

Date-10/09/2018

- 05) Copy of Partnership Deed, dtd. 2/01/2017
- 06) Copy of Sale-Deed, dtd. 21/08/2018
- 07) Copy of Search Receipt, dtd. 5/09/2018
- 08) Other Related Papers

(IV) Observations & findings :-

As per the request of Mr. Bharatbhai Laljibhai Gajipara & others partners of Shruti Enterprises, I have verified into the title of abovesaid plot property. For that purpose, I have perused the necessary abovesaid available revenue records & other related papers/permissions etc. and my observations & findings are as under :-

(01) M.E.No.2747, dtd. 17/5/1970 show that, Govt. of Maharashtra had implemented The Weights & Measurements Act (Enforcement Act) & Indian Coinage Act in the State & all measurements were changed to Decimal System & Hissa Form No. 12 was changed accordingly.

(02) M. E. No. 3292, dtd. 13/10/1981 shows that, the land owner Mr. Kacharu Yesu Donde have prepared a layout plan of S. No.298/1, area 2H.82Acre & P.K. 0H.19 Acre & after its submission, the same was approved & sanctioned by Municipal Corporation, Nashik vide its Letter No.- LYT/RT/NSK/Pathardi/3059, dtd. 7/08/1981. Also the Collector of Nashik has granted N. A. use Permission for said land vide its Order No.- RB/Desk-III/LNA/SR/305/81, dtd. 11/09/1981. By virtue of those permissions, the said land was led into various plots including abovesaid Plot Nos.-21, area 331.65 Sq.mtrs. & the said plot properties were shown in the name of abovesaid land owner.

(03) M.E.No. 3342, dtd. 10/03/1982 shows that, Mr. Kacharu Yesu Donde, through his G.P.A. Holder Mr. Shantilal Indrachand Jain has sold out Plot No.- 21, from & out of S.No.- 298/1, situated at Pathardi to Mr. Balu Rupchand Jain by way Regd. Sale-Deed on 12/10/1981. The name of said purchaser is entered into owner's column of R/R. of said plot of land.

(04) M.E.No. 13630, dtd. 5/06/2008 shows that, plot owner, Narendra (Balu) Rupchand Dugad (Jain) died on 13/01/1999 & he is unmarried person, his mother-Sushilabai Rupchand Jain also died, leaving behind his following legal heirs i.e. 1) Rupchand Indarchand Jain-father, 2)

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B. Com., LL.B.
ADVOCATE

Mangdikharan Chauran

Date-10/09/2018

Neeeta Madanlal Sancheti & 3) Manisha Sunil Bedmutha-married sisters, hence, the names of said legal heirs are entered into owner's column of R/R. of abovesaid Plot Nos.-20 & 21, from & out of S. No. 298/1.

(05) M.E.No. 14259, dtd. 9/01/2009 shows that, plot owner, Rupchand Indarchand Jain (Dugad) died on 7/10/2008, leaving behind his following legal heirs i.e. 1) Neeeta Madanlal Sancheti & 2) Manisha Sunil Bedmutha-married daughters. Hence, the names of said legal heirs are entered into owner's column of R/R. of abovesaid Plot Nos.-20 & 21, from & out of S. No. 298/1.

(06) M.E.No. 18194, dtd. 11/06/2011 shows that, said plot owners Neeeta Madanlal Sancheti & Manisha Sunil Bedmutha have sold out abovesaid N.A. Plot No.-21, area admeasuring 331.65 sq.mtrs. from & out of S.No.- 298/1/21 to Ruchita Constructions through its Partner Mr. Arvind Bavchandbhai Rakholiya & Mr. Bharatbhai Ambabhai Gondliya by way of Regd. Sale-Deed on 19/04/2011. The said Sale-Deed is duly registered at the Office of Joint Sub-Registrar, Class-II, Nashik-2 at Sr.No.-5008/2011 on 21/04/2011. By virtue of said Regd. Sale-Deed, the names of abovesaid purchasers are entered into owner's column of R/R. of said plot of land.

(07) Record further shows that, present owners of Plot No.-21, Mr. Bharatbhai Laljibhai Gajipara & 4 others have created partnership firm in the name as "Shruti Enterprises" & they have made & executed Partnership Deed on 02/01/2017.

(08) M. E. No.24791 shows that, the said mutation entry is related with Online Record i.e. E-Mutation Entry Project. As per Govt. Gazettee No.-Ra.Bhu.A./Pra.No.-180/La.-1, dtd. 7/05/2016 & Order of Tahsildar, Nashik, dtd. 12/05/2017, the online 7/12 extracts were corrected.

(09) Record further shows that, said Ruchita Constructions through its Partner Mr. Arvind Bavchandbhai Rakholiya & Mr. Bharatbhai Ambabhai Gondliya have sold out abovesaid N. A. Plot No.-21, total area 331.65 Sq. mtrs. from & out of S.No.-298/1/21, situated at Pathardi to Shruti Enterprises, Through its Partner Mr. Bharatbhai Laljibhai Gajipara & Mrs. Rekhaben Bharatbhai Gajipara by way of Regd. Sale-

नवीन नुसखी वर चर्चा
३०९/१, नवीन नुसखी वर चर्चा
नशिक-४२२ ००२, पिन-४२२ ००२