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g. It is seen from M. E. No. 10956 dt. 9/10/2006 that the owners Shri. Rajen Yogendra Sanghvi and Sau. Chaya Rajen Sanghvi have sold Plot No. 3 under subject to Dr. Tushidas Sonuji Aher and Dr. Minakshi Tushidas Aher as per Sale deed dt. 7/9/2006, registered in the office of SRO Nashik 1 at Sr. No. 06774/2006 on 5/10/2006.

h. It is seen from M. E. No. 21621 dt. 17/6/2013 that the owners Dr. Tushidas Sonuji Aher and Dr. Minakshi Tushidas Aher have sold Plot No. 3 under subject to M/s. Govinda Constructions, Partners Shri. Gajanan Devidas Patil, Ravindra Sopan Patil and Shri. Prakash Sopan Patil as per Sale deed dt. 11/6/2013, registered in the office of SRO Nashik 3 at Sr. No. 5256/2013 on 14/6/2013.

i. It is seen from record that, M/s. Govinda Constructions, Partners Shri. Gajanan Devidas Patil and Shri. Prakash Sopan Patil have purchased TDR admn. 195.00 sq.mtrs. of DRC No. 647 dt. 19/9/13 from Shri. Shivaji Khanderao Matala as per TDR Sale deed dated : 3/10/2013, registered in the office of SRO Nashik 5 at Sr. No. 11319.

j. It is seen from record that, M/s. Govinda Constructions have prepared a building plan by utilising TDR 195.00 sq.mtrs., the said building plan has been approved by Nashik Municipal Corporation Nashik as per Commencement Certificate No. LND / BP / B 5 / 421 / 4230 / 13 dated : 26/12/2013.

k. 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 2002 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

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and book binding process and in the office of SRO Nashik 1 and Nashik 2 record for the period of 1984 to 2015 till date is available for search, which I have seen. 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

During the course of investigation I have not found any adverse entry affecting the title of the said property.

OPINION :

On perusal of referred documents placed before me, and subject to search of available record, I am of the opinion that, the title of Plot No. 3 adm. 486.750 sq. mtrs. (CTS No. 7419 adm. 485.75 sq.mtrs.) N.A. assessment Rs. 257.98 Ps., from and out of S. No. 320/3/2 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 : 2/11/2015


Advocate