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Amol Enterprises through Partner Suresh Waman Gaikwad has written Road transfer Agreement dt.06/11/2018 in favour of Nashik Municipal Corporation of the Area 9.93 sq.mtr out of total area of Plot No.09 and Area 10.59 sq.mtr out of total area of Plot No.10 of S.No.65/3 Dasak Shivar, Nashik. Hence, Name of Nashik Municipal Corporation, Nashik has been recorded in the record of rights of the respected handed over area of colony road.

10] M.E.No.16421 dated 27/11/2018 states that, SAI HOME

BUILDERS through Partners 1] Mr. Milind Manohar Gambhir 2] Mr. Sandeep Sopan Dhande 3] Mrs.Nilima Harshal Dhake 4] Mr.Sanket Chandrakant Vani Purchased the Plot No.09 Area 304.75 sq.mtr.and Plot No.10 Area 314.75 sq.mtr.of S.No.65/3/1 of Dasak Shivar, Nashik from Amol Enterprises through Partner Mr.Suresh Waman Gaikwad for the total cost of Rs.35,00,000/- Said Sale Deed is registered in the Office of Joint Sub Registrar Class II, Nashik-2 at the serial No.7030/2018 dt.26/10/2018.

11] Confirmation Deed dt.03/05/2018 states that, Sugandha

Bajirao Karanjkar and Asha Bajirao Karanjkar executed confirmation deed of S.No.65/3 and 66/7b in favour of Amol Enterprises through Partner Mr.Suresh Waman Gaikwad admitting the contents and matter of Previous registered Development Agreement, Power of Attorney and Sale Deed of respected properties in favour of Amol Enterprises through Suresh Waman Gaikwad. Said Confirmation Deed registered in the office of Joint Sub Reg-



PRAKASH UTTAM SONAWANE

(B.A.Bed.,LL.B.)

Advocate

R/o.2/2,Deeptiji row houses,Ramkrishna Nagar,Panchak,Jail
Road, Nashik Rd. NASHIK. Mobile no. 98233 17512.



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Registrar Class II, Nashik 2 at the serial No.2972/2018. dt.03/
2018.

Confirmation Deed dt.18/05/2018 states that, Kavita Kshirsagar executed confirmation deed of S.No.65/3 and 66/7b in favour of Amol Enterprises through Partner Mr.Suresh Waman Gaikwad admitting the contents and matter of Previous registered Development Agreement, Power of Attorney and Sale Deed of respected properties in favour of Amol Enterprises through Suresh Waman Gaikwad. Said Confirmation Deed registered in the office of Joint Sub Registrar Class II, Nashik 2 at the serial No.3285/2018. dt.18/05/2018.

13] Confirmation Deed dt.21/05/2018 states that, Swati Nitin Chavan executed confirmation deed of S.No.65/3 and 66/7b in favour of Amol Enterprises through Partner Mr.Suresh Waman Gaikwad admitting the contents and matter of Previous registered Development Agreement, Power of Attorney and Sale Deed of respected properties in favour of Amol Enterprises through Suresh Waman Gaikwad. Said Confirmation Deed registered in the office of Joint Sub Registrar Class II, Nashik 2 at the serial No.3336/2018. dt.21/05/2018.

14] Confirmation Deed dt.04/06/2018 states that, Savkar Nana Sutar (Karanjkar) and other 04 executed confirmation deed of S.No.65/3 and 66/7b in favour of Amol Enterprises through Partner Mr.Suresh Waman Gaikwad admitting the contents and matter of Previous registered



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Development Agreement, Power of Attorney and Sale Deed of respected properties in favour of Amol Enterprises through Suresh Waman Gaikwad. Said Confirmation Deed registered in the office of Joint Sub Registrar Class II, Nashik 2 at the serial No.3659/2018. dt.04/06/2018.

15] Confirmation Deed dt.27/04/2018 states that, Vasant Popat Sutar, Renuka Vasant Sutar, Mandakini Rajguru executed confirmation deed of S.No.65/3 and 66/7b in favour of Amol Enterprises through Partner Mr.Suresh Waman Gaikwad admitting the contents and matter of Previous registered Development Agreement, Power of Attorney and Sale Deed of respected properties in favour of Amol Enterprises through Suresh Waman Gaikwad. Said Confirmation Deed registered in the office of Joint Sub Registrar Class II, Nashik 2 at the serial No.2930/2018. dt.27/04/2018.

16] Confirmation Deed dt.02/05/2018 states that, Balasaheb Popat Sutar, Lata Balasaheb Sutar and other 2 executed confirmation deed of S.No.65/3 and 66/7b in favour of Amol Enterprises through Partner Mr.Suresh Waman Gaikwad admitting the contents and matter of Previous registered Development Agreement, Power of Attorney and Sale Deed of respected properties in favour of Amol Enterprises through Suresh Waman Gaikwad. Said Confirmation Deed registered in the office of Joint Sub Registrar Class II, Nashik 2 at the serial No.2948/2018. dt.02/05/2018.

Thereafter plotted area of S.NO.65/3 for area



PRAKASH UTTAM SONAWANE

(B.A.Bed.,LL.B.)

Advocate

R/o.2/2,Deeptiji row houses,Ramkrishna Nagar,Panchak,Jail
Road, Nashik Rd. NASHIK. Mobile no. 98233 17512.

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5400 sq.mtrs. has been converted for the Non-Agricultural Purpose as per the order of Collector of Nashik vide order No.Mah/Desk-3/4/N.A.C.No./95/2008 Nashik dt.16-06-2008.

Residential layout plan has been finally approved on the area 5400 sq.mtrs.of S.No.65/3 by the Asst.Director of Town Planning Dept. vide letter No.Outward No./Town Planning dept./Final/C-4/03/2018. dt.24/04/2018.

All mutation entries has been recorded and certified at the village record by competent Govt.authorities.

Receipt of Search for the plot no.9 & 10 of S.No.65/3/1 Dasak Shivar, Nashik has been obtained vide receipt no.12237 dt.24/12/2018 and search has been taken in the Sub Registrar Office No.2 Nashik and all the transactions mentioned above are duly found in the said office record.

Present Owner of the Plot NO.9 & 10 has to pay N.A.Tax to the competent Govt.authority for the current year within reasonable time.

After verifying the above mentioned 7/12 extracts and mutation entries, permissions obtained from Govt.dept. and sale deeds,Development Agreement, G.P.A, Confirmation Deeds of the respected property/ies i.e.Plot No.9 & 10 of S.NO.65/3/1 of Dasak Shivar, Nashik. I hereby giving my opinion that the said prop-

PRAKASH UTTAM SONAWANE

(B.A. Bed., LL.B.)

Advocate

R/o. 2/2, Deeptiji row houses, Ramkrishna Nagar, Panchak, Jail Road, Nashik Rd. NASHIK. Mobile no. 98233 17512.

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erty/ies Plot Nos.9 out of total area 9.93 sq.mtrs(Colony Road) recorded in the ownership of Nashik Municipal Corporation for the only use of colony road for public purpose and 294.82 sq.mtr area recorded in the name of Sai Home Builders through partner 1] Mr. Milind Manohar Gambhir 2] Mr. Sandeep Sopan Dhande 3] Mrs.Nilima Harshal Dhake 4] Mr.Sanket Chandrakant Vani and Plot 10 out of total area 10.59 sq.mtrs(Colony Road) recorded in the ownership of Nashik Municipal Corporation for the only use of colony road for public purpose and 304.16 sq.mtr area recorded in the name of Sai Home Builders through partner 1] Mr. Milind Manohar Gambhir 2] Mr. Sandeep Sopan Dhande 3] Mrs.Nilima Harshal Dhake 4] Mr.Sanket Chandrakant Vani is/are owned and possessed in common by Nashik Municipal Corporation (For Colony Road only) and Sai Home Builders through partner i] Mr. Milind Manohar Gambhir 2] Mr. Sandeep Sopan Dhande 3] Mrs.Nilima Harshal Dhake 4] Mr.Sanket Chandrakant Vani as mentioned above has/have good,clear, marketable title and no charge has been found except N.A.tax till the date.

Place : Nashik.




Prakash Uttam Sonawane
(B.A., B.ed., LL.B.)
Advocate

R/o. 2 / 2, Deeptiji Row Houses,
Ramkrishna Nagar, Panchak,
Jail Road, Nashik Road.