

Nitin K. Joshi

B.Sc.(Hons.) LL.B. (Advocate)

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Date : 19-07-2017

UPDATE OF TITLE OPINION

To,
M/S. MAHALAXMI SHELTERS,
501 & 502, Fortune House,
117-A, Erandavana,
Prabhat Road,
PUNE 411 004

SUB: Update Title Opinions and earlier Update dated 27/9/2016 in respect of Property bearing Gat No.734 (old Gat No.735) admeasuring about 2 Hectares 03 Aar out of total area of 2 Hectare 40 Aar plus Pot Khabara 00 Hectare 3 Aar total admeasuring about 2 Hectare 43 Aar, Gat No.735 (old Gat No.736 and Old Survey No.133, Hissa No.5 before gatwari scheme) admeasuring about 01 Hectare, 95 Aar and Gat No.739 (old Gat No.740 and Old Survey No.133, Hissa No.2 before gatwari scheme) admeasuring about 01 Hectare, 54 Aar out of total area of 1 Hectare, 85 Aar situate at Village Wagholi Tal. Haveli, Dist. Pune.

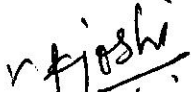
Dear Sir,

I have caused the search to be taken of Index II registers kept at the office of Sub Registrar, Haveli, Pune from 2016 to till date. Advocate Kapil Gundawar has conducted the said search for the abovementioned period and he has submitted his three search reports all dated 18/7/2017. He has not found any adverse entry in respect of the said properties.

There are several Court cases pending in Pune Civil Court in respect of the said property -
i) R.C.S. No. 1612/2014 filed by Sou. Laxmibai Shivaji Waje and others V/s. Shri. Raghunath Bhagwant Taware and others (M/s. Mahallaxmi Shelters is Defendant No. 5),
ii) S.C.S. No. 780/2016 filed by Shri. Atmaram Kaluram Satav V/s. M/s. Mahalaxmi Shelters and others, iii) Special Darkhast No. 175/2016 filed by Shri. Prabhudayal K. Khandewal V/s. Shri. Vivek Ramchandra Pradhan and others (M/s. Mahalaxmi Shelters is J.D. Nos. 4 and 5) and iv) S.C.S. No. 542/2017 filed by Shri. Prabhudayal K. Khandewal V/s. Mr. Satav and others (M/s. Mahalaxmi Shelters is Defendant No. 15). Though the said litigations is pending against Mahalaxmi Shelters in respect of the said property, there is no adverse orders passed against M/s. Mahalaxmi Shelters.

My earlier Title Opinion dated 12/10/2011 in respect of Gat No.734 and earlier Title Opinion dated 16/4/2011 Gat Nos.735 and 739 and its updates dated 15/10/2014 and 30/7/2015 and the earlier update dated 27/9/2016 remain same as far as investigating of the title of the property under subject is concerned. As such, my Title Opinions are to be read with the subsequent updates and alongwith this update Title Opinion.

Hence my update Title Opinion.


Advocate

Encl.

- 1) Receipts for search bearing Nos. a) MH003601591201718E dated 17/7/2017, b) MH003601676201718E dated 17/7/2017, c) MH003601288201718E
- 2) Three Search Reports all dated 18/7/2017.

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