

That Vishwas Narayan Mandlik and Kavita Eknath Vetal purchased plot no. 31 from Babu Kashinath Saur by a sale deed dated 7/5/2007 which is duly registered at the office of Sub Registrar Nashik 1 at Sr. No. 4407 on 17-5-2007 and accordingly name of the said purchasers is mutated in the owners column of the record of rights under M. E. No. 5737 on 18/5/2007.

That Satish Sandeep Bhonsale and Vishwas Narayan Mandlik purchased plot no. 28 from Arvind Vasantrao Deshmukh by a sale deed dated 31/12/2007 which is duly registered at the office of Sub Registrar Nashik 1 at Sr. No. 3658 on 7-4-2008 and only name of Satish Sandeep Bhonsale is mutated in the owners column of the record of rights under M. E. No. 6213 on 13/2/2013. The said mutation entry is corrected and name of Vishwas Narayan Mandlik is mutated under M. E. No. 8920 on 13/2/2013.

That aforesaid holder purchased Plot No. 31 from Vishwas Narayan Mandlik and Kavita Eknath Vetal Alias Mrs. Kavita Satish Bhonsale by a sale deed dated 23/11/2017 which is duly registered at the office of Sub Registrar Nashik 3 at Sr. No. 7759 on 23-11-2017 and as such name of the aforesaid holder in the owners column under M. E. No. 11014 on 12/1/2018.

That aforesaid holder purchased Plot No. 28 from Satish Sandip Bhonsale and Vishwas Narayan Mandlik by a sale deed dated 23/11/2017 which is duly registered at the office of Sub Registrar Nashik 3 at Sr. No. 7760 on 23-11-2017 and as such name of the aforesaid holder in the owners column under M.E. No. 11015 on 12/1/2018.

That aforesaid holder amalgamated Plot No. 28 and 31 and prepared amalgamation plan which is duly approved from Nashik Municipal Corporation Nashik dated 16/2/2018 under No. Nashik / Bhukhand/Ektrikaran/SaSanar/NMC/A-1/14/2018 and as such Plot No. 28 and 31 became Plot No. 28+31 total admeasuring 557-58 Sq. Mtrs. and new 7/12 extract prepared for the said plot and according M. E. No. 11107 is effected on 2/3/2018.

That M/s. Shreeram Builders and Developers has prepared a building plan which is duly sanctioned from Nashik Municipal Corporation Nashik under No. LND/BP/ANANDWALLI /DCR/0144/2017/40 on 6/2/2018.

The search of Index II registers is conducted in the office of Sub Registrar, Nashik vide Ref. No. 565439024 on 6/6/2018 and no adverse entries is observed during the course of the search.

No charge, encumbrance or defect in title is observed during the course of the aforesaid observation, in respect of the aforesaid property.

OPINION : In consistence with the above observations, I am of the opinion that, the title of the aforesaid holder to the aforesaid property is clear, negotiable and marketable without any charge, encumbrance or defect in title.



Subodh M. Shah
SUBODH M. SHAH
ADVOCATE