



Rajesh A. Junnare

B.Com., LL.B., D.B.M., G.D.C. & A.

ADVOCATE

ADVOCATE

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Post Office / L.I. C. Road, Gole Colony, Opp. Meher Signal, Nasik 422 002
Mob. 9822791870

LEGAL OPINION & SCRUTINY REPORT

To,
Whom so ever it may concern

Sub.:

Legal Opinion in respect of property bearing
"Rishik Apartment" Constructed on Plot No. 1 area adm. 282-00 Sq.
Mtrs. & Plot No. 2 area adm. 280.00 Sq. Mtrs. out of S. No. 535/2/1
at village Adgaon, Tal. & Dist. Nasik
owned by **Mr. Darshit Purushottam Patel**

Sir,
As per request of **Mr. Darshit Purushottam Patel**, I have scrutinised the papers of the
above mentioned property provided by him & My report is as follows

Findings :-

On 18 / 9 / 1981 As per letter of Consolidation officer 2, Nasik Names of Mr. Baban Sayaji Kadam & Mr. Chabu Sayaji Kadam was deleted & name of Mr. Shankar Kushaba Kadam is remain in owners column of Gat No. 535 accordingly said effect was taken in record of rights by M. E. No. 408.

On 28 / 1 / 1999 Land owner Mr. Shankar Kishaba Kadam & others prepare layout For Gat No. 535/1 & Gat No. 535/2 which was sanctioned by Asst. Director town planning N. M. C. Nasik "Tentatively" & Collector of Nasik by their order converted said land in to N. A. use accordingly said land divided in to various N. A. plots i.e. Gat No. 535/2/1 Plot No. 1 to 8, Separate 7/12 extract were made & Names of respective owners enter in record of rights by M. E. No. 4373

On 13 / 9 / 2002 Land owner of Gat No. 535/2 Mr. Shankar Kishaba Kadam & others prepare layout which was sanctioned finally by Asst. Director town planning N. M. C. Nasik accordingly said lahd divided in to various N. A. plots, Separate 7/12 extract were made, area of plots corrected as per **final layout** & Names of respective owners enter in record of rights by M. E. No. 6077.

On 27 / 3 / 2006 Mr. Nityanand Devidas Shenoy purchased Plot No. 1 & 2 from Mr. Shankar Kishaba Kadam & others 5 through their G. P. A. holder Mr. Dilip M. Kshivasara by way of two different Sale deeds which was executed & Registered in the office of Sub Registrar Nasik - 2 at Sr. No. 1789/06 & Sr. No. 1790 / 06 dated 27 / 3 / 2006 accordingly name of the purchaser enter in record of rights by M. E. No. 8140

On 25 / 1 / 2007 Mrs. Manisha Kishor Baviskar & Mr. Sunil Balkrushna Baviskar purchased Plot No. 1 & 2 from Mr. Nityanand Devidas Shenoy by way of Sale deed which was executed & Registered in the office of Sub Registrar Nasik - 2 at Sr. No. 00506/07 dated 25 / 1 / 2007 accordingly name of the purchaser enter in record of rights by M. E. No. 8664.

On 2 / 4 / 2008 Layout for Gat No. 535/1 & Gat No. 535/2 was already sanctioned but at that time land area adm. 750 Sq. Mtrs. shown for acquisition of "Char" hence that land area excluded from that layout but said land was not acquired & as per application of land owner Special land acquisition officer given N. O. C. for deletion of remark of "acquisition for Char" was deleted from other rights column hence fresh layout was made by land owner which was sanctioned by Asst. Director Town Planning, N. M. C. Nasik on 10 / 2 / 2008 & fresh 7/12

extract were made as per new layout said effect was taken in record of rights by M. E. No. 9935.

On 11 / 10 / 2010 **Mr. Darshit Purushottam Patel** purchased Plot No. 1 & 2 from Mrs. Manisha Kishor Baviskar & Mr. Sunil Balkrushna Baviskar by way of Sale deed which was executed & Registered in the office of Sub Registrar Nasik - 2 at Sr. No. 9488/10 dated 11 / 10 / 2010 accordingly name of the purchaser enter in record of rights by M. E. No. 12525.

On 1 / 10 / 2011 **Mr. Darshit Purushottam Patel** purchased TDR area adm. 225 Sq. Mtrs. out of TDR certificate No. 501 from by ay of TDR sale deed which was executed & Registered in the office of Sub Registrar Nasik-1 at Sr. No. 10294/11 dated 1 / 10 / 2011.

IN this way **Mr. Darshit Purushottam Patel** have acquired ownership right & Possession on Plot No. 2 + TDR area so in this capacity they prepare building plan which was sanctioned by N. M. C. Nasik by their letter No. LND/BP/Panch/C-5/725 / 3668 dated 21 / 10 / 2011 & **Mr. Darshit Purushottam Patel** started building known as "Rishik Apartment" as per sanctioned building plan & also right to sale constructed area to various intending purchaser.

7/12 extract :-

I have Peruse 7/12 extract of Plot No. 1 & 2 dated 17 / 10 / 2013 In that No adverse entry is found. At present Names of "**Mr. Darshit Purushottam Patel**" is shown in owners column .

Building Plan & Commencement Certificate :-

Nasik Municipal corporation wide order No. LND / BP / Pan / C-5/725 / 3668 , dated 21 / 10 / 2013 approved building plan which was revised by N. M. C. of their letter No. LND / BP / C. 5 / 1 dated 3 / 10 / 2013

Punch / C. 5 / 1 dated 3 / 10 / 2013

[Signature]

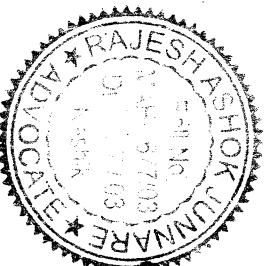
Final Opinion :-

After perusal of all above papers produce before me by **Mr. Darshit Purushottam Patel** & only relying that with presumption of that papers is genuine. I am of the opinion that the Subject property Is clear, Marketable & free from encumbrances.

For Creation of Charge Mortgage is Necessary.

Thanking you.

Date : 14 / 10 / 2013
Place : Nasik



Yours faithfully
[Signature]
RAJESH ASHOK JUNNARE
B.Com., LL.B., D.B.M., G.D.C. & A
ADVOCATE

of rights by M. E. No.

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Sale deed which was
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Darshit Purushottam
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faithfully
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HOK JUNNARE
3., D.B.M., G.D.C. & A
ADVOCATE

पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

दस्तावेजाचा/अर्जाचा अनुक्रमंक

दिनांक

20/10/20 सन २०२०

20/10/20 सन २०२०

दीर्घ / दीर्घ / दीर्घ / दीर्घ

दस्तावेजाचा प्रकार-

सादर करणाराने नाव-

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोलिओ

पुष्पांकनाची नक्कल फी

टपालखर्च

नकला किंवा सापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ

इतर फी (मागील पानावरील) बाब क्र.

"सामान्य"

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दस्तावेज

नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकने पाठवली जाईल.
या कार्यक्रमाचा वेळीत येईल.

सद. दुर्दैव

नावे नोंदणीकृत डाकने पाठवली जाईल.

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

हवाली करावा.

सादरकर्ता

म. का. मु. १०,००० रु. (१०० पानी) -३-२०१२-फी ४- (इ) ३२५