PADMAKAR G. SONAR
ADVOCATE
DISTRICT COURT NASIK

PADMAKAR GOVINDRAO SONAR

(ADVOCATE)

Office :- Office No. : FG-11, Thakkar Buzz'r, New C.B.S., Tryambak Naka, Nasik - 422002.

M. E. No. 6248, dated : 20-12-2008 shows that M/s. Shweta Infrastructure and Housing (I) Pvt. Ltd., through it's Director – Mr. Sujoy Jayant Gupta and Sau. Shweta Sujoy Gupta purchased the Gat No. 268, admeasuring 3900-00 Sq. Mtrs. from Satish Popat Donde & other twenty six through their G.P.A. – M/s. Dharati Developers by sale deed Doc. No. : 11549 / 2008, dated : 17-12-2008 and hence, their names have been entered in to the owners column of the 7/12 extract of this property.

M. E. No. 7256, dated : 11-01-2011 shows that M/s. Shweta Infrastructure and Housing (I) Pvt. Ltd., through it's Director – Mr. Sujoy Jayant Gupta sold the following land bearing Gat Nos. 261, 263, 264, 265, 266, 267, 268 and 270 to the following purchasers :-

1) Sau. Sweta Sujoy Gupta sold M/s. Amisagar Construction through Prop.– Sau. Champaben Dhirajlal Metalia
2) Dhanlaxmi Builders and Developers through Prop. – Mr. Dhirajlal Anandbhai Metalia.
3) Ami Developers through Prop. – Mr. Amit Dhirajlal Metalia.
4) Mr. Jayantilal Chhaganbhai Metalia.
5) Mr. Jaysukhbhai Chhaganbhai Metalia.
6) Mr. Keshavlal Ranchodbhai Kalriya.
7) Sau. Kanchanben Keshavlal Kalriya.
8) Mr. Suresh Gopalbhai Makani.
9) Mr. Haresh Gopalbhai Makani.
10) Mr. Sambhaji Madhavrao Nikam.
11) Mr. Sarojini Govindrao Thakare.
12) Denvi Enterprises – Mr. Vishalbhai Maganbhai Kagathara.
13) Urvashi Sanjaykumar Andipara.
14) M/s. Amiraj Construction through Prop. – Mr. Vishal Dhirajlal Metalia.

The property sold was :-

1) Gat No. 261 (P), Area : 2600=00 Sq. Mtrs..
2) Gat No. 263 (P), Area : 4700=00 Sq. Mtrs.
3) Gat No. 264 (P), Area : 2350=00 Sq. Mtrs.
4) Gat No. 265 (P), Area : 700=00 Sq. Mtrs.
5) Gat No. 266 (P), Area : 3600=00 Sq. Mtrs.
6) Gat No. 267 (P), Area : 1300=00 Sq. Mtrs.
7) Gat No. 268 (P), Area : 3900=00 Sq. Mtrs.
8) Gat No. 270 (P), Area : 5900=00 Sq. Mtrs.

Total area admeasuring is 25050=00 Sq. Mtrs. The above said sale deed was registered in the office of the Joint Sub Registrar, Class-II, Nasik-3 Sr. No. 186/2011, dated : 05-01-2011.

M.E.No. 9407, dated : 18-04-2013 shows that Khatedar – Keshavlal Ranchodbhai Kalriya died on 11-09-2012, leaving behind him following legal heirs, namely,Dharmishtha Vishal Metaliya,Urvashi Sanjaykumar Andipara, Meera Jignesh Vayaga, all married daughters, Sameer Keshavlal Kalariya – Son, Kanchanben Keshavlal Kalariya – Wife, Hemiben Ranchodbhai Kalariya – Mother.

Scanned by CamScanner

PADMAKAR GOVINDRAO SONAR

(ADVOCATE)

Office :- Office No. : FG-11, Thakkar Buzz'r, New C.B.S., Tryambak Naka, Nasik - 422002.

M.E.No. 9535, dated : 03-07-2013 shows that Khatedar Dharmishtha Vishal Metaliya, Urvashi Sanjaykumar Andipara, Meera Jignesh Vayaga, Kanchanben Keshavlal Kalariya, Hemiben Ranchodbhai Kalariya – released their rights in the property bearing Gat. No. 261, 263, 264, 265, 266, 267, 268 and 270 in favour of Sameer Keshavlal Kalariya vide Release Deed Document No. : 7528 / 2013, dated : 01-07-2013 and hence, their names were deleted from the record.

M. E. No. 11336, dated : 02-07-2016 shows that Khatedar - M/s. Amisagar Construction through Prop. – Sau. Champaben Dhirajlal Metalia and other thirteen have purchased the property bearing Gat No. 261, 263, 264 (P), 265, 266, 267 (P), 268 and 270 and their names entered under M. E. No. 7256 on 11-01-2011. Thereafter,
they got approved the Group Housing Scheme approved from Nasik Municipal Corporation, Nasik vide it's letter No. : (1) LBD / BP / B-4 / 379 / 2013, Dated : 27-11-2013, (2) LBD / BP / B-4 / 378 / 2013, Dated : 27-11-2013. The above said land has also converted into n. a. use vide order of Collector, Nasik, having it's Order No. : Mah / Kaksha-3 / 4 / Bi. She. P. No. / 144 / 2008, dated : 16-12-2008 and Order No. : Mah / Kaksha-3 / 4 / Bi. She. P. No. / 143 / 2008, dated : 16-12-2008. Further, it appears from all the co-owners of the Group Housing Scheme entered in to Memorandum of Understanding and divided the land building, which as per their share expressed in sale deed, after deducting the common area and the land transferred in favour of the Nashik Municipal Corporation, Nashik for public purpose and hence, the property came in the name of :-

(1) M/s. Ami Developers through it's Prop. - Mr. Amit Dhirajlal Metalia.
(2) M/s. Denvi Enterprises through it's Partner – Mr. Vishalbhai Maganbhai Kagathara.

M. E. NO. : 11665, Dated : 04-08-2017 shows that Denvi Enterprises through it's Partner – Mr. Vishalbhai Maganlal Kagathara sold their 500-00 Sq. Mtrs. land out of Gat Nos. 263 / 264/ 2 / 266 / 267 / 2 / 268 (P). Building Plan No. 1, admeasuring area : 1408-54 Sq. Mtrs. to M/s. Ami Developers through it's Prop. – Mr. Amit Dhirajlal Metaliya, by sale deed Doc No. : 5346, dated : 31-07-2017.

No charge, encumbrance or defect is observed in the title, during course of search.

(5) OPINION :-

After perusing all above mentioned revenue records i. e. 7/12 extracts, mutation entries and other related documents, I am of the opinion that Mr. Jayantilal Chhaganbhai Metaliya and Mr. Jaysukhbhai Chhaganbhai Metaliya have legally clear, negotiable and marketable title over above said non agricultural plots, which are free from all charges, encumbrances and defects of whatsoever nature and is legally entitled to use it in any manner whatsoever as the Owner.

PADMAKAR GOVINDRAO SONAR
(ADVOCATE)

Scanned by CamScanner