




CHALLAN
MTR Form Number-6




GRN	MH004251597202425E	BARCODE		Date	27/06/2024-10:24:07	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Search Fee			TAX ID / TAN (If Any)			
	Other Items			PAN No.(If Applicable)			
Office Name	NSK1_HQR SUB REGISTRAR NASHIK 1			Full Name	ADV SAMEER PRAKASH TARKUNDE		
Location	NASHIK						
Year	2024-2025 One Time			Flat/Block No.	S NO 830 1 TO 4 74 PLOT 74 AND		

Account Head Details		Amount In Rs.											
0030072201 SEARCH FEE		750.00	Road/Street	BUILDING THEREON NASHIK SHAHAR 4									
			Area/Locality	NASHIK									
			Town/City/District										
			PIN		4	2	2	0	0	5			
			Remarks (If Any)										
			SEARCH FEE FOR A PERIOD OF 30 YEARS										
			Amount In	Seven Hundred Fifty Rupees Only									
Total		750.00	Words										

Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042024062795557		004224954	
Cheque/DD No.		Bank Date	RBI Date	27/06/2024-10:26:03		Not Verified with RBI	
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 9890409408
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 कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न केल्याच्या दस्त्यासाठी लागू नाही.


Adv. Sameer P. Tarkunde
Flat No.14, Mavuresh Sankul
Gulmohar Vihar Colony, Pipe Line Road,
Anandvili Shivar, Nashik-422 007



Mr. SAMEER PRAKASH TARKUNDE
ADVOCATE B.A.L.L.B.

RESI- F-14, Mayuresh Sankul, Gulmohar Vihar Colony, Pipe Line
Road, Near Reliance Petrol Pump, Anandvali Shivar, Satpur,
Nashik-422007 (M) 9890409408

To,
The Chief Manager,
Bank of Maharashtra,
Housing Finance Branch,
F.C.Road,Pune.

Date :- 27th June 2024

Legal Opinion :-

(1) Sub :- 'Title Certificate and Search Report', regarding Non Agriculture Land bearing **S.No.830/1 to 4/74/Plot/74, totally measuring 254.35 Sq.Mtrs.**, out of it portion of land measuring 44.36 Sq. Mtrs., is acquired by Nashik Municipal Corporation Nashik for road widening purpose and remaining land measuring **209.99 Sq.Mtrs.**, Assessment of Rs.167.80 Paise, having proposed construction of residential building thereon consists of Ground Floor+First Floor+Second Floor, all together measuring 227.45 Sq.Mtrs., (Carpet Area) equivalent to 259.45 Sq.Mtrs., (Build-Up Area) as per approved building plan situated at **Village "Nashik Shahar-4"**, Tal.& Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik. The said plotted land and proposed construction of residential building thereon is shown in the name of **Mr. Jitendra Vijay Sharma**.

(2) Name of the Branch :- Housing Finance Branch, F.C.Road,Pune

(3) Name of the Holder/Borrower :- Mr. Jitendra Vijay Sharma

(4) Description of Documents scrutinised :-

Sr. No	Date of Execution Of Document	Details of registration of Documents/Conveyance	Place Sub-regd office	Property falls Under sub-registrar	Remarks
1.	09.09.2021	Sale Deed, duly registered in the office of Sub Registrar, Nashik-6, at sr.no. 7093, dtd.09.09.2021	Nashik	Nashik-6	This document is regarding purchase of Non Agriculture Land bearing S.No. 830/1 to 4/74/Plot/74, measuring 254.35 Sq. Mtrs., Assessment of Rs.167.80 Paise situated at "Nashik Shahar-4", Tal.& Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik. Said 'Sale Deed', is executed by (i) Mrs.Asha Gangadhar Ingale (ii) Mr.Arun Gangadhar Ingale (iii) Mr.Nandu Gangadhar Ingale (iv) Mr.Rajendra Gangadhar Ingale (v) Mrs.Savita Ghanshyam Gajare (vi) Mrs.Suchita Pramod Patil, being as Vendor, in favour of Mr.Jitendra Vijay Varma, being as purchaser. [Certified Copy]
1.	12.07.2021	Agreement for Sale, duly registered in the office of Sub Registrar, Nashik-6, at sr.no.5228, dtd.12.07.2021	Nashik	Nashik-6	This document is regarding 'Agreement', to purchase of Non Agriculture Land bearing S.No.830/1 to 4/74/Plot/74, measuring 254.35 Sq.Mtrs., Assessment of Rs.167.80 Paise situated at "Nashik Shahar-4",

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RESI- F-14, Mayuresh Sankul, Gulmohar Vihar Colony, Pipe Line Road, Near Reliance Petrol Pump, Anandvalli Shivar, Satpur, Nashik-422007 (M) 9890409408

						Tal.& Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik. Said 'Agreement for Sale', is executed by (i) Mrs.Asha Gangadhar Ingale (ii) Mr.Arun Gangadhar Ingale (iii) Mr.Nandu Gangadhar Ingale (iv) Mr.Rajendra Gangadhar Ingale (v) Mrs.Savita Ghanshyam Gajare (vi) Mrs.Suchita Pramod Patil, being as Vendor, in favour of Mr.Jitendra Vijay Varma, being as purchaser. [Xerox Copy]
2.	19.03.2001	Sale Deed, duly registered in the office of sub registrar, Nashik-2, at sr. no.3682 dtd.19.03.2001	Nashik	Nashik-1		This document is in respect of purchase of N.A.Plot No.74,adm. 254.25 Sq.Mtrs., out of S.No. 830/1 to 4 Hissa No.74 situated at Mouje 'Nashik', Dist. Nashik. Said 'Sale Deed', is executed by Mr. Dushant Gopal Naik (Thakur), and others-10, being as 'Vendor', and Viraj Estate Pvt. Ltd., through its Director Mr. Vilas R. Shah, through its G. P. A. Holder Mr. Chandrashekhar B. Shah, being as 'Consenting Party No.1', and Mr.Arun B.Patil, being as Consenting Party No.2 and M/s. Lalit Construction, through its partner Mr.Vipul N.Poddar, being as 'Consenting Party No.3', and S. K. Developers Prop. Sharadchandra K.Metkar, being as 'Consenting Party No.4', in favour of Mr. Gangadhar Vitthal Ingale, being as purchaser. [Xerox Copy]

5) Description of Property/Properties/Nature of Title :-

Sr. No.	Name of the Owner/ Mortgagor	Extent of Area (in Acres/hec.)	Survey No./Gat No./CTS No./House No.	Is property Leasehold/ Freehold/ Govt.grant Etc.	Nature of Property	Location	Boundaries
1.	Mr.Jitendra V.Sharma	254.35 Sq.Mtrs. [Total Plotted Area] out of it 44.36 Sq. Mtrs., is acquired by N.M.C.Nashik for Road widening purpose i.e. remaining area 209.99 Sq.Mtrs., which having proposed construction of residential building thereon consists of Ground + First +	830/1 to 4 /74/plot/ 74	Freehold	Residential	Village Nashik Shahar-4	E-Adj.S.No.836 W- 6.00 mtrs., wide road S- 6.00 mtrs., wide road N- Plot No.75

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		Second Floor all together measuring 227.45 Sq.Mtrs., (Carpet Area) equivalent to 259.45 Sq.Mtrs., (Build-Up Area) as per approved building plan by N.M.C.Nashik					
					Yes.Photo of owner appeared on document		

6) Trace of Title/ History of Passing of title. Details of Antecedent title deeds :-

(Tracing the party's title for 30 years previous Regd. Title deed and intervening documents if any (e.g. transacting on power of attorney) to present document must be verified)- As detailed in 'Title Incidents', written hereunder :-

7) Detailed information about property to be mortgaged :-

Details	Remark of counsel
1. Whether the documents of title given raise any doubts or suspicion?	As documents of title are clear. So it doesn't create any doubts or Suspicion of the property.
2. Have the title deeds has been compared with those at registrar's office & particulars tally?	Yes. Title deeds of property compared with Index-II of property available at registrar's office. Particulars of the title deeds are tallied with index-II of the property.
3. Whether any of the property intended to be given by way of mortgage is subject to any minor's or any other claims? If yes, state whether requisite permission from the concerned court has been obtained and produced?	Not Applicable
4. Whether the property proposed to be mortgaged is subject to the provisions contained under any special enactment/local laws. State implications of such enactment on the charge proposed to be created?	Not Applicable
5. Whether property to be mortgaged is coming under any restrictions on transfer & whether required permission/consent as per terms of grant/allotment etc. obtained?	NIL
6. Whether provisions of urban ceiling Act are applicable? If applicable whether permission	POSITION UNDER THE URBAN LAND (CEILING & REGULATION) ACT- 1976 Said property is of retention land as per letter issued by Dy. Collector and

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obtained?	Competent Authority of U.L.C.Nashik vide no. U.L.C./A-2-2/S.R.-26/2097/2000,dtd.29.12.2000.However at present said Act is not in existence.
7. Whether the user land has been converted under land revenue law? Whether N. A. Permission/ change of user permission is obtained?	Yes. As per N.A.Order issued by Hon'ble Collector of Nashik vide its no. Binsheti/S.R./347-A/99 dtd.04.12.2000
8. Whether required documents are available for creating valid equitable mortgage?	Yes.
9. What is the tenure of land? (In case of Lease Property) and whether necessary consent permission of lessor obtained.	Not Applicable
10. Whether the land is Adiwasi (Tribal) Land?	NO
11. Whether the land / property is joint family property? If yes, are other joint owners ready to mortgage their share or give consent for mortgage by borrower?	NO. Its seen from 'Sale Deed',vide Regd.No.NSN-6-7093-2021, dtd.09.09.2021 that plot property is self-acquired by the present owner
12. Whether any prohibitory order from Income Tax/ Wealth Tax or other authorities?	NO
13. Is land/property subjected to any reservation/ acquisitions/ requisitions?	NO
14. Whether plans for constructions are sanctioned?	YES. The Final lay out plan is approved by Asst.Director of Town Planning Dept., N.M.C.Nashik vide its letter no. Nagarrachna Vibhag/ Antim/ CD/ B1/104,dtd.11.10.2000
15. Whether Commencement certificate issued?	YES. Issued by Deputy Engineer of Nashik Municipal Corporation, Nashik vide its permit no. NMCB/B/2023/APL/07196,dtd.26.04.2023 for residential purpose consist of Ground+First+Second Floor.
16. Whether Completion certificate obtained?	NO
17. Whether there are any restrictions from Corporation such as "education Zone", "Green Zone", Etc?	NO restriction
18. Is the land taken on lease from State Industrial Development Corporation? If yes whether tripartite agreement executed?	NO
19. Whether there are any prior encumbrances. If yes details thereof?	YES. Bank of Maharashtra, Housing Finance Branch, Pune
20. Evidence of possession -- (Findings on documents and revenue records, details of property tax, land revenue, society maintenance charges or any other statutory dues paid upto date or payable)	Latest 7/12 extract dtd.24.06.2024 S.No.830/1 to 4/74/Plot/74 Village : Nashik Shahar-4 Tal. & Dist. Nashik

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Flat No.14, Mayuresh Sankul
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ADVOCATE B.A.L.L.B.

RESI- F-14, Mayuresh Sankul, Gulmohar Vihar Colony, Pipe Line
Road, Near Reliance Petrol Pump, Anandvalli Shiwar, Satpur,
Nashik-422007 (M) 9890409408

TITLE INCIDENTS :-

1. It appear from revenue records that originally agriculture land bearing S.No.830/1 measuring 00H = 42R, S.No.830/2 measuring 00H=43R, S.No.830/3 measuring 00H=60R, S.No.830/4 measuring 00H = 58R, situated at Mouje 'Nashik', were originally owned and possessed by Mr. Dushyant Gopal Naik (Thakur) as HUF as ancestral land since 1975.
2. Further it appears from revenue records that as per application preferred by Mr. Dushyant Gopal Naik (Thakur) as HUF at the revenue authority, Nashik stated that names of other family members viz. Vishal, Shardha, Vinita, Vishwanlyant, Virochan, Nachiket, Smita, Suyesh Sudnya and Vidnya be mutated in ownership of land bearing S.No.830/1,830/2,830/3 and 830/4 situated at Mouje-Nashik. In pursuance of said application aforesaid names have mutated in occupant column of these lands.
3. Further it appear from records that the land owners i.e. Mr. Dushyant Gopal Naik (Thakur) and others-10 have entered into 'Agreement for Sale',dtd.29.01.2000 with Viraj Estate Pvt. Ltd.,through its Director Vilas R.Shah regarding land bearing S.No.830/1, 830/2, 830/3 and 830/4 to the extent of area measuring 02H=00R.Said 'Agreement for Sale',notorised in the office of Notary Arun N.Sawant at sr.no.B/J.No./49/2000.Further said land owners have executed 'General Power of Attorney',in the name of Mr.Chandrashekhar B.Shah on 29.01.2000 which was notarised in the office of Notary Arun N. Sawant at sr. no. B/J. No./50/2000.Thereafter Viraj Estate Pvt. Ltd., through its Director Vilas R. Shah, through its G. P. A. Holder Mr. C.B.Shah entered into 'Agreement for Sale', dtd.29.01.2000 with Mr.Arun Bhagwat Patil regarding land measuring 02H=00R,out of S.No.830/1, 830/2, 830/3 and 830/4 situated at Mouje 'Nashik'. Thereafter Mr.Arun Bhagwat Patil had entered into 'Agreement for Sale', dtd.22.03.2000 with M/s. Lalit Constructions, through its partner Mr. Vipul Nemichand Poddar regarding 33 plots together measuring 6464.88 Sq.Mtrs.,out of sanctioned layout plan of S. No. 830/1+2+3+4. Thereafter M/s. Lalit Constructions, through its partner Mr.Vipul Nemichand Poddar had entered into 'Agreement for Sale', with S.K.Developers Prop.Sharadchandra K.Metkar regarding 13 plots together measuring 3039.55 Sq.Mtrs.,out of sanctioned layout plan of S.No.830/1+2+3+4.
4. Further records show that the original land owners viz. Mr. Dushyant Gopal Naik (Thakur) through its G.P.A.holder have prepared single lay-out plan in respect of land bearing S. No. 830/1 measuring 00H=42R, S.No.830/2 measuring 00H=43R, S.No.830/3 measuring 00H=60R, S.No.830/4 measuring 00H=58R, situated at Mouje 'Nashik', and submitted it at the office of Asst.Director of Town Planning N. M. C. Nashik for its approval. The same has been approved by the Asst.Director of Town Planning Dept. N.M.C.Nashik vide its letter no. Nagarrachna Vibhag/ Antim/CD/B1/104, dtd. 11.10.2000. Thereafter aforesaid land owner have also obtained necessary non agricultural use as per order passed by Tehsildar, Nashik vide no. Binsheti/S.R./347-A/99, dtd.04.12.2000 for residential use. Therefore as per above referred final lay-out order S.No.830/1 to 4 divided into hissas and plotted lands. In pursuance of these orders necessary effect has been given in the revenue records by preparing separate 7/12 extracts of all the plots out of S.No.830/1 to 4 as per said sanctioned final lay-out plan. Mutation Entry No.43600, dtd.29.01.2001 is made and certified by the Revenue Officer accordingly.
5. Further it appears from records that plot owner i.e. Mr. Dushant Gopal Naik (Thakur), and others-10, being as 'Vendor', and Viraj Estate Pvt. Ltd., through its Director Mr. Vilas R. Shah, through its G.P.A.Holder Mr. Chandrashekhar B.Shah,being as 'Consenting Party No.1',and Mr. Arun B.Patil, being as Consenting Party No.2 and M/s. Lalit Construction, through its partner Mr.Vipul N,Poddar, being as 'Consenting Party No.3',and S. K. Developers Prop. Sharadchandra K.Metkar, being as 'Consenting Party No.4',have executed 'Sale Deed', in favour of **Mr. Gangadhar Vitthal Ingale** regarding **plot no.74**, admeasuring 254.25 Sq.Mtrs.,out of S.No.830/1 to 4/74 situated at Mouje



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'Nashik', Dist. Nashik. Said 'Sale Deed', is duly registered in the office of Sub Registrar, Nashik-1 at sr. no. 3682, on 19.03.2001 for consideration of Rs.2,54,250/-. In pursuance of registered sale deed name of the purchaser i.e. **Mr. Gangadhar Vitthal Ingale**, has recorded in ownership column of said plotted land to the extent of purchased area. Mutation Entry No. 47803, dtd.10.01.2003 is made and certified by the Revenue Officer.

6. Further it appears from records that plot owner i.e. Mr. Gangadhar Vitthal Ingale expired on 22.04.2003 by leaving behind legal heirs namely (i) Smt. Umabai-wife (ii) Asha G. Ingale-daughter (iii) Arun (iv) Nandu (v) Rajendra-all son (vi) Mrs. Savita Ghanshyam Gajare (vii) Mrs. Suchita Pramod Patil-both married daughters. As such names of these legal heirs have been recorded in ownership column of S.No.830/1 to 4/74, Plot No.74 by deleting name of the deceased. Mutation Entry No. 49805 is made and certified on 22.01.2004 by the Revenue Officer.
7. Further record shows that as per letter vide no. Javak No./701/2016, Nashik by Revenue Authority for division of Villages. Therefore Nashik Shahar bearing S.No.1 to 1094 divided into five zones as per order of Hon'ble Collector, Nashik vide its order no. Kaksha-4/ Kul.Kayda Setu/606/201 dtd. 30.11.2016 coupled with order of Tehsildar vide no. Kaksha-4/Kul.Kayda/Kavi/1392/2016 dtd. 03.12.2016 as Nashik Shahar-1, Nashik Shahar-2, Nashik Shahar-3, Nashik Shahar-4 and Nashik Shahar-5. According e mutation no. 103319, dtd.03.12.2016 is made and certified by the Revenue Officer.
8. Further mutation entry no.400140, dtd.29.06.2017 is relating to online edit and re-edit entry according to computerization of 7/12 extract in accordance of State Gazette No. Land/ Pra. No./180/L-1, dtd. 07.05.2016. Pursuant Tehsildar, Nashik vide its order no. REVRHAF7001, dtd.30.06.2017 necessary changes have been made in the 7/12 extracts of S. No.830/1 to 4/64/plot/64 and other-97 properties situated at 'Nashik Shahar-4', Dist. Nashik. However, certification of this mutation entry doesn't affect the title of captioned property.
9. Further it appears from records that one of the co-owners i.e. Smt. Umabai Gangadhar Ingale expired on 29.12.2016. However names of her legal heirs such as (i) Asha G. Ingale-daughter (ii) Arun (iii) Nandu (iv) Rajendra-all son (v) Mrs. Savita Ghanshyam Gajare (vi) Mrs. Suchita Pramod Patil-both married daughters have already recorded in ownership column of S.No. 830/1 to 4/74, Plot No.74. Therefore name of deceased deleted from ownership column of aforesaid land. Mutation Entry No.404151, dtd.21.03.2021 is made and certified by the Revenue Officer.
10. Further it appears from records that joint plot owners i.e. (i) Mrs. Asha Gangadhar Ingale (ii) Mr. Arun Gangadhar Ingale (iii) Mr. Nandu Gangadhar Ingale (iv) Mr. Rajendra Gangadhar Ingale (v) Mrs. Savita Ghanshyam Gajare (vi) Mrs. Suchita Pramod Patil, being as Vendor have executed 'Agreement For Sale', in favour of Mr. Jitendra Vijay Sharma regarding plotted land bearing S. No. 830/1 to 4/74/Plot/74, measuring 254.35 Sq.Mtrs., situated at 'Nashik Shahar-4', Dist. Nashik. Said 'Agreement for Sale', is duly registered in the office of Sub Registrar, Nashik-6 at sr. no. 5228, on 12.07.2021. As per agreement consideration is finalised Rs. 55,00,000/-, out of that 17,00,000/- is paid, remaining amount of 38,00,000/- is to be paid as per the payment schedule mentioned in the agreement on page no.6 and 7. Description of the plotted land is given on page no.4 in para-I with boundaries. Agreement is in order.
11. Further it appears from Mr. Jitendra Vijay Sharma, being as borrower has availed 'Housing Loan Facility-1 of Rs.38,00,000/-' for purchase of plot and Facility-2 of Rs.95,00,000/- for the purpose of construction of new house on purchased plot from the Bank of Maharashtra, Housing Finance



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- Branch, Shivaji Nagar, Pune. Said facilities are secured by mortgage of land and building to be constructed on said land i.e. **Plot no.74**, admeasuring 254.25 Sq.Mtrs., out of S.No.830/1 to 4/74 situated at Village 'Nashik Shahar-4', Dist. Nashik in favour of aforesaid mortgagee bank. Accordingly, 'Equitable Mortgage', recorded on 11.10.2021. Therefore 'Notice of Intimation', filed at the office of Sub Registrar of Assurance, Nashik vide e-filing no. NSK-5-11730-2021 (for loan of Rs.1,33,00,000/-) duly filed at the office of Sub-Registrar, Nashik on 09.11. 2021. In pursuance of said 'Equitable Mortgage', encumbrance of Bank of Maharashtra, Housing Finance Branch, Shivaji Nagar, Pune has been created against above stated property.
12. Further it appears from records that joint plot owners i.e. (i) Mrs. Asha Gangadhar Ingale (ii) Mr. Arun Gangadhar Ingale (iii) Mr. Nandu Gangadhar Ingale (iv) Mr. Rajendra Gangadhar Ingale (v) Mrs. Savita Ghanshyam Gajare (vi) Mrs. Suchita Pramod Patil, being as Vendor have executed 'Sale Deed', dtd. 09.09.2021 in favour of **Mr. Jitendra Vijay Sharma** regarding plotted land bearing S. No. 830/1 to 4/74/Plot/74 measuring 254.35 Sq.Mtrs., situated at Village 'Nashik Shahar-4', Tal. & Dist. Nashik. Said 'Sale Deed', is duly registered in the office of Sub Registrar, Nashik-6 at sr. no. 7093/2021, on 09.09.2021. As per said sale deed total consideration of Rs. 55,00,000/-, is paid by the purchaser to the plot owners as per the payment schedule mentioned in the sale deed on page no.7,8 and 9. In pursuance of said registered sale deed, name of the purchaser i.e. **Mr. Jitendra Vijay Sharma** is recorded in ownership column of 7/12 extract of plot no.74. Mutation Entry No. 404864 is made and certified on 11.10.2021 by the Revenue Officer.
13. Further record shows that Nashik Municipal Corporation Nashik has acquired an area measuring 44.36 Sq.Mtrs., for road widening purpose from Plot No.74, measuring 254.35 Sq.Mtrs., out of S.No. 830/1 to 4/74/Plot/74, situated at Village 'Nashik-4', Tal. & Dist. Nashik as per letter of Asst. Commissioner of N. M. C. Nashik vide no. NNV/Washi/ 2686/2022, dtd. 10.11.2022. Therefore remark of 'road widening area measuring 44.36 Sq.Mtrs., is recorded in other rights column of 7/12 extract of plot no.74. Mutation Entry No. 406881 is made and certified on 20.12.2022 by the Revenue Officer.
14. Further it appears from records that the plot owner i.e. Jitendra Vijay Sharma has prepared a residential building plan on the land bearing S.No.830/1 to 4/74/Plot/74, situated at Village 'Nashik Shahar-4', Tal. & Dist. Nashik and submitted it at the office of Deputy Engineer, Nashik Municipal Corporation, Nashik for its approval. The proposed building plan is approved by Deputy Engineer, Nashik Municipal Corporation, Nashik vide its 'Sanction of Building Permission And Commencement Certificate', bearing Building Permit No. 164588, Permit No. NMCB/B/2023/APL/07196, dtd. 26.04.2023 for residential purpose consists of Ground + First + Second Floor.

21. In case of companies/ societies/association/Trust whether	
a) Memorandum/byelaws of the company/ society/ association authorize to offer its property(ies as security	Not Applicable
b) Requisite resolutions have been duly passed by the Company/Society/Association permitting mortgage of the properties in favour of the Bank	Not Applicable
c) Such resolution sets out the names of the persons who are	Not Applicable

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authorized to create charge over the properties.	
d) Resolution U/s.293 (i) (a) and 293 (i) (d) of Companies Act passed	Not Applicable
e) Details of the properties together with the documents are mentioned under such resolution	Not Applicable
f) In case of Public Limited Companies, certificate of commencement of business has been obtained and affixation of common seal is necessary in terms of articles of association	Not Applicable
g) In case of public charitable trust whether permission of charity commissioner for borrowing & mortgaging trust property is obtained and conditions stipulated if any	Not Applicable
22. In case of devolution of property by will/succession,	
A) Whether probate of will/succession certificate/Letters of Administration obtained?	NIL
B) If probate/succession certificate/Letters of Administration not obtained, then how the mortgagor proposes to prove the title?	NIL
C) The safeguards suggested to ensure title to the property Offered as security?	<p>Yes. (i) Original registered 'Sale Deed', vide no.NSN-6-7093-2021, dtd.09.09.2021 along with its registration fee paid receipt no.8441 be obtained and kept in the custody of the bank,</p> <p>(ii) Original registered 'Agreement For Sale', vide sr. no. NSN-6-5228-2021, dtd.12.07.2021 along with its ori.registration fee paid receipt no. 6117 be obtained and kept in the custody of the bank.</p> <p>(iii) Original registered 'Sale Deed', vide sr.no.NSN-2-3682-2001, dtd.19.03.2001 be obtained and kept in the custody of the bank,</p> <p>(iv) Xerox Copy of N.A.Order, dtd.04.12.2000 be obtained and kept in the custody of the bank,</p> <p>(v) Xerox Copy of Final Layout order dtd.11.10.2000 be obtained and kept in the custody of the bank,</p> <p>(vi) Xerox copy of Commencement Certificate dtd.26.04.2023 be obtained and kept in the custody of the bank,</p> <p>(vii) Latest computerized 7/12 extract of Plot No.74 be obtained and kept in the custody of the bank,</p> <p>(viii) Xerox Copy of approved building plan be obtained and kept in the custody of the bank,</p> <p>(vii) Banks mortgage charge/encumbrance be recorded in other rights column of 7/12 extract of plotted land bearing S.No.830/1 to 4/74/Plot/74 situated at 'Nashik Shahar-4', Dist.Nashik after execution of 'Simple/Equitable Mortgage (additional charge)' & that copy be kept in the record of the bank.[In case any credit facility to</p>

Adv. Sameer P. Tarkunde

Flat No.14, Mayuresh Sankul,
Gulmohar Vihar Colony, Pipe Line Road,
Anandvalli Shivar, Nashik-422 007



Mr. SAMEER PRAKASH TARKUNDE
ADVOCATE B.A.L.L.B.

RESI- F-14, Mayuresh Sankul, Gulmohar Vihar Colony, Pipe Line
Road, Near Rellance Petrol Pump, Anandvalli Shivar, Satpur,
Nashik-422007 (M) 9890409408

	be availed by the Borrower]
23) Whether title deeds perused are in conformity with the search taken?	YES. The Title Deeds perused are found to be in conformity with the search taken.
24) Whether the chain of title complete without any missing links?	YES. As per-(i) Registered 'Sale Deed', vide no.NSN-6-7093-2021, dtd.09.09.2021 (ii) Registered 'Agreement For Sale', vide sr. no. NSN-6-5228-2021,dtd.12.07.2021 (iii) Registered 'Sale Deed', vide sr.no.NSN-2-3682-2001, dtd.19.03.2001
25)Whether any other documents to be obtained/compliances to be made so as to create valid mortgage?	Yes. (i) Original registered 'Sale Deed',vide no.NSN-6-7093-2021, dtd.09.09.2021 along with its registration fee paid receipt no.8441 be obtained and kept in the custody of the bank, (ii) Original registered 'Agreement For Sale', vide sr. no. NSN-6-5228-2021,dtd.12.07.2021 along with its ori.registration fee paid receipt no. 6117 be obtained and kept in the custody of the bank. (iii) Original registered 'Sale Deed', vide sr.no.NSN-2-3682-2001, dtd.19.03.2001 be obtained and kept in the custody of the bank, (iv) Xerox Copy of N.A.Order,dtd.04.12.2000 be obtained and kept in the custody of the bank, (v) Xerox Copy of Final Layout order dtd.11.10.2000 be obtained and kept in the custody of the bank, (vi) Xerox copy of Commencement Certificate dtd.26.04.2023 be obtained and kept in the custody of the bank, (vii) Latest computerized 7/12 extract of Plot No.74 be obtained and kept in the custody of the bank, (viii) Xerox Copy of approved building plan be obtained and kept in the custody of the bank, (vii) Banks mortgage charge/encumbrance be recorded in other rights column of 7/12 extract of plotted land bearing S.No.830/1 to 4/74/Plot/74 situated at 'Nashik Shahar-4', Dist.Nashik after execution of 'Simple/Equitable Mortgage (additional charge)' & that copy be kept in the record of the bank.[In case any credit facility to be availed by the Borrower]

Certificate of title and No Encumbrance:-

I have examined the certified copies of title deeds regarding Non Agriculture Land bearing **S. No. 830/1 to 4/74/Plot/74, totally measuring 254.35 Sq.Mtrs.,** out of it portion of land measuring 44.36 Sq.Mtrs.,is acquired by Nashik Municipal Corporation Nashik for road widening purpose and remaining land measuring **209.99 Sq.Mtrs.,**Assessment of Rs.167.80 Paise, having proposed construction of residential building thereon consists of Ground Floor+First Floor + Second Floor, all together measuring 227.45 Sq.Mtrs.,(Carpet Area) equivalent to 259.45 Sq.Mtrs.,(Build-Up Area) as per approved building plan situated at **Village "Nashik Shahar-4",Tal.& Dist. Nashik,** within the limits of Nashik Municipal Corporation, Nashik. The said plotted land and proposed construction of residential building thereon is shown in the name of **Mr. Jitendra Vijay Sharma,;** and offered as security by way of 'Simple Mortgage/Equitable Mortgage (additional charge)'. I have also taken search with the Sub-Registrar of Assurances & Record of Rights, at Nashik Tal. and Dist.

Adv. Sameer P. Tarkunde

Flat No 14, Mayuresh Sankul,
Gulmohar Vihar Colony, Pipe Line Road,
Anandvalli Shivar, Nashik-422007



Mr. SAMEER PRAKASH TARKUNDE
ADVOCATE B.A.L.L.B.

RESI- F-14, Mayuresh Sankul, Gulmohar Vihar Colony, Pipe Line
Road, Near Reliance Petrol Pump, Anandvalli Shiwar, Satpur,
Nashik-422007 (M) 9890409408

Nashik for last 30 years (Original on-line fee paid receipt GRN MH004251597202425E, dtd. 27. 06. 2024 for Rs.750/- is enclosed herewith). As also I have taken Online Search of the website of Maharashtra Govt. I.E.IGR Maharashtra from the year 2003 to 2024. Those records available for my search on that day. I have not found any adverse entry/ies affecting to the title of the said property subject to below referred observation. Therefore on the basis of search made by me and the documents placed before me, I certify that the owner i. e. Mr. Jitendra Vijay Sharma has clear and marketable title over the property/ies shown above by virtue of registered 'Sale Deed', vide no. NSN-6-7093-2021, dtd. 09.09.2021. However, it's observed that subject property is presently under **the mortgage charge/encumbrance of Bank of Maharashtra, Housing Finance Branch, Shivaji Nagar, Pune**. Therefore, encumbrance of Bank of Maharashtra, Housing Finance Branch Shivaji Nagar, Pune needs to be recorded in other rights column of 7/12 extract of S.No.830/1 to 4/74/Plot/74, situated at Village 'Nashik Shahar-4', Tal. and Dist. Nashik. I further certify that the documents of title referred to under the opinion are perfect evidence of right, title and interest of the borrower/ mortgagor and that if the said simple mortgage/equitable mortgage (additional) by deposit of title deeds or registration created in the manner required by law, it will satisfy the requirements of creation of simple mortgage/equitable mortgage (additional).

Date : 27th June 2024

Place : Nashik

Adv. Sameer Prakash Tarkunde

(Signature & Seal of Advocate)

Adv. Sameer P. Tarkunde

Flat No.14, Mayuresh Sankul,
Gulmohar Vihar Colony, Pipe Line Road,
Anandvali Shivar, Nashik-422 007



Mr. SAMEER PRAKASH TARKUNDE
ADVOCATE B.A.L.L.B.

RESI- F-14, Mayuresh Sankul, Gulmohar Vihar Colony, Pipe Line
Road, Near Relliance Petrol Pump, Anandvalli Shiwar, Satpur,
Nashik-422007 (M) 9890409408

ANNEXURE II

**SUMMARY LEGAL TITLE SEARCH REPORT TO BE SUBMITTED BY THE EMPANELLED
ADVOCATE ALONGWITH DETAILED REPORT**

Summary Title And Search Report on property owned by Mr. Jitendra Vijay Sharma

Sr. No.	Particulars	Compliance.
1.	Name of the Branch	Bank of Maharashtra Housing Finance Branch, F. C. Road, Pune
2.	Name of the Owner/Borrower	Mr. Jitendra Vijay Sharma
3.	Name of the Advocate/Firm	Adv. Sameer P. Tarkunde
4.	Searches made with Registrar of Conveyance, Revenue Records and Municipality/Corporation record verified	Yes. Vide Search Receipt GRN MH004251597202425E dtd.27.06.2024
5.	Description of Property/ Properties/ Nature of title	S.No.830/1 to 4/74/Plot/74, totally measuring 254.35 Sq. Mtrs.,out of it portion of land measuring 44.36 Sq.Mtrs.,is acquired by Nashik Municipal Corporation Nashik for road widening purpose and remaining land measuring 209.99 Sq.Mtrs.,Assessment of Rs.167.80 Paise, having proposed construction of residential building thereon consists of Ground Floor+First Floor + Second Floor, all together measuring 227.45 Sq.Mtrs.,(Carpet Area) equivalent to 259.45 Sq.Mtrs.,(Build-Up Area) as per approved building plan situated at Village "Nashik Shahar-4", Tal.& Dist. Nashik
a)	Name of the Owner/Mortgagor as per title deed	Mr. Jitendra Vijay Sharma
b)	Extent of Area (in acres/ hectors/ Sq.Mtrs/sq.ft)	totally measuring 254.35 Sq. Mtrs.,out of it portion of land measuring 44.36 Sq.Mtrs.,is acquired by Nashik Municipal Corporation Nashik for road widening purpose and remaining land measuring 209.99 Sq.Mtrs. (plotted area) & proposed constructed area - 227.45 Sq.Mtrs.,(Carpet Area) equivalent to 259.45 Sq.Mtrs.,(Build-Up Area)
c)	Survey No/Gat No/C.T.S. No/House No.	S. No. 830/1 to 4/74/Plot/74
d)	Boundaries	East -Adj.S.No.836 West - 6.00 Mtrs.,Wide Road South -6.00 Mtrs.,Wide Road North - Plot No.75
e)	Type of Land	Free Hold Land
f)	Nature of Property	N. A. Land (for residential purpose)
g)	Location	Nashik Shahar-4 Tal.& Dist. Nashik within limits of Nashik Municipal Corporation, Nashik
h)	Appears in Land Acquisitions/ requisitions/reservations	No.
i)	Plans for constructions are sanctioned?	Yes.Issued by Dy.Engg.,of N.M.C.Nashik vide Sanction of Building Permission And Commencement Certificate', bearing Building Permit No. 164588, Permit No.NMCB/B/2023/APL/ 07196, dtd.26.04.2023 for residential purpose consists of Ground + First + Second Floor.
j)	Taxes paid up to date	Yes.
k)	Trace of Title/History of Passing of	Traced for last 30 years upto owner/ mortgagor

Adv. Sameer P. Tarkunde

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Gulmohar Vihar Colony, Pipe Line Road.



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RESI- F-14, Mayuresh Sankul, Gulmohar Vihar Colony, Pipe Line
Road, Near Reliance Petrol Pump, Anandvali Shivar, Satpur,
Nashik-422007 (M) 9890409408

	title deed (Details of antecedent of title deeds)	(i) Registered 'Sale Deed', vide no.NSN-6-7093-2021, dtd.09.09.2021 (ii) Registered 'Agreement For Sale', vide sr. no. NSN-6-5228-2021, dtd.12.07.2021 (iii) Registered 'Sale Deed', vide sr.no.NSN-2-3682-2001, dtd.19.03.2001
I)	Encumbrance Status	Yes. Bank of Maharashtra, Housing Finance Branch, Shivaji Nagar, Pune [loan Amt.Rs.1,33,00,000/-]

Certificate of title and No Encumbrance:-

I have examined the certified copies of title deeds regarding Non Agriculture Land bearing S. No. 830/1 to 4/74/Plot/74, totally measuring 254.35 Sq.Mtrs., out of it portion of land measuring 44.36 Sq.Mtrs., is acquired by Nashik Municipal Corporation Nashik for road widening purpose and remaining land measuring 209.99 Sq.Mtrs., Assessment of Rs.167.80 Paise, having proposed construction of residential building thereon consists of Ground Floor+First Floor + Second Floor, all together measuring 227.45 Sq.Mtrs., (Carpet Area) equivalent to 259.45 Sq.Mtrs., (Build-Up Area) as per approved building plan situated at Village "Nashik Shahar-4", Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik. The said plotted land and proposed construction of residential building thereon is shown in the name of **Mr. Jitendra Vijay Sharma.**; and offered as security by way of 'Simple Mortgage/Equitable Mortgage (additional charge)'. I have also taken search with the Sub-Registrar of Assurances & Record of Rights, at Nashik Tal. and Dist. Nashik for last 30 years (Original on-line fee paid receipt GRN MH004251597202425E, dtd. 27.06.2024 for Rs.750/- is enclosed herewith). As also I have taken Online Search of the website of Maharashtra Govt. I.E.IGR Maharashtra from the year 2003 to 2024. Those records available for my search on that day. I have not found any adverse entry/ies affecting to the title of the said property **subject to below referred observation**. Therefore on the basis of search made by me and the documents placed before me, I certify that the owner i. e. **Mr. Jitendra Vijay Sharma** has clear and marketable title over the property/ies shown above by virtue of registered 'Sale Deed', vide no. NSN-6-7093-2021, dtd.09.09.2021. However, it's observed that subject property is presently under **the mortgage charge/encumbrance of Bank of Maharashtra, Housing Finance Branch, Shivaji Nagar, Pune**. Therefore, encumbrance of Bank of Maharashtra, Housing Finance Branch Shivaji Nagar, Pune needs to be recorded in other rights column of 7/12 extract of S.No.830/1 to 4/74/Plot/74, situated at Village 'Nashik Shahar-4', Tal. and Dist. Nashik. I further certify that the documents of title referred to under the opinion are perfect evidence of right, title and interest of the borrower/ mortgagor and that if the said simple mortgage/equitable mortgage (additional) by deposit of title deeds or registration created in the manner required by law, it will satisfy the requirements of creation of simple mortgage/equitable mortgage (additional).

Date : 27th June 2024

Place : Nashik

Adv. Sameer Prakash Tarkunde

(Signature & Seal of Advocate)

Adv. Sameer P. Tarkunde

Flat No.14, Mayuresh Sankul,
Gulmohar Vihar Colony, Pipe Line Road,
Anandvali Shivar, Nashik-422 007

26-06-2024

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

सूची क्र.2

दुयम निबंधक : Joint S.R. Nashik 5
फाईल क्रमांक : 11730/2021
नोटणी :
Ragn:63m

गावाचे (Village Name) : Nashik Shahar

(1) विलेखाचा प्रकार (Title)	6-Notice of Intimation regarding mortgage by way of deposit of Title Deed
(2) कर्जाची रक्कम (Loan amount)	Rs.13300000/-
(3) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) (Property Description)	1) Survey Number:830/1 TO 4/ 74 PLOT NO 74, Land area:254.3500 Square Meter,Area of Constructed Property:0.0000 Square Meter,Property Type:Land ,Other Description: , Pin Code:422011,Property Description:PLOT NO 74 S NO 830/1TO4/74 MAUJE NASHIK SHAHAR 4 TAL NASHIK DIST NASHIK,Property Description continued:PLOT NO 74 S NO 830/1TO4/74 MAUJE NASHIK SHAHAR 4 TAL NASHIK DIST NASHIK
(4) क्षेत्रफळ (Area)	1) Land area:254.3500 Square Meter
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: JITENDRA VIJAY SHARMA Age: 40, Address: Address-8D AKSHAR ESTATE APTBuilding Name-AKSHAR ESTATE APTRoad Name- NEAR SAWTA MALI GARDENLocality-KATHE GALLIBlock Sector Name- DWARAKA NASHIK, मौजे नाशिक गावठाण, नाशिक, Nashik, Maharashtra ,PAN: BPWPS8505J
(6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: BANK OF MAHARASHTRA Address: SHIVAJI NAGAR (SJN), MICR No.440014007, TAN:, Pune, Pune, हवेली, शिवाजीनगर (भांबुडी) , Maharashtra
(7) गहाण / कर्जाचा दिनांक (Date of Mortgage)	11/10/2021
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	09/11/2021
(9) फायलींग नंबर (Filing No.)	11730/2021
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.39900/-
(11) फायलींग शुल्क (Filing Amount)	Rs.15000.00/-
(12) Date of submission	11/10/2021
(13) शेरा (Remark)	-

सूची क्र.2

द्वयम निबंधक सह दु.नि. नाशिक 6

दस्त क्रमांक : 7093/2021

नोदणी

Regn 63m

गावाचे नाव : नाशिक शहर - ४

(1) विलेखाचा प्रकार	फरोकाखरेदीखत
(2) मोबदला	5500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2080000
(4) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: नाशिक मन.पा. इतर वर्णन : इतर माहिती : इतर माहिती: तुकडी जिल्हा नाशिक पोटतुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील मोजे नाशिक-4 या गावचे शिवारातील सर्व्हे नं 830 / 1 ते 4 / 74 / प्लॉट / 74 यांसी क्षेत्र 254.35 चौ मी ही मिळकत ((Survey Number : 830/1ते4/74/प्लॉट/74 ;))
(5) क्षेत्रफळ	2.5435 आर.चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अरूण गंगाधर इंगळे वय:-67 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: अरुणराज ग्रीनपार्क, ब्लॉक नं. -, रोड नं: पाईपलाईन रोड, आनंदवल्ली सावरकर नगर नाशिक, महाराष्ट्र, णासुईक. पिन कोड:-422013 पॅन नं:-AAAAP19797G 2): नाव:-नंदु गंगाधर इंगळे वय:-64 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए-601, विकास पॅराडाईस टॉवर-1, ब्लॉक नं. -, रोड नं: एल बी एस मार्ग बलराजेश्वर मंदिरासमोर मुलुंड वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AAQPI9047P 3): नाव:-राजेंद्र गंगाधर इंगळे वय:-61 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: अरुणराज ग्रीनपार्क, ब्लॉक नं. -, रोड नं: पाईपलाईन रोड, आनंदवल्ली सावरकर नगर नाशिक, महाराष्ट्र, णासुईक. पिन कोड:-422013 पॅन नं:-AABPI6486R 4): नाव:-सविता घनश्याम गाजरे वय:-55 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: आय-402 प्रणय नगर सोसायटी, ब्लॉक नं. -, रोड नं: राम मंदीर रोड वझिरा नाका बोरीवली वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AAJPG2189F 5): नाव:-सुचिता प्रमोद पाटील वय:-53 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए/4 ऑटोमॅटीक सोसायटी, ब्लॉक नं. -, रोड नं: पाईपलाईन रोड गुरुकुल सोसायटी जवळ पाचपाखाडी नौपाडा ठाणे (पश्चिम), महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AIUPP5716C 6): नाव:-आशा गंगाधर इंगळे वय:-67 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॅट नं 704 बिल्डींग नं 73 बी विंग मेघदूत सोसायटी अभ्युदय बँक नेहरू नगरच्या मागे, ब्लॉक नं. -, रोड नं: कुर्ला ईस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400024 पॅन नं:-AAAPT4212H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-जितेंद्र विजय शर्मा वय:-41; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 8 डी, अक्षर इस्टेट अपार्टमेंट, ब्लॉक नं. -, रोड नं: काठे गल्ली सावता माळी गार्डन जवळ द्वारका नाशिक, महाराष्ट्र, णासुईक. पिन कोड:-422011 पॅन नं:-BPWPS8505J
(9) दस्तऐवज करून दिल्याचा दिनांक	09/09/2021
(10) दस्त नोदणी केल्याचा दिनांक	09/09/2021
(11) अनुक्रमांक, खंड व पृष्ठ	7093/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोदणी शुल्क	100
(14) शोरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



महाराष्ट्र शासन
गाव नमुना ६

फेरफार नोंदवही (फेरफार पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुरक्षित ठेवणे) नियम, १९७१ यातील नियम १०]

गाव : नाशिक शहर - ४

तालुका : नाशिक

जिल्हा : नाशिक

फेरफार क्रमांक : ४०४८६४

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भुमापन क्रमांक व उपविभाग	अधिकार्याचे नाव, आद्यक्षरी व शेरा
४०४८६४	फेरफाराचा प्रकार : नोंदणीकृत फेरफार नोंदीचा प्रकार:- खरेदी माहिती मिळालेला दिनांक:- ०९/०९/२०२१ फेरफाराचा दिनांक:- ११/०९/२०२१, लिहून घेणार:- अरुण गंगाधर इंगळे, आशा गंगाधर इंगळे, नंदु गंगाधर इंगळे, राजेंद्र गंगाधर इंगळे, सविता घनशाम गाजरे, सुचिता प्रमोद पाटील (खाता क्रमांक :- २५७२८) यांचे गट क्रमांक/सर्वे क्रमांक ८३०/१०४/७४/प्लॉट/७४ बिगरशेती क्षेत्र २.५४३५ आर.चौ.मी पैकी बिगरशेती क्षेत्र २.५४३५ आर.चौ.मी हे त्यांनी लिहून घेणार:- जितेंद्र विजय शर्मा (खाता क्रमांक :- नवीन खाते)यांना दुय्यम निबंधक सह दु.नि. नाशिक ६ यांचे कडील खरेदी दस्त क्र ७०९३ दिनांक ०९/०९/२०२१ प्रमाणे रक्कम रुपये ५५०००००.०० घेउन खरेदी दिली.सबब खरेदी घेणा-याचे नाव गाव नमुना नं. ७/१२ वर दाखल केले. हितसंबंधितांना नोटीस बजावल्याचा दि. ११/०९/२०२१ फेरफार नोंद निर्गतीचा दि. ११/१०/२०२१	८३०/१०४/७४/प्लॉट/७४ एकूण : १	सदर फेरफार हा म. सहा. दुय्यम निबंधक नाशिक यांचे कडून नोंदणीकृत दस्ताव्याने उपलब्ध झालेला असुन सुची क्र.२ व महाराष्ट्र शासन महसुल व वनविभाग यांचे कडील संगणीकृत दस्तावी नोटीस बाबत परिपत्रक दि.१७/०७/२०१४ वरुन नोंद प्रमाणित x x x स्वाक्षरीत x x x (प्रशांत प्रभाकर कांबळे) मंडळ अधिकारी - नाशिक शहर - १ ता.: नाशिक जि.: नाशिक दि.: ११/१०/२०२१

हा अभिलेख फेरफाराच्या डीजिटल स्वाक्षरीत (दि. २३/०३/२०२१ वेळ ०५:०४:४८ PM) डेटा वरुन तयार झाला असल्यामुळे यावर कोणाच्याही सही-
शिक्क्याची आवश्यकता नाही. फेरफार डाउनलोड व वैध दि. : २४/०६/२०२४ वेळ : १२:१४:३० PM. , वैधता ११३००००१०३०८४९२० हा पडताळणी क्रमांक
वापरुन <https://digitalsatbara.mahabhumi.gov.in/dslr/> वरुन तपासावी.