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वृष्यम निबन्धक.

नावे नोंदणीकृत **सह दायाम** निबंधक

हवाली करवाली क्र. १७, पुणे

सादरकर्ता

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इतर फीची अनुसूची

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३. फाईल करण्याची फी.  
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४. मुखत्यारनामा अनुप्रमाणन.
५. गृहभेट फी.
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७. मोहोरबंद पाकिटांचा निक्षेप.
८. मोहोरबंद पाकिटे उघडणे.
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१३. जड संग्रहाच्या वस्तूच्या विक्रीचे उत्पन्न.
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दुय्यम निबंधक

दस्तऐवज परत केला.

## **SEARCH AND TITLE REPORT**

Date: 25.08.2011.

### **I. DESCRIPTION OF PROPERTY:**

All that piece and parcel of land bearing S. No. 7, Hissa No. 2 totally admeasuring 01 H 05 Ares, situated at Kharadi, Taluka Haveli, District Pune, which is within the Registration District Pune, Registration Taluka Haveli and within the limits of Pune Municipal Corporation and which is bounded as under :

On or towards East : By S.No.4.  
On or towards West : By S.No. 7/1.  
On or towards South: By S.No.7.  
On or towards North: By 39.

Along with all the rights of easement and heriditaments and benefits attached thereto.

(Hereinafter referred to as the "SAID PROPERTY").

### **OWNERS OF THE SAID PROPERTY:**

Mr. Somnath Dagdulal alias Dattusingh Janardhan Ahir, Mr. Narendra Somnath Ahir, Mr. Radharaman Janardhan Ahir, Mrs. Prabha Radharaman Ahir, Ms. Veena Radharaman Ahir, Ms. Gayatri Radharaman Ahir, Mrs. Sushila Tilakchand Janagade, Mr. Sitaram R. Rotre, Smt. Hema Sitaram Rotre alias Hema Ratilal Bhagat and Mr. Paras Sitaram Rotre, Smt. Kantabai Vasantlal Ahir, Mr. Santosh Vasant Ahir, Mr. Gaurishankar Vasantlal Ahir, Mr. Nilesh Vasantlal Ahir, Mrs. Radhika Sandeep Choudhari, Mrs. Saraswati Hiralal Ahir, Mr. Mahindra Hiralal Ahir, Mr. Shailesh Hiralal Ahir, Mrs. Sunder Kanahyalal Mandale Alias Mrs. Sunder Kanahyalal Ahir, Mr. Jayprakash Kanahyalal Ahir, Mrs. Ratnaprabha Rammohan Ahir, Mr. Mahesh Rammohan Ahir, Mr. Vrundavan Rammohan Ahir, Mr. Hrishikesh Rammohan Ahir, Mr. Deepak Janardan Ahir, Mrs. Aruna Deepak Ahir, Miss. Jayamala Deepak Ahir, Miss. Pooja Deepak Ahir, Miss. Shraddha Deepak Ahir, Miss. Bhakti Deepak Ahir, Master Pratik Deepak Ahir.

### **II. INSTRUCTIONS:**

As per the instructions of M/s. Nirman Associates through its partners Mr. Sandeep Maheshwari and others, I have verified the title of land bearing S. No. 7, Hissa No. 2 totally admeasuring 01 H 05 Ares, situated at Kharadi, Taluka Haveli, District Pune, which is within the Registration District Pune, Registration Taluka Haveli and within the limits of Pune Municipal Corporation and I am submitting my report as under:

### **III. DOCUMENTS PERUSED:**

I have received the documents mentioned hereunder to verify the title of the said Property: -

1. 7/12 extracts in respect of lands bearing S. No. 7, Hissa No. 2 for the last 30 years.



2. Mutation Entry extracts.
3. Development Agreement dated 22.12.2010 in respect of land admeasuring 00 H 55 Ares i.e. 55,000 Sq. Mtrs., out of land bearing S. No. 7, Hissa No. 2 totally admeasuring 01 H 05 Ares executed by Smt. Kantabai Vasantlal Ahir, Mr. Santosh Vasant Ahir, Mr. Gaurishankar Vasantlal Ahir, Mr. Nilesh Vasantlal Ahir, Mrs. Radhika Sandeep Choudhari, Mrs. Saraswati Hiralal Ahir, Mr. Mahindra Hiralal Ahir, Mr. Shailesh Hiralal Ahir, Mrs. Sunder Kanahyalal Mandale Alias Mrs. Sunder Kanahyalal Ahir, Mr. Jayprakash Kanahyalal Ahir, Mrs. Ratnaprabha Rammohan Ahir, Mr. Mahesh Rammohan Ahir, Mr. Vrundavan Rammohan Ahir, Mr. Hrishikesh Rammohan Ahir, Mr. Deepak Janardan Ahir, Mrs. Aruna Deepak Ahir, Miss. Jayamala Deepak Ahir, Miss. Pooja Deepak Ahir, Miss. Shraddha Deepak Ahir, Miss. Bhakti Deepak Ahir, Master Pratik Deepak Ahir through his natural guardian Mr. Deepak Janardan Ahir with the consent of Mr. Somnath Dagadulal Alias Dattusingh Janardan Ahir, Mr. Narendra Somnath Ahir, Mr. Radharaman Janardan Ahir, Mrs. Prabha Radharaman Ahir, Miss. Gayatri Radharaman Ahir, Miss. Veena Radharaman Ahir, Mrs. Sushila Tilakchand Jangade, Mr. Sitaram A. Rotre, Smt. Hema Sitaram Rotre Alias Hema Sitaram Rotre Alias Hema Ratilal Bhagat, Mr. Paras Sitaram Rotre through POAH Mr. Sandeep Balkrishnadas Maheshwari, in favour of M/s. Nirman Associates, registered in the office of Haveli No. 13 at Sr. No. 10164.
4. Registration Receipt Development Agreement dated 22.12.2010.
5. Index II of Development Agreement dated 22.12.2010.
6. Power of Attorney dated 22.12.2010 in respect of land admeasuring 00 H 55 Ares i.e. 55,000 Sq. Mtrs., out of land bearing S. No. 7, Hissa No. 2 totally admeasuring 01 H 05 Ares executed by Smt. Kantabai Vasantlal Ahir, Mr. Santosh Vasant Ahir, Mr. Gaurishankar Vasantlal Ahir, Mr. Nilesh Vasantlal Ahir, Mrs. Radhika Sandeep Choudhari, Mrs. Saraswati Hiralal Ahir, Mr. Mahindra Hiralal Ahir, Mr. Shailesh Hiralal Ahir, Mrs. Sunder Kanahyalal Mandale Alias Mrs. Sunder Kanahyalal Ahir, Mr. Jayprakash Kanahyalal Ahir, Mrs. Ratnaprabha Rammohan Ahir, Mr. Mahesh Rammohan Ahir, Mr. Vrundavan Rammohan Ahir, Mr. Hrishikesh Rammohan Ahir, Mr. Deepak Janardan Ahir, Mrs. Aruna Deepak Ahir, Miss. Jayamala Deepak Ahir, Miss. Pooja Deepak Ahir, Miss. Shraddha Deepak Ahir, Miss. Bhakti Deepak Ahir, Master Pratik Deepak Ahir through his natural guardian Mr. Deepak Janardan Ahir with the consent of Mr. Somnath Dagadulal Alias Dattusingh Janardan Ahir, Mr. Narendra Somnath Ahir, Mr. Radharaman Janardan Ahir, Mrs. Prabha Radharaman Ahir, Miss. Gayatri Radharaman Ahir, Miss. Veena Radharaman Ahir, Mrs. Sushila Tilakchand Jangade, Mr. Sitaram A. Rotre, Hema Sitaram Rotre Alias Hema Ratilal Bhagat, Mr. Paras Sitaram Rotre, in favour of M/s. Nirman Associates, registered in the office of Haveli No. 13 at Sr. No. 10165
7. Registration Receipt of Power of Attorney dated 22.12.2010.
8. Development Agreement dated 08.03.2007 in respect of land admeasuring 00 H 50 Ares i.e. 5,000 Sq. Mtrs., out of land bearing S. No. 7, Hissa No.



2 totally admeasuring 01 H 05 Ares executed by Mr. Somnath Dagdulal alias Dattusingsh Janardhan Ahir, Mr. Narendra Somnath Ahir, Mr. Radharaman Janardhan Ahir, Mrs. Prabha Radharaman Ahir, Ms. Veena Radharaman Ahir, Ms. Gayatri Radharaman Ahir, Mrs. Sushila Tilakchand Janagade, Mr. Sitaram R. Rotre, Smt. Hema Sitaram Rotre alias Hema Ratilal Bhagat and Mr. Paras Sitaram Rotre in favour of M/s. Nirman Associates, consented by Smt. Kantabai Vasantlal Ahir and others registered in the office of Haveli No. 13 at Sr. No. 1774 on 09.03.2007.

9. Registration Receipt dated 09.03.2007 of Development Agreement dated 08.03.2007.
10. Index II dated 09.03.2007 of Development Agreement dated 08.03.2007.
11. Power of Attorney dated 09.03.2007 in respect of land admeasuring 00 H 50 Ares i.e. 5,000 Sq. Mtrs., out of land bearing S. No. 7, Hissa No. 2 totally admeasuring 01 H 05 Ares executed by Mr. Somnath Dagdulal alias Dattusingsh Janardhan Ahir, Mr. Narendra Somnath Ahir, Mr. Radharaman Janardhan Ahir, Mrs. Prabha Radharaman Ahir, Ms. Veena Radharaman Ahir, Ms. Gayatri Radharaman Ahir, Mrs. Sushila Tilakchand Janagade, Mr. Sitaram R. Rotre, Smt. Hema Sitaram Rotre alias Hema Ratilal Bhagat and Mr. Paras Sitaram Rotre in favour of Mr. Shahikant Sule and Mr. Sandeep Maheshwari partners of M/s. Nirman Associates, registered in the office of Haveli No. 13 at Sr. No. 1776 on 09.03.2007.
12. Registration Receipt dated 09.03.2007 of Power of Attorney dated 09.03.2007.
13. Sale Deed dated 20.08.1973 in respect of land bearing S.No. 7/2 totally admeasuring 1 H 5 Ares, executed by Smt. Gaubai Dhumal and Mrs. Kusum Dadabhau Walke with the consent of Mr. Dadabhau Ramu Walke in favor of Mr. Dagdulal Alias Janardan Babulal Ahir, registered in the office of Sub Registrar Haveli No. 2 at Sr.No. 2053.
14. Registration Receipt of Sale Deed dated 20.08.1973.
15. Zone Certificate.
16. Demarcation Certificate.

#### **IV. INFORMATION:**

I have also gathered information found necessary relating to the said property from M/s. Nirman Associates through it's partners Mr. Sandeep Maheshwari and others.

#### **V. BRIEF HISTORY / DEVOLUTION OF TITLE:**

Upon perusal of the above mentioned documents it is seen that in the year 1965 all that piece and parcel of land bearing S. No. 7, Hissa No. 2 totally admeasuring 02 Acres 24 Gunthas, situated at Kharadi, Taluka Haveli, Dist. Pune (Hereinafter referred to as the "SAID LAND") was owned by Mr. Sawala Anaji Dhumal.



It is observed that provisions of The Maharashtra Weights and Measurement Act 1958 and Indian Coinage Act 1955 was made applicable to the said land bearing Survey No. 7, Hissa No. 2 and accordingly the area of the said land was changed from Acres to Hectors i.e. from 02 Acres 24 Gunthas to 01 H 05 Ares.

It is observed that Mr. Savala Anaji Dhumal expired on 14.06.1971 leaving behind Smt. Gaubai Savala Dhumal (wife) and Mrs. Kusum Dadabhau Walke (daughter) as his only legal heirs. Upon the death of Mr. Savala Anaji Dhumal, the names of Smt. Gaubai Savala Dhumal and Mrs. Kusum Dadabhau Walke were accordingly entered on the 7/12 extract on the said Land vide Mutation Entry bearing No. 992.

It is observed that Mr. Dagadulal alias Janardhan Babulal Ahir purchased the said Land bearing Survey No. 7, Hissa No. 2 admeasuring 01 H 05 Ares from Smt. Gaubai Savala Dhumal, Mrs. Kusum Dadabhau Walke and Mr. Dadabhau Damu Walke on 20.08.1973. By virtue of the said Sale Deed, Mr. Dagadulal alias Janardhan Babulal Ahir became the owner of the said Land. The name of Mr. Dagadulal alias Janardhan Babulal Ahir was accordingly recorded in the revenue records of the said Land vide Mutation Entry No. 1091.

It is observed that the said land alongwith other lands were acquired for the purpose of Maharashtra Industrial Development Corporation by the State Government. Accordingly the name of Maharashtra Industrial Development Corporation was entered in the revenue records of the said Land vide Mutation Entry No. 1172.

It is observed that since the said land was not required for industrial purpose, the Government of Maharashtra issued a Gazette dated 10.09.1990. Accordingly the name of Maharashtra Industrial Development Corporation was deleted from the other rights column of the 7/12 extract vide Mutation Entry No. 3576.

It is observed that Mr. Dagadulal alias Janardhan Babulal Ahir expired on 10.11.1991 on leaving behind the following legal heirs:

1. Mr. Somnath Dagdulal alias Dattusingh Janardhan Ahir (son).
2. Mr. Vasantlal Dagdulal Ahir (son).
3. Mr. Radharaman Janardhan Ahir (son).
4. Mr. Deepak Dagdulal Ahir (son).
5. Mrs. Sushila Tilakehand Janagade (daughter).
6. Mrs. Saraswati Hiralal Ahir (daughter)
7. Mrs. Sundar Kanhyalal Ahir alias Mrs. Sundar Kanhyalal Mandale
8. Mrs. Ratnaprabha Rammohan Ahir (daughter)
9. Mrs. Mirabai Sitaram Ahir (daughter) (deceased)
  - Mr. Paras Sitaram Rotre (grand son)
  - Mr. Inderjeet Sitaram Rotre (grand son) (deceased)
  - Mrs. Hema Ratilal Bhagat (grand daughter)

The names of Mr. Somnath Dagdulal alias Dattusingh Janardhan Ahir, Mr. Vasantlal Dagdulal Ahir, Mr. Radharaman Janardhan Ahir, Mr. Deepak Dagdulal Ahir, Mrs. Sushila Tilakehand Janagade, Mrs. Saraswati Hiralal Ahir, Mrs. Sundar Kanhyalal Ahir, Mrs. Ratnaprabha Rammohan Ahir, Mr. Paras Sitaram Rotre and Mr. Inderjeet Sitaram Rotre were accordingly recorded in the revenue records of the said land vide Mutation Entry No. 5797.



It is observed from Mr. Vasantlal Dagdulal Ahir expired on 29.04.2006 leaving behind the following legal heirs:

1. Smt. Kantabai Vasantlal Ahir (wife)
2. Mr. Santosh Vasantlal Ahir (son)
3. Mr. Gaurishankar Vasantlal Ahir (son)
4. Mr. Nitesh Vasantlal Ahir (son)
5. Mrs. Radhika Sandeep Choudhari (daughter)

The names of Smt. Kantabai Vasantlal Ahir, Mr. Santosh Vasantlal Ahir, Mr. Gaurishankar Vasantlal Ahir, Mr. Nitesh Vasantlal Ahir and Mrs. Radhika Sandeep Choudhari were entered in the revenue records of the said land vide Mutation Entry No. 16406.

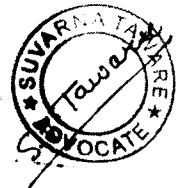
It is observed that Mr. Somnath Dagdulal alias Dattusingh Janardhan Ahir, Mr. Narendra Somnath Ahir, Mr. Radharaman Janardhan Ahir, Mrs. Prabha Radharaman Ahir, Ms. Veena Radharaman Ahir, Ms. Gayatri Radharaman Ahir, Mrs. Sushila Tilakchand Janagade, Mr. Sitaram R. Rotre, Smt. Hema Sitaram Rotre alias Hema Ratilal Bhagat and Mr. Paras Sitaram Rotre, Smt. Kantabai Vasantlal Ahir, Mr. Santosh Vasantlal Ahir, Mr. Gaurishankar Vasantlal Ahir, Mr. Nitesh Vasantlal Ahir and Mrs. Radhika Sandeep Choudhari, Mr. Deepak Dagdulal Ahir, Mrs. Saraswati Hiralal Ahir, Mrs. Sundar Kanhyalal Ahir and Mrs. Ratnaprabha Rammohan Ahir have orally partition the said Land amongst themselves.

By virtue of the said oral partition, the land admeasuring **00 H 55 Ares** out of the said Land came to the share of Smt. Kantabai Vasantlal Ahir, Mr. Santosh Vasantlal Ahir, Mr. Gaurishankar Vasantlal Ahir, Mr. Nitesh Vasantlal Ahir, Mrs. Radhika Sandeep Choudhari, Mrs. Saraswati Hiralal Ahir, Mr. Mahindra Hiralal Ahir, Mr. Shailesh Hiralal Ahir, Mrs. Sunder Kanahyalal Mandale Alias Mrs. Sunder Kanahyalal Ahir, Mr. Jayprakash Kanahyalal Ahir, Mrs. Ratnaprabha Rammohan Ahir, Mr. Mahesh Rammohan Ahir, Mr. Vrundavan Rammohan Ahir, Mr. Hrishikesh Rammohan Ahir, Mr. Deepak Janardan Ahir, Mrs. Aruna Deepak Ahir, Miss. Jayamala Deepak Ahir, Miss. Pooja Deepak Ahir, Miss. Shraddha Deepak Ahir, Miss. Bhakti Deepak Ahir, Master Pratik Deepak Ahir through his natural guardian Mr. Deepak Janardan Ahir and the land admeasuring **00 H 50 Ares** came to the share of Mr. Somnath Dagdulal alias Dattusingh Janardhan Ahir, Mr. Narendra Somnath Ahir, Mr. Radharaman Janardhan Ahir, Mrs. Prabha Radharaman Ahir, Ms. Veena Radharaman Ahir, Ms. Gayatri Radharaman Ahir, Mrs. Sushila Tilakchand Janagade, Mr. Sitaram R. Rotre, Smt. Hema Sitaram Rotre alias Hema Ratilal Bhagat and Mr. Paras Sitaram Rotre.

I have been informed that Mr. Inderjeet Sitaram Rotre was unmarried and he expired leaving behind Mr. Sitaram Ahir (father), Mr. Paras Sitaram Rotre (brother) and Mrs. Hema Ratilal Bhagat (sister) as his only legal heirs. However the name of Mr. Inderjeet Sitaram Rotre has not been deleted from the revenue records of the 7/12 extract of the said Land.

#### **VI. GRANT OF DEVELOPMENT RIGHTS TO THE DEVELOPER:**

It is observed that Mr. Somnath Dagdulal alias Dattusingh Janardhan Ahir, Mr. Narendra Somnath Ahir, Mr. Radharaman Janardhan Ahir, Mrs. Prabha Radharaman Ahir, Ms. Veena Radharaman Ahir, Ms. Gayatri Radharaman Ahir, Mrs. Sushila Tilakchand Janagade, Mr. Sitaram R. Rotre, Smt. Hema Sitaram



Rotre alias Hema Ratilal Bhagat and Mr. Paras Sitaram Rotre with the consent of Smt. Kantabai Vasantlal Ahir, Mr. Santosh Vasantlal Ahir, Mr. Gaurishankar Vasantlal Ahir, Mr. Nitesh Vasantlal Ahir and Mrs. Radhika Sandeep Choudhari, Mr. Deepak Dagdulal Ahir, Mrs. Saraswati Hiralal Ahir, Mrs. Sunder Kanahyalal Ahir and Mrs. Ratnaprabha Rammohan Ahir granted the development rights in respect of land admeasuring 00 H 50 Ares i.e. 5,000 Sq. Mtrs., out of land bearing S. No. 7, Hissa No. 2 totally admeasuring 01 H 05 Ares in favour of M/s. Nirman Associates vide Development Agreement dated 08.03.2007. The said Development Agreement dated 08.03.2007 is registered in the office of Haveli No. 13 at Sr. No. 1774 on 09.03.2007.

It is observed that Mr. Somnath Dagdulal alias Dattusingh Janardhan Ahir, Mr. Narendra Somnath Ahir, Mr. Radharaman Janardhan Ahir, Mrs. Prabha Radharaman Ahir, Ms. Veena Radharaman Ahir, Ms. Gayatri Radharaman Ahir, Mrs. Sushila Tilakchand Janagade, Mr. Sitaram R. Rotre, Smt. Hema Sitaram Rotre alias Hema Ratilal Bhagat and Mr. Paras Sitaram Rotre also executed Power of Attorney dated 09.03.2007 in respect of land admeasuring 00 H 50 Ares i.e. 5,000 Sq. Mtrs., out of land bearing S. No. 7, Hissa No. 2 totally admeasuring 01 H 05 Ares in favour of Mr. Shahikant Sule and Mr. Sandeep Maheshwari partners of M/s. Nirman Associates. The said Power of Attorney dated 09.03.2007 is registered in the office of Haveli No. 13 at Sr. No. 1776 on 09.03.2007.

It is further observed that the said Smt. Kantabai Vasantlal Ahir, Mr. Santosh Vasant Ahir, Mr. Gaurishankar Vasantlal Ahir, Mr. Nilesh Vasantlal Ahir, Mrs. Radhika Sandeep Choudhari, Mrs. Saraswati Hiralal Ahir, Mr. Mahindra Hiralal Ahir, Mr. Shailesh Hiralal Ahir, Mrs. Sunder Kanahyalal Mandale Alias Mrs. Sunder Kanahyalal Ahir, Mr. Jayprakash Kanahyalal Ahir, Mrs. Ratnaprabha Rammohan Ahir, Mr. Mahesh Rammohan Ahir, Mr. Vrundavan Rammohan Ahir, Mr. Hrishikesh Rammohan Ahir, Mr. Deepak Janardan Ahir, Mrs. Aruna Deepak Ahir, Miss. Jayamala Deepak Ahir, Miss. Pooja Deepak Ahir, Miss. Shraddha Deepak Ahir, Miss. Bhakti Deepak Ahir, Master Pratik Deepak Ahir through his natural guardian Mr. Deepak Janardan Ahir with the consent of Mr. Somnath Dagadulal Alias Dattusingh Janardan Ahir, Mr. Narendra Somnath Ahir, Mr. Radharaman Janardan Ahir, Mrs. Prabha Radharaman Ahir, Miss. Gayatri Radharaman Ahir, Miss. Veena Radharaman Ahir, Mrs. Sushila Tilakchand Jangade, Mr. Sitaram A. Rotre, Smt. Hema Sitaram Rotre Alias Hema Sitaram Rotre Alias Hema Ratilal Bhagat, Mr. Paras Sitaram Rotre through POAH Mr. Sandeep Balkrishnadas Maheshwar granted development rights in respect of the land admeasuring 00 H 55 Ares i.e. 55,000 Sq. Mtrs., out of land bearing S. No. 7, Hissa No. 2 totally admeasuring 01 H 05 Ares unto and in favor of M/s. Nirman Associates, vide Development Agreement dated 22.12.2010. The said Development Agreement is registered in the office of Haveli No. 13 at Sr. No. 10164.

It is observed that Smt. Kantabai Vasantlal Ahir, Mr. Santosh Vasant Ahir, Mr. Gaurishankar Vasantlal Ahir, Mr. Nilesh Vasantlal Ahir, Mrs. Radhika Sandeep Choudhari, Mrs. Saraswati Hiralal Ahir, Mr. Mahindra Hiralal Ahir, Mr. Shailesh Hiralal Ahir, Mrs. Sunder Kanahyalal Mandale Alias Mrs. Sunder Kanahyalal Ahir, Mr. Jayprakash Kanahyalal Ahir, Mrs. Ratnaprabha Rammohan Ahir, Mr. Mahesh Rammohan Ahir, Mr. Vrundavan Rammohan Ahir, Mr. Hrishikesh Rammohan Ahir, Mr. Deepak Janardan Ahir, Mrs. Aruna Deepak Ahir, Miss. Jayamala Deepak Ahir, Miss. Pooja Deepak Ahir, Miss. Shraddha Deepak Ahir, Miss. Bhakti Deepak Ahir, Master Pratik Deepak Ahir through his natural guardian Mr. Deepak Janardan Ahir also executed Power of Attorney dated



22.12.2010 in respect of land admeasuring 00 H 55 Ares i.e. 55,000 Sq. Mtrs., out of land bearing S. No. 7, Hissa No. 2 totally admeasuring 01 H 05 Ares in favour of M/s. Nirman Associates through its Partners Mr. Sandeep Balkrishnadas Maheshwari, Mr. Mangilal Vaktawaral Sanghvi, Mr. Radharaman Janardan Ahir, Mr. Shashikant Rajaram Sule. The said Power of Attorney dated 22.12.2010 is registered in the office of Haveli No. 13 at Sr. No. 10165.

By virtue of the said Development Agreements and Power of Attorneys dated 09.03.2007, 22.12.2010, the said M/s. Nirman Associates is authorized to carryout construction activity on the said property and to sell the flats/tenements constructed thereon to prospective purchasers.

#### **VII. SEARCH:**

Though the search has been carried out no authenticity of the same can be given as since November 2005, an instrument / document can be registered in any office of Sub Registrar situated within the limits of PCMC and PMC. Therefore it has practically become impossible to carry out search in all the places within the given time and due to lack of computerized system for carrying out search.

I made an application in the office of Sub Registrar Haveli No. 17 at Pune and accordingly I have caused to take search of the records maintained under Index Form II by the office of Sub Registrar at Haveli No. 17 Pune, for verifying whether any document/s have been registered against the said Property. I have paid the necessary charges to the Sub Registrar Office for carrying out the search of the records. At the time of carrying out search in the office of Sub Registrar Haveli No. 17, some registers were found to be missing and some were found to be in torn condition. However no adverse entries were found in respect of the said Property in the records made available to me.

#### **VIII. OPINION:**

Relying upon the documents mentioned above and the information given to me and search of the records and subject to whatever stated above, I am of the Opinion that:

- a. Mr. Somnath Dagdulal alias Dattusingh Janardhan Ahir, Mr. Narendra Somnath Ahir, Mr. Radharaman Janardhan Ahir, Mrs. Prabha Radharaman Ahir, Ms. Veena Radharaman Ahir, Ms. Gayatri Radharaman Ahir, Mrs. Sushila Tilakchand Janagade, Mr. Sitaram R. Rotre, Smt. Hema Sitaram Rotre alias Hema Ratilal Bhagat and Mr. Paras Sitaram Rotre, Smt. Kantabai Vasantlal Ahir, Mr. Santosh Vasant Ahir, Mr. Gaurishankar Vasantlal Ahir, Mr. Nilesh Vasantlal Ahir, Mrs. Radhika Sandeep Choudhari, Mrs. Saraswati Hiralal Ahir, Mr. Mahindra Hiralal Ahir, Mr. Shailesh Hiralal Ahir, Mrs. Sunder Kanahyalal Mandale Alias Mrs. Sunder Kanahyalal Ahir, Mr. Jayprakash Kanahyalal Ahir, Mrs. Ratnaprabha Rammohan Ahir, Mr. Mahesh Rammohan Ahir, Mr. Vrundavan Rammohan Ahir, Mr. Hrishikesh Rammohan Ahir, Mr. Deepak Janardan Ahir, Mrs. Aruna Deepak Ahir, Miss. Jayamala Deepak Ahir, Miss. Pooja Deepak Ahir, Miss. Shraddha Deepak Ahir, Miss. Bhakti Deepak Ahir, Master Pratik Deepak Ahir through his natural guardian Mr. Deepak Janardan Ahir, are the Owners of land bearing S. No. 7, Hissa No. 2 totally admeasuring 01 H 05 Ares and they have clear



and marketable title to the said property and the same is free from encumbrances.

- b. By virtue of Development Agreement and Power of Attorney dated 09.03.2007, 22.12.2010, M/s. Nirman Associates have acquired development rights in respect of land admeasuring land bearing S. No. 7, Hissa No. 2 totally admeasuring 01 H 05 Ares and is entitled to develop the said property and to construct building/s on the said property and to sell the flats and tenements on the said property except the flats and units to be allotted to the owners to prospective purchasers for consideration subject to obtaining the necessary permissions and sanctions.

