e. It appears as per M. E. No. 28121 dt. 6/6/1991 that, as per order of Tahasildar Nashik bearing No. Case work / RTS / Vashi / 263 / 91 dated : 17/5/1991 the land was divided as under :::

S.No.	Name.
810A/22/A	Pundlik Zumber Khode.
863/A	-----"---
810A/22/B	Bhagirath Zumber Khode.
863/B	-----"---
810A/22/C	Murlidhar Zumber Khode.
863/C	-----"---
810A/22/D	Sakharam Zumber Khode.
863/D	-----"---

g. It appears as per M. E. No. 32955 dt. 19/5/1995 that, Shri. Chunilal Premji Diwan, Nanalal Jethalal Diwani, Aarti Digvijay Kapdia and Kirti Dayalal Shejpal have purchased area adm. 00 H. 80 R. out of S.No. 863/B from Bhagirath Zumber Khode as per sale deed dt. 9/2/1995, accordingly names of purchasers were entered into record of rights.

h. It appears as per record that, land owners have filed return under the provisions of ULC Act which has been decided as per Order No.ULC / A-4 / SR / 141 / 96 dt. 24/6/1997, and thereafter as per Correction Order bearing No. ULC / A-4 / SR / 141 / 96 dt. 23/3/2001, area adm. 14000.00 sq.mtrs. has been declared as Retention land and area adm. 2246.87 sq.mtrs. has been declared as Excess land.

i. It is seen from M. E. No. 42268 dt. 1/7/2000 that, as per letter of the bank with application of Bhagirath Zumber Khode, charge of Nashikroad Deolali Vyapari Sah. Bank Ltd., has been deleted from other rights column of S.No. 810/A/22B.

Saquib Sale... ADVOCA... Resi. 2586, Factory... Pho. No. 0253-... New Bar... m Patka... LL.LL.B.,D.L.L.&... MAH/509/2... Phule Market, Nas... 9882 Mo.982322... Room.No.18,Adv... n Dist.Court, Na...

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j. It appears as per M. E. No. 46082 dt. 6/4/2002 that, land owners of area adm. 2000.00 sq.mtrs. of S.No.810/A/6 of Bhagirath Khode, area adm. 2000.00 sq.mtrs. of S.No.810/A/7 of Sundrabai Bhagirath Khode, area adm. 2000.00 sq.mtrs. of S.No.810/A/8 of Subhash Bhagirath Khode, area adm. 2000.00 sq.mtrs. of S.No.810/A/9 of Asha Subhash Khode, area adm. 2000.00 sq.mtrs. of S.No.810/A/10 of Prabhakar Bhagirath Khode, area adm. 2000.00 sq.mtrs. of S.No.810/A/11 of Bharti Prabhakar Khode, area adm. 2000.00 sq.mtrs. of S.No.810/A/12 of Ramesh Bhagirath Khode, area adm. 3700.00 sq.mtrs. of S.No.810/A/22B of Bhagirath Khode, and area adm. 1000.00 sq.mtrs. of S.No. 863/B/1 of Bhagirath Khode, they have prepared a joint layout plan for part portion adm. 2470.00 sq.mtrs. out of the abovesaid total land, it has been approved by Nashik Muncipal Corporation Nashik as per Letter No. Javak No./Nagar Rachana Vibhag/Final /Nashik/ 131 / 2213 dt.19/3/2002. N.A. permission has been granted by Collector Nashik as per order No.Masha/Kaksha 3/N.A.P.No./4/158/2001 dated 31/12/2001 and the said layout has been renumbered as S.No. 810/A/6 to12 + 810/A/22B + 863/B/1/1 and laid into plots, so also remaining land has been given S.No. 810/A/ 6 to 12 + 810/A/22B + 863/B/1 Hissa No. 2.

k. It appears as per M. E. No. 51762 dt. 16/9/2004 that, Shri. Shaikh Jamil Ahmed Fateh Mohammed and Sau. Shaikh Naseem Jamil Ahmed have purchased Plot No. 1, 2 and 6 under subject from Shri. Bhagirath Zumber Khode etc. through GPA Prabhakar Bhagirath Zumber Khode etc. 7 through Gpa Prabhakar Bhagirath Khode, and Consenting Party M/s. Shilpa Estate Partner Jayesh Vallabhdas Thakkar and Namdeo Jairam Chavan as per Sale deed dated 16/9/2004 registered in the office of SRO Nashik 1 at Sr.No. 08463/2004, accordingly their names have been entered into record of rights.

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m Patkary
A.LL.B.,D.L.L.& L.W.
MAH/509/2003
Phule Market, Nashik - 1.
6882 Mo.9823226682
Room.No.18,Advocate
Dist.Court, Nashik-2

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l. It appears as per M. E. No. 76699 dt. 14/9/2011 that, Shri. Shaikh Jamil Ahmed Fateh Mohammed and Sau. Shaikh Naseem Jamil Ahmed have sold Plot No. 1, 2 and 6 under subject to M/s. Creative Constructions Nashik Partnership firm as per Sale deed dt. 6/9/2011 registered in the office of SRO Nashik 1 at Sr.No. 07671/2011, accordingly name of present owner has been entered into record of rights.

The documents produced before me does not show any adverse entry affecting the title of the plots.

m. I have taken search of the record and it is seen that, in the office of SRO Nashik 1 and Nashik 2 for the period of year 1988 to 2003-04 is in torned condition and some record is sent for computerised data processing. I have verified on-line record regarding above mentioned plots from year 2003-04 to 2017 maintained on computer system for all the offices of Sub-Registrar Nashik and during course of investigation of available record on portal,I have not found any adverse entry affecting the title of the said plots.

OPINION :

On the basis of the referred documents and subject to search of available record, I am of the opinion that, the title of the property bearing Plot No. 1 adm. 545.90 sq.mtrs. assessed at Rs. 361.00 Ps., Plot No. 2 adm. 216.56 sq. mtrs., assessed at Rs. 143.00 Ps., and Plot No. 6 adm. 216.56 sq. mtrs., assessed at Rs. 143.00 Ps., from and out of land S. No. 810/A/6 to 12 + 810/A/22B + 863/B/1/1 situated at Village Nashik, Taluka and District Nashik, within the limits of Nashik Muncipal Corporation, Nashik owned by M/s. Creative Constuction, Nashik Partners Shri. Shailendra Badriprasad Kesharwani etc. 4 is clear, marketable and free from all encumbrances of whatsoever nature.

Nashik

Dated : 13/10/2017

Advocate
Saquib Saleem Patkary
B.A.,LL.B.,D.L.L. & L.
ADVOCATE
Resi.: 2586, Patkary Compound,
Opp. Phule Market, Nasik-1.

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