

SEARCH REPORT AND TITLE REPORT

1. On behalf of my client the Shri Tanveer P. Inamdar, and Mr. Parvez P. Inamdar of Poona having their office at 957 Nana Peth, Pune. I have investigated the title of the land bearing S.No. 13 Hissa No. 1/2 admeasuring 1 H- 92 Aars of village Punavale, Taluka Mulshi, District Pune.
2. For this purpose, I have gone through all the concerned records lodged in the office of the Sub-Registrar's, at Vadgaon Maval, at Mulshi, office of the Tehsildar Mulshi, and village officer- Punavale.

The brief History in respect of title of this land is as below:

3. The Land bearing S.No.13/Hissa No. 1/2 of village Punavale was purchased by Shri Shiv Prasad Sood from one Shri. Ambat Thomas Thomas by a registered sale deed dated 1/1/1973 registered with the Sub Registrar Mawal at Sr. No. 2. Accordingly The 7x12 extract was corrected by the Revenue Authorities and the name of Shri Shiv Prasad Sood was entered in the 7x12 extract as owner Vide Mutation Entry No . 899.
4. Shri. Shiv Prasad Sood by Registered sale deed dated 23/6/1997 Registered at Serial No. 2385 of 1998, with the sub Registerar Mulashi at Poud. Sold 0 H .96 Aar land out of 1 H. 92 Aar Land to my client Shri. Tanveer P.Inamdar. Accordingly his name is entered in the 7/12 extract vide mutation entry No. 1976. By Another Registered sale Deed dated 23/6/1997 Registered at the office of the Sub Registrar Mulshi at Serial No. 2383 of 1998 Shri. Shiv Prasad Sood conveyed remaining 0 H. 96 Aar land to my client, Shri Parvez P. Inamdar . And accordingly The 7x12 extract is corrected by the Revenue Authorities and the name of the Shri Parvez.P.Inamdar was entered in the 7x12 extract as owner vide Mutation entry No 1977.

5. Before above Sale deeds are executed Adv D.R. Bhide of Pune had issued a Public Notice in the Daily "PRABHAT" dated 8/7/1994, calling for "objection", if any, from the Public and interested persons, to the said transaction within 15 days. However No objections were received from any one by Adv Bhide.
6. Entire S.No.13 of village Punavale, Taluka Mulshi, is shown in the Regional Development Plan published in the Govt. Gazette of 30-9-1993 in "Agricultural and No Development Zone" and partly affected by 60 and 12 meter side 2 Roads. This is confirmed by the certificate No.691/4/10 dt. 5-2-1994 issued by the Deputy Director of Town Planning, Pune. In 1994 Village Punawale was outside the limits of Pimpri Chinchwad Municipal Corporation.
7. Subsequently village Punawale was included within the Pimpri Chinchwad Municipal Corporation Limits. For village Punawale Development Plan was prepared and finally sanctioned by the State Govt. in the year 2009. In the said Final Development Plan S. No. 13 is shown partly Residential and Partly in Industrial Zone. Further 18 meter wide D.P. Road is proposed Vide Certified Zone Plan dated 28/10/2009 issued by the Pimpri Chinchwad Municipal Corporation and confirmed the same
8. As S. No 13 is shown partly Residential and partly Industrial zone. According to the Development Control Rules of PCMC the land for industrial use can be developed for residential and other purpose also subject to conditions mention in the D.C rules. And accordingly owners applied to the commissioner PCMC for allowing the use of this land from the Industrial to Residential purposes and the request of the owners were granted by the Commissioner PCMC Pune. Thus the said land which was to be used only for industrial purpose, was allowed to be used for Residential purpose.
9. Accordingly lay-out and building plans of residential/Commercial use was prepared and got it approved by the owners from PCMC.

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10. Smt. Abeda P. Inamdar and other owners namely Shri Tanveer P. Inamdar, and Mr. Parvez P. Inamdar submitted layout plan for the part of the eastern portion of land admeasuring 9830.75 sq mters and got it approved from the Pimpri Chinchwad Municipal Corporation Vide C.C. No Vide C.C. No BP/Punawale/06/2013 dated 17/06/2013.

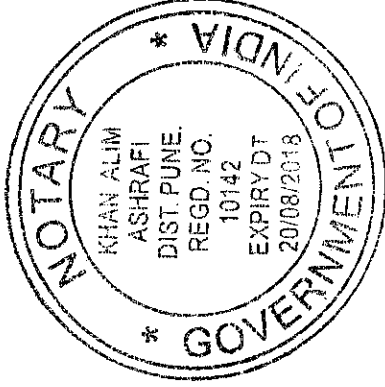
11. By order bearing No PMA/NA/SR/531/2013 dated 5/3/2014 The Collector of Pune has granted N.A. Permission in respect of the said land to the owners.

12. The Pimpri Chinchwad Municipal Corporation vide C.C. dated 16/6/2016 bearing No BP/24/2016 has also approved Building plan.

13. With the above details, I find that the ownership and title of, Shri Tanveer P. Inamdar, and Mr. Parvez P. Inamdar for 9830.75 Sq meters out of S.No.13/1/2 of village Punavale, Taluka Mushi, District Pune, is clear, marketable and free from any encumbrances.

Pune:

Dated : 21/7/17



Advocate

KHAN ALIM ASHRAFI
NOTARY GOVERNMENT OF INDIA
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