

adm. 20 R. of S.No. 315/2C/4 and area adm. 20 R. of S.No. 315/2C/5 from Laxman Shivrām Navale, Kisan Laxman, Hairbhau Laxman, Khandu Laxman Navale as per Sale deed dt. 7/4/2000.

h. M. E. No. 8154 is shown into 7/12 extract, but copy of the said entry is not available for reference.

i. It is seen from M. E. No. 9002 dt. 3/7/2003 that, Collector Nashik has granted N.A. permission for land S.No.315/2C, 315/2D, 2,3,4,5 part totally adm. 17189.00 sq.mtrs. as per Order No. Mah / Kaksha 3 / Bi.She.Pa.Kra. / 4 / 6 / 2002 dt. 29/4/2002, so also joint layout of the said land has been approved by Nashik Municipal Corporation Nashik as per Letter Javak No. / Nagar Rachana Vibhag / Final / Cidco / 8 dt. 26/5/2003 accordingly land has been laid into plots and the said layout allotted S.No.315/2C/2+3+4+5/315/2D.

j. It is seen from record that, Smt. Shakuntala Bandusa Hambir etc. 10 have executed Development Agreement and General Power of attorney with respect to land S.No.315/2c/2+3+4+5/315/2D in favour of Sakar Buildcon Partner Samadhan Krushna Godse on 30/ 6/2003, registered in the office of SRO Nashik 2 at Sr. No. 3172 and 3172 on 2/7/2003.

k. It is seen from M. E. No. 10433 dt. 13/1/2006 that, Shri. Hiltendra Kisanlal Jain, Vijay Hiralal Lodha and Rahul Mohanlal Khivsara have purchased Plot Nos. 15 to 18 from Smt. Shakuntala Bandusa Hambir etc. 10 through Gpa Sakar Buildcon Partner Samadhan Krushna Godse as per Sale deed dt. 31/12/2005, registered in the office of SRO Nashik 5 at Sr. No. 05731, accordingly their names have been entered into record of rights.

l. It is seen from record that, Shri. Hiltendra Kisanlal Jain, Vijay Hiralal Lodha and Rahul Mohanlal Khivsara have executed Special Power of Attorney with respect to Plot Nos. 15 to 18 in favour of Shri.



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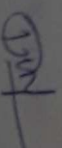
Pradip Madanlal Gupta on 18/6/2007, registered in the office of SRO Nashik 3 at Sr. No. 05067/2007.

m. It is seen from M. E. No. 12076 dt. 7/7/2007 that, Shri. Hitendra Kisanlal Jain, Vijay Hirralal Lodha and Rahul Mohanlal Khivsara have sold Plot No. 18 to Shri. Rajesh Subhashrao Jadhav as per Sale deed dt. 16/6/2007, registered in the office of SRO Nashik 3 at Sr. No. 05290/2007, accordingly his name has been entered into record of rights.

n. It is seen from M. E. No. 13947 dt. 1/9/2008 that, Shri. Hitendra Kisanlal Jain, Vijay Hirralal Lodha and Rahul Mohanlal Khivsara have actually sold Plot No. 16 to Shri. Rajesh Subhashrao Jadhav as per Sale deed dt. 16/6/2007, registered in the office of SRO Nashik 3 at Sr. No. 05290/2007, the parties have executed Correction Deed dated : 16/7/2008, registered in the office of SRO Nashik 3 at Sr. No. 07218/2008 for correction of Plot No. 16 in place of Plot No. 18, accordingly name of Rajesh Jadhav has been inserted into record of Plot No. 16.

o. It is seen from M. E. No. 13415 dt. 3/5/2008 that, Shri. Hitendra Kisanlal Jain, Vijay Hirralal Lodha and Rahul Mohanlal Khivsara have sold Plot No. 17 to Shri. Dhananjay Pralhad Dhanvat as per Sale deed dt. 15/11/2007, registered in the office of SRO Nashik 3 at Sr. No. 10000/2007.

p. It is seen from M. E. No. 14251 dt. 5/1/2009 that, Shri. Hitendra Kisanlal Jain, Vijay Hirralal Lodha and Rahul Mohanlal Khivsara have actually sold Plot No. 16 to Shri. Rajesh Subhashrao Jadhav as per Sale deed dt. 16/6/2007, registered in the office of SRO Nashik 3 at Sr. No. 05290/2007, but name of Rajesh Jadhav has been entered into



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record of rights as per M. E. No. 12076 for plot no. 18 as in the said sale deed Plot No. 18 was written and to remove the said mistake, the parties have executed Correction Deed dated : 16/7/2008, registered in the office of SRO Nashik 3 at Sr. No. 07218/2008, accordingly name of Rajesh Jadhav has been deleted from record of Plot No. 18 and inserted into record of Plot No. 16 as per M. E. No. 13947. So also Shri. Hitendra Kisanlal Jain, Vijay Hirralal Lodha and Rahul Mohanlal Khivsara have sold Plot No. 18 to Sau. Manjusha Dhananjay Dhanvat as per Sale deed dt. 14/11/2007, registered in the office of SRO Nashik 3 at Sr. No. 09999/2007, therefore her name has been entered into record of Plot No. 18.

q. It is seen from M. E. No. 22858 dt. 21/10/2014 that, M/s. Govinda Constructions, Partners Shri. Gajanan Devidas Patil, Ravindra Sopan Patil and Shri. Prakash Sopan Patil have purchased Plot No. 16 from Shri. Rajesh Subhashrao Jadhav as per Sale deed dated : 17/10/2014, registered in the office of SRO Nashik 6 at Sr. No. 2893/2014 on 18/10/2014, Plot No. 17 from Shri. Dhananjay Pralhad Dhanvat as per Sale deed dated : 17/10/2014, registered in the office of SRO Nashik 6 at Sr. No. 2894/2014 on 18/10/2014 and Plot No. 18 from Sau. Manjusha Dhananjay Dhanvat as per Sale deed dated : 17/10/2014, registered in the office of SRO Nashik 6 at Sr. No. 2895/2014 on 18/10/2014.

r. It is seen from record that, M/s. Govinda Constructions, Partners Shri. Gajanan Devidas Patil and Shri. Prakash Sopan Patil have purchased TDR adm. 200.00 sq.mtrs. of DRC No. 698 dt. 30/3/2015 from Shri. Ajit Bhalchandra Ambikar etc. 10 as per TDR Sale deed dated : 8/5/2015, registered in the office of SRO Nashik 5 at Sr. No. 3341/2015.



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s. It is seen from record that, M/s. Govinda Constructions have prepared a building plan by utilising TDR 200.00 sq.mtrs., the said building plan has been approved by Nashik Municipal Corporation Nashik as per Commencement Certificate No. LND / BP / B 5 / 62 / 717 dated : 18/6/2015.

t. According to the record made available to me, it is seen that, in the office of SRO Nashik 1 and Nashik 2 for the period till 2003 some of the record of index entries is not available due to the torn condition and some record is sent to the computerised data processing So also in the office of SRO Nashik 3, Nashik 4 and Nashik 5, record for the period of 2006 to 2015 till date is available therefore, during the course of investigation of available record, I have not found any adverse entry affecting the title of the said property.

OPINION :

On the basis of referred documents, and subject to search of available record, I am of the opinion that, the title of Plot No. 16 adm. 168.00 sq. mtrs., Plot No. 17 adm. 168.00 sq.mtrs., and Plot No. 18 adm. 168.00 sq.mtrs., from and out of S. No. 315/2C/2+3+4+5/315/2D situated at Village Pathardi, Taluka and District Nashik, within the limits of Nashik Municipal Corporation, Nashik is clear, marketable and free from encumbrances and M/s. Govinda Constructions is entitled to make construction over the said plot and to sell constructed premises to prospective purchaser/s.

Nashik.



Dated : 26/2/2016

Advocate

