

S. R. S. ADVOCATES & ASSOCIATES

B-10, Purushottam Apartments, Gokhale Road,
CTS No. 1120, Model Colony, Shivajinagar, Pune - 411 016. Tel.: (020) 25663494

Ref. No. :

Date : 07-09-2019

SEARCH AND TITLE REPORT

1) DESCRIPTION OF THE PROPERTY:-

a. All that piece and parcel of the Plot bearing no. 54 totally admeasuring 11668 square feet i.e. 1083.9 square meter from and out of the land bearing Survey no. 88/4+138+161(which forms part of C.T.S. no. 721), situated at Village – Kothrud, Taluka - Haveli, District – Pune, within the limits of the Pune Municipal Corporation and within the jurisdiction of Sub Registration Haveli, Dist. Pune, along with structure standing thereon along with all the appurtenances and easementary rights attached thereto.

b. All that piece and parcel of the land admeasuring 11872.57 square feet i.e. 1102.98 square meter from and out of the Plot bearing nos. 55+56 totally admeasuring 12678.36 square feet i.e. 1177.84 square meter from and out of the land bearing Survey no. 88/4+138+161(which forms part of C.T.S. no. 721), situated at Village – Kothrud, Taluka - Haveli, District – Pune, within the limits of the Pune Municipal Corporation and within the jurisdiction of Sub Registration Haveli, Dist. Pune, along with structure standing thereon along with all the appurtenances and easementary rights attached thereto.

2) Upon instructions from M/s Yash Buildcon through its partner Mr. Bairam Vitthalrao Gund, we have prepared this Title Report. Before we proceed to analyze the Title in respect of the said Plot nos. 54, 55 and 56, we hereby place on record the following documents which were supplied by them for the purpose of inspection and scrutiny of the title in respect of the said Plot nos. 54, 55 and 56.

3) **DOCUMENTS MADE AVAILABLE FOR THIS REPORT:-**

- 1) Photo Copy of the 7x12 extract for the period of 1962 to 2016 in respect of plot no. 54.
- 2) Photo Copy of the 7x12 extract for the period of 1963-2016, in respect of plot no. 55.
- 3) Photo Copy of the 7x12 extract for the period of 1979-2016 in respect of plot no. 56.
- 4) Photo Copy of the mutation entry no. 1240.
- 5) Photo Copy of the mutation entry no. 1241.
- 6) Photo Copy of the mutation entry no. 1242.
- 7) Photo Copy of the mutation entry no. 1568.



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- 8) Photo Copy of the mutation entry no. 3180.
- 9) Photo Copy of the mutation entry no. 3359.
- 10) Photo Copy of the mutation entry no. 3431.
- 11) Photo Copy of the mutation entry no. 3432.
- 12) Photo Copy of the mutation entry no. 14540.
- 13) Photo Copy of the mutation entry no. 19530.
- 14) Copy of Sale Deed dated 27/04/1967 executed by Smt. Umabai Mahadeo Datar to and infavour of Mr. Jaysinh Chintamani Pendse and Mr. Udaysinh Chintamani Pendse in respect of plot no 54 referred herein above.
- 15) Photo Copy of the Sale Deed dated 19-02-1971 executed by Mrs. Kasturben Bhavanji Gala to and in favour of Mr. Madhukar Mahadev Mahajan and 3 others.
- 16) Photo Copy of the Sale Deed dated 19-02-1971 executed by Smt. Kamlaben Tribhuvandas Kamdar with the consent of Mr. Balwant Mahadev Datar to and in favour of Mr. Madhukar Mahadev Mahajan and 3 others.



17) Photo Copy of Sale Deed dated 17-10-1983 executed by Mr. Bhalchandra Vishnu Phadake to and in favour of Mr. Audumbar Bapu Kharade and 5 others.

18) Photo Copy of Development Agreement dated 23-05-2008 executed by Bhaskar Vinayak Bhogale and another to and in favour of M/S Gund-Pethe and Joshi Associates a partnership Firm through its partner Mr. Baliram Vitthalrao Gund and M/S Sapre Builders Pvt. Ltd. through its director Mr. Shriram Madhav Sapre with the consent of Mr. Shankar Tukaram Pangare and others.

19) Photo Copy of Power of Attorney dated 23-05-2008 executed by Mr. Bhaskar Vinayak Bhogale and others to and in favour of M/S Gund-Pethe and Joshi Associates a partnership Firm through its partner Mr. Baliram Vitthalrao Gund and M/S Sapre Builders Pvt. Ltd. through its director Mr. Shriram Madhav Sapre.

20) Photo Copy of Sale Deed dated 10-09-2012 executed by Mr. Jaysinha Chintamani Pendase and another to and in favour of M/S Kedar Associates a Partnership Firm through its partner Mr. Surykant Nivrutti Nikam with the consent of M/S Sai Venkatesh Associates a proprietary concern through its proprietor Mr. Vijay Tukaram Dakale.

21) Photo Copy of Power of Attorney dated 11-09-2012 executed by Mr. Jaysinha Chintamani Pendase and another to and in favour of Mr. Surykant Nivrutti Nikam.



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22) Photo Copy of Development Agreement dated 14-12-2015 executed by Mr. Madhukar Ramchandra Thakar to and in favour of M/S Yash Buildcon a partnership firm through its partner Mr. Baliram Vitthalrao Gund with the consent of Mr. Suresh Ramchandra Thakar.

23) Photo Copy of Development Agreement dated 14-12-2015 executed by Mr. Audumbar Bapu Kharade to and in favour of M/S Yash Buildcon a partnership firm through its partner Mr. Baliram Vitthalrao Gund with the consent of Mrs. Kamal Audumbar Kharade and others.

24) Photo Copy of Development Agreement dated 14-12-2015 executed by Mr. Sudhakar Pandurang Kulkarni to and in favour of M/S Yash Buildcon a partnership firm through its partner Mr. Baliram Vitthalrao Gund.

25) Photo Copy of Development Agreement dated 02-02-2016 executed by Mr. Vitthal Kisan Tarade to and in favour of M/S Yash Buildcon a partnership firm through its partner Mr. Shekhar Anand Pethe.

26) Photo Copy of Development Agreement dated 02-03-2016 executed by Mr. Dadarao Bapurao Jagtap to and in favour of M/S Yash Buildcon a partnership firm through its partner Mr. Shekhar Anand Pethe.



27) Photo Copy of Sale Deed dated 18-03-2016 executed by M/S Kedar Associates through its partner Mr. Suryakant Nivrutti Nikam to and in favour of M/S Yash Buildcon a partnership firm through its partner Mr. Dnyaneshware Bajirao Jagtap and another.

28) Photo Copy of Sale Deed dated 08-05-2017 executed by Mr. Bhaskar Vinayak Bhogale and Mrs. Meghana Madhavrao Datar to and in favour of M/S Yash Buildcon a partnership firm through its partner Mr. Baliram Vitthalrao Gund with the consent of M/s Gund-Pethe and Joshi Associates a partnership firm through its partner Mr. Baliram Vitthalrao Gund and M/s Supre Builders Pvt. Ltd. a private limited company through its Director Mr. Kuldeep Shriram Sapre.

29) Photocopy of Sale Deed, dated 07-06-2018 along with Index-II.

30) Search Report dated 07.09.2018 and 05.09.2019 issued by Adv. G. S. Khaire.

4) **BRIEF HISTORY OF THE PROPERTY:-**

a. It appears from the Mutation Entry no. 1240 that, Mrs. Umabai Yashwant Datar has purchased the property bearing Plot no. 54, situated at Village – Kothrud , Taluka - Haveli, District – Pune from Mr. Maganbhai Eshwarbhai Patel vide Sale Deed dated 22-09-1947;



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b. It appears from the Mutation Entry no. 1241 that, Miss. Kastur P. Sawala has purchased the property bearing Plot no. 55, situated at Village - Kothrud , Taluka - Haveli, District - Pune from Mr. Maganbhai Eshwarbhai Patel vide Sale Deed dated 22-09-1947;

c. It appears from the Mutation Entry no. 1242 that, Mr. Tribhuvandas Devaji Kamdar has purchased the property bearing Plot no. 56, situated at Village - Kothrud , Taluka - Haveli, District - Pune from Mr. Maganbhai Eshwarbhai Patel vide Sale Deed dated 12-09-1947;

d. It appears from the Mutation Entry no. 1568 that, Mr. Mahadeo Yashwant Datar and Mrs. Umadevi Mahadeo Datar has mortgaged the property bearing plot no. 54 with Mr. Kanho Krushna Kulkarni for the period of 1½ years;

c. It appears from the Mutation Entry no. 3180 that, the provisions of the Maharashtra Weights & Measurements Act, 1958 and the Indian Coinage Act, 1955 were made applicable to Village Kothrud.

d. It appears from the Mutation Entry No. 3359 that Mr. Tribhuvandas Devji Kamdar died intestate at Pune on 12-05-1959 leaving behind him as his only heir and next-of-kin his widow i.e. Smt. Kamalaben Tribhuvandas Kamdar.



e. It appears from the Sale Deed dated 27/04/1967 that, Mr. Jaysinh Chintamani Pendse and Mr. Udaysinh Chintamani Pendse have purchased the property bearing Plot no. 54, situated at Village – Kothrud, Taluka - Haveli, District – Pune from Smt. Umadevi Mahadeo Datar vide aforesaid registered Sale Deed. The same is registered in the office of Sub-registrar Haveli no II, at Sr. no. 906/1967. Accordingly, their names were also recorded to the revenue record of the Said Plot no. 54. Accordingly their names have been recorded to the revenue record of the said plot vide mutation entry no 2853;

f. It appears from the Mutation Entry no. 3431 & Sale Deed Dated 19-02-1971 that, 1. Mr. Madhukar Mahadev Mahajan, 2. Mr. Bhalchandra Vishnu Phadake, 3. Mr. Shantaram Vinayak Bhogale and 4. Mr. Bhaskar Vinayak Bhogale have purchased the property bearing Plot no. 55, situated at Village – Kothrud, Taluka - Haveli, District – Pune from Mrs. Kasturben Bhawanji Gala alias Miss. Kastur P. Savala with the consent of Mr. B. M. Datar vide Sale Deed dated 19-02-1971. Accordingly, the names of the purchasers were recorded to the revenue record in respect of the land bearing Plot no. 55;

g. It appears from the Mutation Entry no. 3432 and Sale Deed dated 19/02/1971 that, 1. Mr. Madhukar Mahadev Mahajan, 2. Mr. Bhalchandra Vishnu Phadake, 3. Mr. Shantaram Vinayak Bhogale and 4. Mr. Bhaskar Vinayak Bhogale have purchased the property bearing Plot no. 56, situated at Village – Kothrud, Taluka - Haveli, District – Pune from Smt. Kamalaben Tribhuvandas Kamdar with the consent of Mr. Balwant



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Mahadev Datar vide Sale Deed dated 19-02-1971. The same is duly registered in the office of Sub-registrar Haveli No. II, at Serial no. 442/1971. Accordingly, the name of the purchasers came to be recorded to the revenue record in respect of the land bearing Plot no. 56;

h. We have been orally informed that 1. Mr. Madhukar Mahadev Mahajan, 2. Mr. Bhalchandra Vishnu Phadake, 3. Mr. Shantaram Vinayak Bhogale and 4. Mr. Bhaskar Vinayak Bhogale had amalgamated the aforesaid two Plots bearing nos. 55 and 56 and thereafter subdivided the aforesaid amalgamated plots in to three sub plots. The Pune Municipal Corporation has also sanctioned the said amalgamation and sub-division plan vide its sanction letter bearing no. 11090/TPO, dated 08/02/1971. However, the copy of the said sanction letter has not been provided to us. It appears from the contents of Sale Deed dated 15th October 1983 executed by Mr. Bhalchandra Vishnu Phadke in favour of Mr. Aadumbar Bapu Kharade and others that the aforesaid four persons have partitioned the said plot nos. 55 and 56 between themselves and as per their understanding Plot no. 55+56/1 admeasuring 7800 square feet i.e. 724.63 square meter, came to the share of Mr. Madhukar Mahadev Mahajan, Plot no. 55+56/2 admeasuring 7656 square feet i.e. 711.25 square meter, came to the share of Mr. Bhalchandra Vishnu Phadake and Plot no. 55+56/3 admeasuring 7400 square feet i.e. 687.47 square meter, came to the share of Mr. Shantaram Govind Bhogale and Mr. Bhaskar Vinayak Bhogale. However, the effect of the said amalgamation and sub-division



plan has not been given to the revenue record of the said plot nos. 55 and 56.

i. It appears from the Mutation Entry no. 14540 that, 1. Mr. Audumbar Bapu Kharade, 2. Mr. Madhukar Ramchandra Thakar, 3. Mr. Sudhakar Pandurang Kulkarni, 4. Mr. Dadarao Bapurao Jagtap, 5. Mr. Vitthal Kisan Tarade and 6. Mr. Ramchandra Dagadu Kondekar have purchased the Plot bearing no. 55+56/2, totally admeasuring 7600 square feet i.e. 706 square meter, situated at Village - Kothrud, Taluka - Haveli, District - Pune from Mr. Bhalchandra Vishnu Phadake vide registered Sale Deed dated 15-10-1983. The same is duly registered in the office of Sub-registrar Haveli No. 1, at Serial no. 16709/1990. Accordingly, the names of the purchasers were recorded to the revenue record in respect of the land bearing Plot nos. 55 and 56 to the extent of the land purchased by them i.e. land admeasuring 7600 square feet;

j. It appears from the Mutation Entry no. 19530 and Sale Deed dated 10th September 2012 that, M/S Kedar Associates a partnership firm through its partner Mr. Surkant Nivrutti Nikam has purchased the property bearing Plot no. 54, situated at Village - Kothrud, Taluka - Haveli, District - Pune from Mr. Jaysinha Chintamani Pendase and Mr. Udaysinha Chintamani Pendase with the consent of Sai Venkatesh Associates through its proprietor Mr. Vijay Tukaram Dakale vide Sale Deed dated 11-09-2012. The same is duly registered in the office of Sub-registrar Haveli No. 13, at Serial no. 7232/2012 on the terms and conditions mentioned therein. Accordingly, the name of the



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purchaser was recorded to the revenue record in respect of the land bearing Plot no. 54. It appears from the contents of the aforesaid Sale Deed that there are huts in the said plot and the purchaser has purchased the said plot with the knowledge of the aforesaid fact.

k. It appears that vide General Power of Attorney dated 11-09-2012 that Mr. Jaysinha Chintaman Pendase and Mr. Udaysinha Chintaman Pendase have given power of attorney for doing the acts mentioned therein to Mr. Suryakant Nivrutti Nikam, the partner of M/S Kedar Associates. The same is duly registered in the office of Sub-registrar Haveli No. 13, at Serial no. 7232/2012;

l. It appears that vide Development Agreements dated 23-05-2008, Mr. Bhaskar Vinayak Bhogale and Mrs. Meghana Madhavrao Datar granted development rights in respect of the land bearing Plot no. 55+56/3, admeasuring 7400 Square Feet i.e. 687.48 Square meter alongwith the old structure standing thereon admeasuring 4321 square feet i.e. 401.43 square meter, situated at Village - Kothrud, Taluka - Haveli, District - Pune in favour of M/S Gund-Pethe and Joshi Associates (a partnership firm having its Registered office at: Mule Arcade, 1537 Sadashiv Peth, Tilak Road, Pune-411030) through its partners Mr. Baliram Vitthal Gund and 2 others and M/S Sapre Builders Pvt. Ltd. (a Company registered under the provisions of Company Act 1950 having its registered office at: 657, Sadashiv Peth, Ran-rekha, Pune-411030 through its director Mr. Shriram Madhavrao Sapre) with the consent of

AND
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Mr. Shankar Tukaram Pangare and others, at and for the consideration and on the terms and conditions mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 4 at Serial No. 4352/2008. In furtherance of the said Development Agreement said Mr. Bhaskar Vinayak Bhagale and Mrs. Meghana Madhavrao Datar and Mr. Shankar Tukaram Pangare and others have also given Power of Attorney to M/S Gund-Pethe and Joshi Associates through its partners Mr. Baliram Vitthal Gund and 2 others and M/S Sapre Builders Pvt. Ltd. through its director Mr. Shriram Madhavrao Sapre for doing the acts mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 4 at Serial No. 4353/2008;

m. It appears that vide Development Agreements dated 14-12-2015, Mr. Madhukar Ramchandra Thakar has granted development rights in respect of the land admeasuring 805.79 square feet i.e. 74.86 square meter from and out of land bearing Plot no. 55+56/2, totally admeasuring 7656 Square Feet i.e. 711.25 Square meter, situated at Village - Kothrud, Taluka - Haveli, District - Pune in favour of M/s Yash Buildcon (a partnership firm having its Registered office at: Mule Arcade, 1537 Sadashiv Peth, Tilak Road, Pune-411030) through its partner Mr. Baliram Vitthal Gund with the consent of Mr. Suresh Ramchnadra Thakar at and for the consideration and on the terms and conditions mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 9 at Serial No. 7497/2015. The said Mr. Madhukar Ramchandra Thakar and Mr. Suresh Ramchnadra Thakar have also executed Power of attorney in favour of M/s Yash Buildcon on the same date in furtherance



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of the aforesaid Development Agreement. The same is registered in the office of Sub-registrar Haveli No. 9 at Serial No. 7498/2015.

n. It appears that vide Development Agreements dated 14-12-2015, Mr. Audumbar Bapu Kharade has granted development rights in respect of the land admeasuring 2215.95 square feet i.e. 205.86 square meter from and out of land bearing Plot no. 55+56/2, totally admeasuring 7656 Square Feet i.e. 711.25 Square meter, situated at Village - Kothrud, Taluka - Haveli, District - Pune in favour of M/s Yash Buildcon (a partnership firm having its Registered office at: Mule Arcade, 1537 Sadashiv Peth, Tilak Road, Pune-411036) through its partner Mr. Baliram Vitthal Gund with the consent of Mrs. Kamal Audumbar Kharade and 3 others at and for the consideration and on the terms and conditions mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 9 at Serial No. 7501/2015. The said Mr. Audumbar Bapu Kharade and 4 others have also executed Power of attorney in favour of M/s Yash Buildcon on the same date in furtherance of the aforesaid Development Agreement. The same is registered in the office of Sub-registrar Haveli No. 9 at Serial No. 7502/2015.

o. It appears that vide Development Agreements dated 14-12-2015, Mr. Sudhakar Pandurang Kulkarni has granted development rights in respect of the land admeasuring 805.79 square feet i.e. 74.86 square meter from and out of land bearing Plot no. 55+56/2, totally admeasuring 7656 Square Feet i.e. 711.25 Square meter, situated at

Village – Kothrud, Taluka - Haveli, District – Pune in favour of M/s Yash Buildcon (a partnership firm having its Registered office at: Mule Arcade, 1537 Sadashiv Peth, Tilak Road, Pune-411030) through its partner Mr. Baliram Vitthal Gund at and for the consideration and on the terms and conditions mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 9 at Serial No. 7503/2015. The said Mr. Sudhakar Pandurang Kulkarni has also executed Power of attorney in favour of M/s Yash Buildcon on the same date in furtherance of the aforesaid Development Agreement. The same is registered in the office of Sub-registrar Haveli No. 9 at Serial No. 7504/2015.

p. It appears that vide Development Agreements dated 02-02-2016, Mr. Vitthal Kisan Tarade has granted development rights in respect of the land admeasuring 805.79 square feet i.e. 74.86 square meter from and out of land bearing Plot no. 55+56/2, totally admeasuring 7656 Square Feet i.e. 711.25 Square meter, situated at Village – Kothrud, Taluka - Haveli, District – Pune in favour of M/s Yash Buildcon (a partnership firm having its Registered office at: Mule Arcade, 1537 Sadashiv Peth, Tilak Road, Pune-411030) through its partner Mr. Shekhar Anand Pethe at and for the consideration and on the terms and conditions mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 9 at Serial No. 761/2016. The said Mr. Vitthal Kisan Tarade has also executed Power of attorney in favour of M/s Yash Buildcon on the same date in furtherance of the aforesaid Development Agreement. The same is registered in the office of Sub-registrar Haveli No. 9 at Serial No. 762/2016.



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q. It appears that vide Development Agreements dated 02-03-2016, Mr. Dadarao Baburao Jagtap has granted development rights in respect of the land admeasuring 2215.95 square feet i.e. 205.86 square meter from and out of land bearing Plot no. 55+56/2, totally admeasuring 7656 Square Feet i.e. 711.25 Square meter, situated at Village - Kothrud, Taluka - Haveli, District - Pune in favour of M/s Yash Buildcon (a partnership firm having its Registered office at: Mule Arcade, 1537 Sadashiv Peth, Tilak Road, Pune-411030) through its partner Mr. Shekhar Anand Pethe at and for the consideration and on the terms and conditions mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 9 at Serial No. 1437/2016. The said Mr. Dadarao Baburao Jagtap has also executed Power of attorney in favour of M/s Yash Buildcon on the same date in furtherance of the aforesaid Development Agreement. The same is registered in the office of Sub-registrar Haveli No. 9 at Serial No. 1438/2016.

r. It appears that vide Sale Deed dated 18-03-2016 that M/S Kedar Associates (a partnership firm having its Registered office at: 310, Narayan Peth, Pune-411030) through its partner Mr. Suryakant Nivrutti Nikam have sold the aforesaid Plot bearing no. 54, totally admeasuring 11668 square feet i.e. 1083.9 square meter, situated at Village - Kothrud, Taluka - Haveli, District - Pune to and in favour of M/S Yash Buildcon (a partnership firm having its Registered office at: Mule Arcade, 1537 Sadashiv Peth, Tilak Road, Pune-411030) through its partners Mr. Dnyaneshwar Bajirao Darvatkar and Mr. Shekhar Bapusaheb Chindhe.

The same is duly registered in the office of Sub-registrar Haveli No. 9, at Serial no. 1913/2016;

s. It appears from the contents of the documents referred herein above that most of the part of the aforesaid Plot nos. 54, 55 and 56 is occupied by various hutments.

t. It appears that vide Sale Deed dated 08-05-2017 that Mr. Bhaskar Vinayak Bhogale and Mrs. Meghana Madhavrao Datar with the consent of M/s Gund-Pethe and Joshi Associates a partnership Firm through its partner Mr. Baliram Vitthalrao Gund and M/s Sapre Builders Pvt. Ltd. a private limited company through its Director Mr. Kuldeep Shriram Sapre have sold the Plot bearing no. 55+56/3, totally admeasuring 7400 square feet i.e. 689.48 square meter, situated at Village - Kothrud, Taluka - Haveli, District - Pune to and in favour of M/S Yash Buildcon (a partnership firm having its Registered office at: Mule Arcade, 1537 Sadashiv Peth, Tilak Road, Pune-411030) through its partners Mr. Baliram Vitthalrao Gund on the terms and conditions mentioned therein. The same is duly registered in the office of Sub-registrar Haveli No. 11, at Serial no. 3447/2017;

u. It appears from the Sale Deed, dated 07-06-2018 that M/S Yash Buildcon a Partnership Firm through its partner Mr. Baliram Gund has purchased the land bearing Plot no. 55+56/1, admeasuring 726.26 square meters from Mr. Madhukar Mahadeo Mahajan vide Sale Deed dated 07.06.2018 on the terms and conditions mentioned therein. The



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same is registered in the office of Sub-Registrar Haveli no. 13, at serial no. 7830/2018.

5) **SEARCH DETAILS:-**

We had appointed Adv. G. S. Khaire to take the search in respect of the plot nos. 54 to 56. Accordingly, an application was filed in the office of Sub-Registrar Haveli for taking search for last 03 year in respect of the aforesaid plots and the same is registered at E-Challan bearing its GRN Nos. MH005923037201819E, dated 07-09-2018 and MH006003901201920E, dated 05.09.2019. An amount of Rs. 300/- each was paid towards the search fees. As per the instructions, Adv. G. S. Khaire has taken search for the period 3 year i.e. for the year 2017-2019 in respect of the aforesaid plots through Index II registers maintained by the office of Sub-Registrar Haveli and common search in the office of Joint District Registrar, Pune for the period 3 year, Adv. G. S. Khaire has issued his Search reports dated 07.09.2018 and 05.09.2019 respectively in respect to the aforesaid plots. He has not found any entry adverse to the title of the aforesaid owners in respect of the aforesaid plots.

6) We have not issued any public notice in respect of the aforesaid plots.

7) **REMARK:-**

a. We are of the opinion that M/S Yash Buildcon a registered partnership firm is the lawful owner of the Plot no. 54, i.e. the property

more particularly described in paragraph 1(a) herein above, their title to the said plots is clean, clear and marketable, subject to the alleged rights of the occupants/hutment holders thereof as informed.

b. We are of the opinion that M/S Yash Buildcon a registered partnership firm is the lawful owner of the Plot no. 55+56/1, admeasuring 726.26 square meters from and out of the property bearing plot no 55+56 and their title to the aforesaid plot is clean, clear and marketable, subject to the alleged rights of the occupants/hutment holders situated thereon as informed.

c. We are of the opinion that 1. Mr. Audumbar Bapu Kharade, 2. Mr. Madhukar Ramchandra Thakar, 3. Mr. Sudhakar Pandurang Kulkarni, 4. Mr. Dadarao Bapurao Jagtap and 5. Mr. Vitthal Kisan Tarade are the lawful owners in respect of the land admeasuring 6850.21 square feet i.e. 363.39 square meters from and out of the land bearing Plot no. 55+56/2, totally admeasuring 7656 square feet i.e. 711.25 square meters and M/S Yash Buildcon a registered partnership firm has acquired development rights in respect of the land admeasuring 6850.21 square feet i.e. 363.39 square meters from and out of the land bearing Plot no. 55+56/2, totally admeasuring 7656 square feet i.e. 711.25 square meters subject to the terms and conditions mentioned in the development agreements dated 14-12-2015, 02-02-2016 and 02-03-2016 executed in their favour. Thus the lawful ownership of the aforesaid persons and development rights of M/S Yash Buildcon is clean,



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clear and marketable subject to the alleged rights of the occupants/hutment holders situated thereon as informed.

d. We are of the opinion that M/s Yash Buildcon a registered partnership firm is the lawful owner of the Plot no. 55+56/3, their title to the said plots is clean, clear and marketable, subject to the alleged rights of the occupants/hutment holders situated thereon as informed.

We have arrived at the aforesaid opinion on the basis of the aforementioned revenue record and the copies of the documents provided for our perusal as mentioned in the list of documents referred herein above. However, the names of M/s Yash Buildcon a registered partnership firm has not been recorded to the extent of the area purchased by it on the 7/12 extracts of the aforesaid plots.


Advocate

