/2 having City Survey No. 904, the said Gift Deed registered in the office of Sub Registrar Nashik 4 at Sr. No. 9512/2012 on dated : 24/9/2012.

p. It is seen from M. E. No. 12168 dt. 9/10/2012 that, Shri. Abdul Aziz Sadruddin Khot has executed Gift Deed in favour of Shri. Haidersaheb Sadruddin Khot with respect to S. No. 113/1A/3 having City Survey No. 904, the said Gift Deed registered in the office of Sub Registrar Nashik 4 at Sr. No. 9514/2012 on dated : 24/9/2012.

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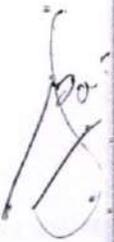
q. It is seen from record that, Talathi Wadala has given certificate dated : 14/6/2019 that, M. E. No.15025, M. E. No. 15121 and M. E. No. 15758 is related with computerised 7/12 extracts and not concerned with the search report.

r. It is seen from record that Shri. Haidersaheb Sadroddin Khot has prepared a layout, it has been tentatively approved by NMC Nashik as per Letter No. LND / Tent. Layout / A 2 / 17 / 09 dt. 7/11/2009 and Collector Nashik has granted N.A. permission as per Order No. Mah / Kaksha 3 / 4 / Bi.She.Pa.Kra. /516 / 2010 dt. 25/10/2011.

s. It is seen from M. E. No. 17033 dt. 1/12/2019 that, joint layout of S. No. 113/1A/2 to S. No. 113/1A/6 and S. No. 113/1B/1 have been approved by Nashik Municipal Corporation Nashik as per Letter Javak No. / Nagar Niyojan Vibhag / Final / 29 / 2019 dt. 7/8/2019, Collector Nashik has given N.A. permission for area adm. 318.00 sq.mtrs. as per Order No. Masha / Kaksha / 3 / 7 - 1 / Ru.Ka.Aa. / S.R. / 111 / 2019 dt. 8/11/2019, said layout allotted S.No.113/1A/2 to 6/113/1B/1 and laid into plots, and 7/12 extract of Plot No. 5 to 9 adm. 2429.90 sq. mtrs. came into existence.

u. It is seen from record that Shri. Haidersaheb Sadruddin Khot has prepared a building plan for Plot No. 5 to 9, it has been approved by Nashik Municipal Corporation Nashik as per Commencement Certificate No. LND / BP / Wadala / DCR / 0177 / 2020 dated : - 3/6/2020 and the owner has started the construction of building Qadri Empire.

v. It is seen from record that Shri. Haidersaheb Sadruddin Khot has registered the said project under Maharashtra Real Estate Regulatory Authority having Reg. No. P51600027053 dt. 10/11/2020.


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Resi.: 25
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w. I have taken search of Index II record of all the offices of Sub Registrar Nashik since 1991 to 2003-04, some record is in torned condition and some record is sent for data processing. I have verified the on-line record of all the offices of SRO Nashik since year 2004 to 2021 and as per available record on portal, I have not found any adverse entry affecting the title of said property.

OPINION :-

On basis of referred documents and subject to search of available record I am of the opinion that, the title of the property Plot No. 5 to 9 adm. 2429.90 sq.mtrs. having S. No.113/1A/2 to 6/113/1B/1/plot/5 to 9 (City Survey No. 901+904) situated at Village Wadala Taluka and District Nashik, within the limits of Nashik Municipal Corporation, Nashik owned by Shri. Haidersaheb Sadruddin Khot is clear, marketable, free from all encumbrances.

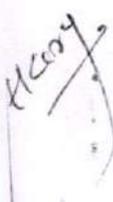
Nashik

Dated : 26/8/2021


Advocate

Saquib Saleem Patkary
B.A., LL.B., D.L.L. & L.W.
ADVOCATE

Resi.: 2586, Patkary Complex,
Opp. Phule Market, Nashik-1.


Saquib Saleem Patkary
B.A., D.L.L. & L.W.
ADVOCATE
Patkary Complex,
Phule Market, Nashik-1.

