

ADV. PRERNA KUKREJA

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OFFICE NO. 13, METRO 9,

Ph: 9579650390

OPP. PARK STREET,

WAKAD, PUNE-57

SEARCH & TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1. NAME OF THE DEVELOPER/PROMOTER :

M/S MILLENNIUM DEVELOPERS

2. DESCRIPTION OF THE PROPERTY :

1. All that piece and parcel of land admeasuring about 15.58 R out of Survey No. 112 Hissa No. 1, totally admeasuring about 01H 86.5 R at Village Wakad, Taluka Mulshi, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation and which land is bounded as follows :

On or towards East	: By Road and School Reservation Property
On or towards South	: By Survey No. 113/1
On or towards West	: By Survey No. 105/4
On or towards North	: By Survey No. 112/1/2 Tukaram Ganpat Vinode Property

2. All that piece and parcel of land admeasuring about 15.58 R out of Survey No. 112 Hissa No. 1/2, totally admeasuring about 01H 88.5 R at village Wakad, Taluka Mulshi, District Pune, within the limits of



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Pimpri Chinchwad Municipal Corporation and which land is bounded as follows :

On or towards East : By Road and School Reservation Property
On or towards South : By Survey No. 113/1
On or towards West : By Survey No. 105/4
On or towards North : By Survey No. 112/1/2 Ananda Ganpat
Vinode Property

3. All that piece and parcel of land admeasuring about 13 R out of Survey No. 112 Hissa No. 2/1, totally admeasuring about 01H 87.5 R at Village Wakad, Taluka Mulshi, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation and which land is bounded as follows :

On or towards East : By Survey No. 112 School Reservation Property
On or towards South : By Survey No. 113/1
On or towards West : By Survey No. 105/4
On or towards North : By J J Promoters Property

(Hereinafter called and referred to as the '**said land**' for the sake of brevity and convenience)

3. LIST OF DOCUMENTS SUPPLIED FOR SCRUTINY :



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- 3.1 7/12 Extract and Mutation Entries of the said land.
- 3.2 Sale Deed dated 30.10.1982, which is duly registered in the office of Sub Registrar Maval, at Serial No. 1756/1982 by Mr. Ganpat Tukaram Vinode in favour of Mr. Ananda Ganpat Vinode.
- 3.3 Sale Deed dated 31.12.2014, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 8747/2014 by Mr. Ananda Ganpat Vinode and others in favour of M/S J J Reality.
- 3.4 Power of attorney dated 03.12.2014, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 8748/2014 Mr. Ananda Ganpat Vinode and others in favour of M/S J J Reality.
- 3.5 Sale Deed dated 30.10.1982, which is duly registered in the office of Sub Registrar Maval, at Serial No. 1755/1982 by Mr. Ganpat Tukaram Vinode in favour of Mr. Tukaram Ganpat Vinode.
- 3.6 Sale Deed dated 03.12.2014, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 8751/2014 by Mr. Tukaram Ganpat Vinode and others in favour of M/S J J Reality.
- 3.7 Power of Attorney dated 03.12.2014, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 8752/2014 Mr. Tukaram Ganpat Vinode and others in favour of M/S J J Reality.



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- 3.8 Sale Deed dated 30.10.1982, which is duly registered in the office of Sub Registrar Maval, at Serial No. 1754/1982 by Mr. Namdev Tukaram Vinode in favour of Mr. Pandit Namdev Vinode.
- 3.9 Sale Deed dated 16.04.2015 which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 3000/2015 by Mr. Pandit Namdev Vinode and others in favour M/S J J Reality.
- 3.10 Power of Attorney dated 16.04.2015, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 3001/2015 by Mr. Pandit Namdev Vinode and others in favour of M/S J J Reality.
- 3.11 Sale Deed dated 27.05.2016 which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 4163/2016 by M/S J J Reality in favour of M/S Millennium Developers.
- 3.12 Correction Deed dated 16/03/2017 which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 4568/2017 by Mr. Ananda Ganpat Vinode & others in favour of M/S J J Reality.

4. FLOW OF TITLE:

Survey No. 112 Hissa No. 1 admeasuring about 15.58 R

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4.1 That land bearing Survey No. 112 belonged to Mr. Vithoba Tukaram Vinode prior to the year 1942.

4.2 That thereafter partition took place between Mr. Vithoba Tukaram Vinode, Mr. Nivruti Tukaram Vinode, Mrs. Gangubai Sopan Vinode, Mr. Namdev Tukaram Vinode and Mr. Ganpat Tukaram Vinode. In furtherance of the same land bearing Survey No. 112, Hissa No. 1 came to the share of Mr. Namdev Tukaram Vinode and accordingly his name was mutated in the 7/12 Extract vide Mutation Entry No. 1424.



4.3 That thereafter partition took place between Mr. Vithoba Tukaram Vinode, Mr. Nivruti Tukaram Vinode, Mrs. Gangubai Sopan Vinode, Mr. Namdev Tukaram Vinode and Mr. Ganpat Tukaram Vinode. In furtherance of the same land bearing Survey No. 112, Hissa No.1 came to the share of Mr. Ganpat Tukaram Vinode and accordingly his name was mutated in the 7/12 Extract vide Mutation Entry No. 1717.

4.4 That thereafter the said Mr. Ganpat Tukaram Vinode sold land admeasuring about 02 H 7.3 R out of Survey No. 112/1 to Mr. Tukaram Ganpat Vinode vide Sale Deed dated 30.10.1982, which is duly registered in the office of Sub Registrar Maval, at Serial No. 1755/1982. In furtherance of the same land sold to Mr. Tukaram Ganpat Vinode was given Survey No. 112/1/2.

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4.5 That thereafter the said Mr. Ganpat Tukaram Vinode sold the land admeasuring about 02 H 7.3 R out of Survey No. 112/1 to Mr. Ananda Ganpat Vinode vide Sale Deed dated 30.10.1982, which is duly registered in the office of sub Registrar Maval, at Serial No. 1756/1982. In furtherance of the same land sold to Mr. Ananda Ganpat Vinode name was recorded on the 7/12 extract of the Survey No. 112/1, vide Mutation Entry No. 2685.

4.6 That thereafter the said Mr. Ananda Ganpat Vinode, Mrs. Laxmi Ananda Vinode, Mr. Rahul Ananda Vinode for self and through natural guardian of Shruti, Raj and Veer, Mrs. Reshma Rahul Vinode, Mr. Amol Ananda Vinode, Mrs. Bhageshree Amol Vinode sold the aforesaid land admeasuring area 15.58R, out of Survey No. 112/1, to and in favour of M/S J J Reality vide Sale Deed dated 03.12.2014, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 8747/2014 and also executed a Power of Attorney dated 03.12.2014, in favour of M/S J J Reality and the same is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 8748/2014. In furtherance of the same their names were mutated on 7/12 Extract vide Mutation Entry No. 14833.

4.7 That thereafter the said M/S J J Reality through its Partner Mr. Piyush Jethani, Mr. Sachin Kukreja and Mr. Sameer Jhamthani sold the above said land bearing Survey No. 112 Hissa No. 1, admeasuring

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area 15.58R i.e. 1558 Square Meters to and in favour of M/s Millennium Developers vide Sale Deed dated 27/05/2016 and the same is registered with Office of Sub Registrar Haveli No. 24, at Serial No. 4163/2016. Thus in the view of said Sale Deed M/S Millennium Developers through its Partners Mr. Haresh G. Abhichandani and Mr. Sachin S. Kukreja are put in lawful possession and occupation of said land as the owners thereof and also their names are recorded in the record of right of Village Form 7/12 Extract vide Mutation Entry No. 15217.



4.8 That in the aforesaid manner M/S Millenium Developers became the owner of the aforesaid Land i.e. land bearing Survey No. 112 Hissa No. 1, admeasuring area 15.58R i.e.1558 Square Meters.

4.9 However, the Survey No. mentioned in the Sale Deed executed by Mr. Ananda Ganpat Vinode & Others in Favour of M/S J J Reality through its Partners Mr. Piyush Jethani, Mr. Sachin Kukreja and Mr. Sameer Jhamthani, which was duly registered with the office of Sub Registrar Haveli No. 18, at Serial No. 8748/2014, dated 03.12.2014 was wrongly mentioned as Survey No. 112/1/1 instead of Survey No. 112/1 which have been duly corrected by the aforesaid parties vide Correction Deed dated 15/03/2017 and the same is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 4568/2017 as on 16/03/2017.

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Survey No. 112, Hissa No. 1/2 admeasuring about 15.58 R

- 4.10 That Land bearing Survey No. 112 belonged to Mr. Vithoba Tukaram Vinode prior to the year 1942.
- 4.11 That thereafter partition took place between Mr. Vithoba Tukaram Vinode, Mr. Nivruti Tukaram Vinode, Mrs. Gangubai Sopan Vinode, Mr. Namdev Tukaram Vinode and Mr. Ganpat Tukaram Vinode. In furtherance of the same Land bearing Survey No. 112, Hissa No. 1 came to the share of Mr. Namdev Tukaram Vinode and accordingly his name was mutated in 7/12 Extract vide mutation Entry No. 1424.
- 4.12 That thereafter partition took place between Mr. Vithoba Tukaram Vinode, Mr. Nivruti Tukaram Vinode, Mrs. Gangubai Sopan Vinode, Mr. Namdev Tukaram Vinode and Mr. Ganpat Tukaram Vinode. In furtherance of the same Land bearing Survey No. 112, Hissa No. 1 came to the share of Mr. Ganpat Tukaram Vinode and accordingly his name was mutated in 7/12 Extract vide mutation Entry No. 1717.
- 4.13 That thereafter the said Mr. Ganpat Tukaram Vinode sold Land admeasuring about 02 H 7.3 R out of Survey No. 112/1 to Mr. Tukaram Ganpat Vinode vide Sale Deed dated 30.10.1982, which is duly registered in the office of Sub Registrar Maval, at Serial No. 1755/1982. In furtherance of the same Land sold to Mr. Tukaram

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Ganpat Vinode had been given Survey No. 112/1/2, and accordingly his name was recorded on 7/12 Extract of Survey No. 112/1/2, vide Mutation entry No. 2684.

4.14 That thereafter the said Mr. Tukaram Ganpat Vinode, Mrs. Lata Tukaram Vinode, Mr. Vikram Tukaram Vinode for self and natural guardian of Viren, Mrs. Sapna Vikram Vinode and Mr. Prashant Tukaram Vinode, sold aforesaid Land admeasuring area 15.58R i.e. 1558 Square Meters to and in Favour of M/S J J Reality vide Sale Deed dated 03.12.2014, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 8751/2014 and also executed Power of Attorney dated 03.12.2014, in favour of M/S J J Reality, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial no. 8752/2014. In furtherance of the same their names were mutated in 7/12 Extract vide Mutation Entry No. 14832.

4.15 That thereafter the said M/S J J Reality through its Partner Mr. Piyush Jethani, Mr. Sachin Kukreja and Mr. Sameer Jhamthani sold the above said land bearing Survey No. 112 Hissa No. 1/2, admeasuring area 15.58R i.e. 1558 Square Meters to and in favour of M/s Millennium Developers vide Sale Deed dated 27/05/2016 and the same is registered with Office of Sub Registrar Haveli No. 24, at Serial No. 4163/2016. Thus in the view of said Sale Deed M/S Millennium Developers through its Partners Mr. Haresh G. Abhichandani and Mr. Sachin S. Kukreja are put in lawful possession



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and occupation of said land as the owners thereof and also their names are recorded in the record of right of Village Form 7/12 Extract vide Mutation Entry No. 15217.

- 4.16 That in the aforesaid manner M/S Millenium Developers became the owner of the aforesaid Land i.e. land bearing Survey No. 112 Hissa No. 1/2, admeasuring area 15.58 R i.e. 1558 Square Meters.

Survey No. 112, Hissa No. 2/1 admeasuring about 13 R

- 4.17 That the Land bearing Survey No. 112/2/1 belonged to Mr. Namdev Tukaram Vinode prior to the year 1966.



- 4.18 That thereafter the said Mr. Namdev Tukaram Vinode sold Land admeasuring about 02 H 7.2 R to Mr. Pandit Namdev Vinode vide Sale Deed dated 30.10.1982, which is duly registered in the office of Sub Registrar Maval, at Serial No. 1754/1982. In furtherance of the same Land Mr. Pandit Namdev Vinode name was recorded on the 7/12 Extract of the aforesaid Land, vide Mutation Entry No. 2683.

- 4.19 That thereafter the said Mr. Pandit Namdev Vinode, Mrs. Chandrabaga Pandit Vinode, Mr. Vishal Pandit Vinode, Mrs. Jyostna Vishal Vinode, Mr. Anil Pandit Vinode, Mrs. Priyanka Anil Vinode sold the said land admeasuring area 13 R i.e. 1300 Square Meters to and in favor of M/S J J Reality vide Sale Deed dated 16.04.2015, which is

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duly registered in the office of Sub Registrar Haveli No. 18 at Serial No. 3000/2015 and also executed a Power of Attorney dated 16.04.2015, in favour of M/S J J Reality, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 3001/2015. In furtherance of the same their names were mutated on 7/12 Extract vide Mutation Entry No. 14946.

4.20 That thereafter the said M/S J.J. Reality through its Partner Mr. Piyush Jethani, Mr. Sachin Kukreja and Mr. Sameer Jhamthani sold the above said land bearing Survey No. 112 Hissa No. 2/1, admeasuring area 13R i.e. 1300 Square Meters to and in favour of M/s Millennium Developers vide Sale Deed dated 27/05/2016 and the same is registered with Office of Sub Registrar Haveli No. 24, at Serial No. 4163/2016. Thus in the view of said Sale Deed M/s Millennium Developers through its Partners Mr. Haresh G. Abhichandani and Mr. Sachin S. Kukreja has been put in lawful possession and occupation of said land as the owners thereof and also their names are recorded in the record of right of Village Form 7/12 Extract vide Mutation Entry No. 15217.

4.21 That in the aforesaid manner M/s Millenium Developers became the owner of the aforesaid Land i.e. land bearing Survey No. 112 Hissa No. 2/1, admeasuring area 1300 Square Meters.



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5. SEARCH :

I have taken the search in the office of Sub Registrar Office for last 31 years from the year 1987 to 2017. I have paid necessary Search Fee/Charges vide receipt bearing No. 7977, dated 03/08/2016 for the period 1987 to 2016 at Haveli No.26 and receipt bearing No. 5430, dated 20/03/2017 for the period 2016 to 2017 at Haveli No. 18. Many of the Index II registers were not available for my perusal. Moreover, documents can be registered in any registration office, irrespective of the Jurisdiction of the property. However, it is not physically possible to take search in all registration offices. Subject to the availability and non availability of the Index II registers in the office of the Sub Registrar, the aforesaid property is free from encumbrances.

6. TITLE OPINION :

On the scrutiny of the aforesaid documents I am of the opinion that M/S Millennium Developers is the lawful owner of the said land mentioned below

1. Land bearing Survey No. 112, Hissa No. 1, admeasuring area 15.58 R i.e. 1558 Square Meters.
2. Land bearing Survey No. 112, Hissa No. 1/2, admeasuring area 15.58 R i.e. 1558 Square Meters.

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3. Land bearing Survey No. 112, Hissa No. 2/1, admeasuring area 13 R i.e. 1300 Square Meters.

And that the title of M/S Millennium Developers to the above said land is clean, clear and free from encumbrances and equitable mortgage can be created by taking the following document in custody.

7. NOTE :

It is informed to me that, the documents supplied for scrutiny are as per the originals and there are no other transactions and/ or litigations pertaining to the said property barring the aforesaid relying upon the same, I have issued the present opinion. I restrict my investigation to verify the title on the available documents and information only.

Date : 21-03-2017

Place : PUNE

Prerna
ADV. PRERNA KUKREJA

FOR D R LEGAL PRACTICES

