

Dated:- 22/03/2017

TITLE REPORT

- 1) **DESCRIPTION OF PROPERTY:-** All that piece and parcel of the property bearing Gat No. 1384/1, totally admeasuring 2 Hector 31 R, out of which subject matter of present title report is land admeasuring 0 Hector 35 R situated at Village Shikrapur, Tal:- Shirur. Dist:- Pune and also situated within the jurisdiction of Sub-Registrar Talegaon Dhamdhere Pune and also situated within the limits of Zilla Parishad. Pune and bounded as under-

ON OR TOWARDS EAST	:	Gat No. 1368
ON OR TOWARDS SOUTH	:	Road towards well situated in Gat No. 1368 and land out of Gat No. 1384/1
ON OR TOWARDS WEST	:	Land out of Gat No. 1384/1 and Gat No. 1383
ON OR TOWARDS NORTH	:	Land out of Gat No. 1384/1

Together with the easements, appurtenances, ingress, egress, incidental and ancillary things thereto including right to use 12 Meter road arrived from the Highway and internal 9 Meter Road situated at the Northern side of the said property, which is hereinafter referred to as the SAID PROPERTY for the sake of convenience only.

- 2) I was instructed by Mr. Nandkumar Purshottam Lapalikar, proprietor of Nandraj Constructions having its office at 206/207, Om Chambers, 711, Jangali Maharaj Road. Pune:- 411 005. to investigate the title of the property described in Para 1 above and to issue title report accordingly. Mr. Nandkumar Purshottam Lapalikar. is hereinafter referred to as the SAID PROMOTER for the sake of convenience only.
- 3) Mr. Nandkumar Purshottam Lapalikar has supplied to me various information and documents for the purpose of enabling me to carry out the investigation of the title of the said property. This title report is based on the Information and documents supplied to me by Mr. Nandkumar Purshottam Lapalikar. Mr. Nandkumar Purshottam Lapalikar provided following documents for my perusal:-

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- a. 7/12 extracts of Survey No. 397/1+2A for the period of 1945 to 1974-1975;
- b. 7/12 extracts of Survey No. 397/1+2D for the period of 1945 to 1974-1975;
- c. 7/12 extracts of Survey No. 397/1+2F for the period of 1955 to 1974-1975;
- d. 7/12 extracts of Survey No. 397/1+2G for the period of 1955 to 1974-1975;
- e. 7/12 extracts of Survey No. 397/1+2 I for the period of 1945 to 1974-1975;
- f. 7/12 extracts of Survey No. 397/1+2 J for the period of 1945 to 1974-1975;
- g. 7/12 extracts of Survey No. 397/1+2M for the period of 1945 to 1974-1975;
- h. 7/12 extracts of Gat No. 1859 for the period of 1975-1976 to 1986-1987;
- i. 7/12 extracts of Gat No. 1384/1 for the period of 1987-1988 to 2012-2013;
- j. Mutation Entry No. 200, 1721, 2437, 2982, 3681, 4003, 6240, 6465, 6570, 6722, 6787, 6497, 6725, 6800, 6922, 7462, 7515, 7516, 7641, 7903, 1, 84, 288, 433, 516, 917, 128, 382, 1009, 1312, 2803, 2835, 2949, 3554, 6923, 7186, 7207, 8474;
- k. Kadhaipatrak;
- l. Government Measurement Plan of Survey No. 397.;
- m. Government Measurement Plan of Gat No. 1384/1;
- n. Government Measurement Plan of said property bearing M.R. No. 5482 dated 10/11/2012;
- o. Village map;
- p. Consolidation extract;
- q. Certified copy of Statements recorded at the time of consolidation;
- r. Original 8A extract;
- s. Akarphodpatrak;
- t. Original Sanctioned building plans of proposed building to be constructed on the said property;
- u. Original N.A. order passed by The Collector Pune bearing No _____;
- v. Zone certificate;
- w. Zone map;
- x. Original release deed dated 17/08/2002 executed by Mrs. Kamal Hanupand Narwhale, Mrs. Vimal Anandrao Lokhande, Mrs. Indumati Sanjay Gaware and Smt. Chandrabhaga Dinkar Saswade in favour of Mr. Shantaram Dinkar Saswade (Registration No. 3246/2002);
- y. Original Release deed dated 30/10/2012 executed by Mrs. Sitabai Babanrao

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Gawari and Mrs. Krishnabai Babanrao Gawari in favour of Mr. Shantaram Dinkar Saswade, Mr. Bhushan Shantaram Saswade, Mr. Chaitanya Shantaram Saswade and Mr. Ravindra Shantaram Saswade (Registration No. 5729/2012);

- z. Original Development Agreement dated 26/12/2012 executed by Mr. Shantaram Dinkar Saswade, Mr. Bhushan Shantaram Saswade, Mr. Chaitanya Shantaram Saswade and Mr. Ravindra Shantaram Saswade in favour of Mr. Nandkumar Purshottam Lapalikar, proprietor of Nandraj Constructions in respect of said property.
- aa. Original Power of attorney dated 26/12/2012 executed by Mr. Shantaram Dinkar Saswade, Mr. Bhushan Shantaram Saswade, Mr. Chaitanya Shantaram Saswade and Mr. Ravindra Shantaram Saswade in favour of Mr. Nandkumar Purshottam Lapalikar, proprietor of Nandraj Constructions in respect of the said property.
- 4) I, accordingly take search of the said property mentioned in Para 1 hereinabove. I have taken search from the Index II registers maintained in the office of Sub-Registrar Talegaon Dhamdhere and Sub-Registrar Shirur, Pune in respect of said property. However, he has not come across any adverse entry in respect of the said property.
- 5) **The history of flow of title of the said property b as follows:-**
- a. I was informed that the land described in Para 1 hereinabove was initially part of the Old Survey No 397/1+2A, Survey No. 397/1+2D, Survey No. 397/1+2F, Survey No 397/1+2G, Survey No. 397/1+2I, Survey No. 397/1+2J and Survey No. 397/1+2M. The Government of Maharashtra implemented Consolidation Scheme in the said Village and after the consolidation. Old Survey No. 397/1+2A, Survey No. 397/1+2D, Survey No. 397/1+2F, Survey No. 397/1+2G, Survey No 397/1+2I, . Survey No. 397/1+2J and Survey No. 397/1+2M were consolidated and new Gat No. 1859 was formed. I was supplied original consolidation extract for my perusal
- b. I was informed that the Village Shikrapur was divided into two villages and accordingly new Village Rautwadi was separated from the Village Shikrapur. Accordingly Mutation Entry No. 1009 was certified to that effect. In pursuance of said Mutation Entry No. 1009, Gat No. 1859 was newly numbered as new Gat No. 1384. I was supplied original Mutation Entry No. 1009 for my perusal.
- c. I was informed that, the land bearing Survey No. 397 was originally owned by Mr. Genu Bahiru Saswade. Accordingly name of Mr. Genu Bahiru Saswade was

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appearing on Kadhai Patrak Vide Mutation Entry No. 202. I was supplied original Mutation Entry No. 202 for my perusal.

- d. I was informed that, the sons of Genu Bahiru Saswade effected partition between themselves in respect of Survey No. 397 and accordingly Phalnibara of Survey No 397 was effected on 11/09/1943 and Survey No 397 was divided into 13 parts and accordingly Survey No 397/A to 397/M given to respective portion of lands. As per the said Phalnibara, land bearing Survey No. 397/1+2A totally admeasures 3 Acre 22 Gunthas, Survey No. 397/1+2G totally admeasuring 1 Acre 35 Gunthas and Survey No. 397/1+2J totally admeasuring 1 Acre 16 Gunthas were allotted to Mr. Malhari Genu Saswade, land bearing Survey No 397/1+2M totally admeasuring 2 Acre 29 Gunthas was allotted to Mr. Bapu Genu Saswade and Mr. Kondiba Genu Saswade and each of them was having $\frac{1}{2}$ share in the said Survey No. 397//1+2M, land bearing Survey No. 397/1+2F totally admeasuring 16 R and land bearing Survey No. 397/1+2I totally admeasuring 12 R were allotted to Mr. Bapu Genu Saswade, Mr. Kondiba Genu Saswade and Mr. Malhari Genu Saswade and each of them is having $\frac{1}{3}$ share therein and land bearing Survey No. 397/1+2 D totally admeasuring 35 Gunthas was allotted to Mr. Bapu Genu Saswade Accordingly Mutation Entry No. 2437 was certified to that effect. I was supplied original Mutation Entry No. 2437 for my perusal.

e. History of Survey No. 397/1+2A, Survey No. 397/1+2G and Survey No. 397/1+2J:-

- i. I was informed that lands bearing Survey No. 397/1+2A totally admeasuring 3 Acre 22 Gunthas. Survey No. 397/1+2G totally admeasuring 1 Acre 35 Gunthas and Survey No. 397/1+2J totally admeasuring 1 Acre 16 Gunthas were owned by Mr. Malhari Genu Saswade as per Phalnibara of the year 1943 and accordingly his name was appearing on 7/12 extract vide Mutation Entry No.2437. Mr. Malhari Genu Saswade expired on 13/07/1969 leaving behind him wife Smt. Sonubai Malhari Saswade, four sons namely Mr. Maruti Malhari Saswade, Mr. Dinkar Malhari Saswade, Mr. Ganpat Malhari Saswade and Mr. Shankarrao Malhari Saswade and two daughters namely Mrs. Sitabai Babanrao Gawari and Mrs. Krishnabai Babanrao Gawari as his only heirs and successors to the said lands.

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heir and successor to the said land. Accordingly name of Mr. Baban Kondiba Saswade was duly recorded on record of rights of said Survey No. 397/1+2M vide Mutation Entry No. 4003 as a Karta of Joint Hindu family. I was supplied original Mutation Entry No. 4003 for my perusal.

- iii. I was informed that Mr. Baban Kondiba Saswade expired on 15/12/1963 leaving behind him his brother Mr. Shripati Kondiba Saswade, wife namely Shewantabai Baban Saswade, three sons namely Mr. Bajirao Baban Saswade, Mr. Kaluram Baban Saswade and Mr. Sambhaji Baban Saswade, two daughters namely Gajarabai Devchand Navade and Kalabwadi Kisan Tambe as his only heirs and successors to said land. However, name of Mr. Shripati Kondiba Saswade was recorded on 7/12 extract of the said land as Karta of Joint Hindu family vide Mutation Entry No. 6722. I was supplied original Mutation Entry No. 6722 for my perusal.
- iv. I was informed that Mr. Bapu Genu Saswade expired on 02/08/1970 leaving behind him his Two sons namely Mr. Prabhakar Bapu Saswade and Mr. Dnyaneshwar Bapu Saswade, two daughters namely Mrs. Anjali Vamanrao Gaikwad and Mrs. Lahanubai Tukaram Gaikwad as his only heirs and successors. Accordingly their names were duly recorded on record of rights of Survey No. 397/1+2M vide Mutation Entry No. 7515. I was supplied original Mutation Entry No. 7515 for my perusal. I was informed that Mrs. Anjali Vamanrao Gaikwad and Mrs. Lahanubai Tukaram Gaikwad given application and statements before the revenue authorities to delete their names from the 7/12 extract. Accordingly, names of Mrs. Anjali Vamanrao Gaikwad and Mrs. Lahanubai Tukaram Gaikwad were deleted from other rights column of the said Survey No. 397/1+2M vide Mutation Entry No. 7516. I was supplied original Mutation entry No. 7516 for my perusal.

h. History of Survey No. 397/1+2F and Survey No. 397/1+2I:-

- i. I was informed that all that piece and parcel of land bearing Survey No. 397/1+2F totally admeasuring 16 Gunthas and land bearing Survey no. 397/1+2I totally admeasuring 12 Gunthas was owned by Mr. Bapu Genu

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Saswade, Mr. Kondiba Genu Saswade and Mr. Malhari Genu Saswade as per Phalnibara of the year 1943 and accordingly their names were appearing on 7/12 extract vide Mutation Entry No. 2437 and each of them was having 5 Anne 4 Pai share in the said lands.

- ii. I was informed that Mr. Kondiba Genu Saswade expired on 22/10/1953 leaving behind him his son namely Mr. Baban Kondiba Saswade as his only heir and successor to his share in said lands. Accordingly name of Mr. Baban Kondiba Saswade was duly recorded on record of rights of said Survey No. 397/1+2F and Survey no. 397/1+2I vide Mutation Entry No. 4003 as a Karta of Joint Hindu family. I was supplied original Mutation Entry No. 4003 for my perusal. After perusal of said mutation entry, it seems that in the said mutation entry there is no reference about the other heirs of late Baban Kondiba Saswade.
- iii. I was informed that Mr. Baban Kondiba Saswade expired on 15/12/1963 leaving behind him his brother Mr. Shripati Kondiba Saswade, wife namely Shewantabai Baban Saswade, three sons namely Mr. Bajirao Baban Saswade, Mr. Kaluram Baban Saswade and Mr. Sambhaji Baban Saswade, two daughters namely Gajarabai Devchand Navade and Kalabwadi Kisan Tambe as his only heirs and successors to his said Survey No. 397/1+2F and Survey no. 397/1+2I. However, name of Mr. Shripati Kondiba Saswade was recorded on 7/12 extract of the said Survey No. 397/1+2F and Survey no. 397/1+2I as Karta of Joint Hindu family vide Mutation Entry No. 6722. I was supplied original Mutation Entry No. 6722 for my perusal.
- iv. I was informed that Mr. Bapu Genu Saswade expired on 02/08/1970 leaving behind him his Two sons namely Mr. Prabhakar Bapu Saswade and Mr. Dnyaneshwar Bapu Saswade, two daughters namely Mrs. Anjali Vamanrao Gaikwad and Mrs. Lahanubai Tukaram Gaikwad as his heirs and successors to his share out of said Survey No 397/1+2F and Survey no. 397/1+21. Accordingly their names were duly recorded on record of rights of said Survey 397/1+2F and Survey no. 397/1+21 vide Mutation Entry No. 7515. I was supplied original Mutation Entry No. 7515 for my perusal. I was informed that Mrs. Anjali Vamanrao Gaikwad and Mrs. Lahanubai Tukaram

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Gaikwad given application and statements before the revenue authorities to delete their names from the 7/12 extract. Accordingly, names of Mrs. Anjali Vamanrao Gaikwad and Mrs. Lahanubai Tukaram Gaikwad were deleted from other rights coloumn of the said Survey No. 397/1+2F and Survey no. 397/1+21 vide Mutation Entry No. 7516. I was supplied original Mutation entry No. 7516 for my perusal,

- v. I was informed that Mr. Malhari Genu Saswade expired on 13/07/1969 leaving behind him wife Smt. Sonubail Malhari Sasavade, three sons namely Mr. Maruti Malhari Saswade, Mr. Dinkar Malhari Saswade, Mr. Ganpat Malhari Saswade, two grandsons namely Mr. Suresh Shankarrao Saswade and Mr. Bhauso Shankarrao Saswade and one daughter-in-law Smt. Bhagubai Shahkarrao Saswade and two daughters namely Mrs. Sitsbai Babanrao Gawari and Mrs. Krishnabai Babanrao Gawari as his only heirs and successors to his share out of Survey No. 397/1+2F and Survey no. 397/1+21. However name of Mr. Maruti Malhari Saswade was recorded on record of rights of the said property vide Mutation Entry No. 7462 as a Karta of Joint Hindu Family. I was supplied original Mutation Entry No. 7462 for my perusal.

- 6) I was informed that Mr. Maruti Malhari Saswade along with Mr. Ganpat Malhari Saswade, Mr. Dinkar Malhari Saswade, Mr. Bhauso Shankar Saswade and Mr. Suresh Shankar Saswade, effected partition of their ancestral lands including the said property in the year 1974. As per the said partition, land bearing Survey No. 397/1+2A, Survey No. 397/1+2G and Survey No. 397/1+2J and other properties came to the exclusive share of Mr. Dinkar Malhari Saswade and further other properties given to the share of Mr. Maruti Malhari Saswade along with Mr. Ganpat Malhari Saswade, Mr. Dinkar Malhari Saswade, Mr. Bhauso Shankar Saswade and Mr. Suresh Shankar Saswade. Accordingly name of Mr. Dinkar Malhari Saswade was duly recorded on 7/12 extract of Survey No 397/1+2A, Survey No. 397/1+2G and Survey No. 397/1+2J in the Vahivatdar column in the year 1973-74 I was supplied original 7/12 extracts of said property for my perusal.

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- 7) I was informed that Mr. Dinkar Malhari Saswade along with Mr. Prabhakar Bapusaheb Saswade, Mr. Dnyanoba Bapusaheb Saswade Mr. Bajirao Baban Saswade and Mr. Shripati Kondiba Saswade decided to partition the ancestral properties including the said property. Accordingly they have given their statements before Consolidation Officer. As per the said partition, land bearing Survey No 397/1+2A totally admeasuring 1 Hector 44 R, land bearing Survey No 397/1+2D totally admeasuring 35 R, land bearing survey No. 397/1+2F/3, land bearing Survey No 397/1+2G/1, admeasuring 0 hector 70 R, land bearing Survey no 397/1+2M/1 admeasuring 0 Hector 6 R, land bearing Survey No 397/1+2I/1 admeasuring 0 Hector 01 R, and land bearing Survey No. 397/1+2J admeasuring 0 Hector 57 R. came to me share of Mr. Dinkar Malhari Saswade and accordingly name of Mr. Dinkar Malhari Saswade s duly recorded on record of rights of the said Old Gat No. 1859 admeasuring 3 Hector 13 R. vide Mutation Entry No. 1. I was supplied original Mutation Entry No 1 for my perusal. I was also supplied certified copy of consolidation extract of Gat No. 1859 and certified copy of statements recorded at the time of consolidation for my perusal.
- 8) I was informed that the said Gat No 1859 was newly numbered as New Gat No. 1384 vide Mutation Entry No. 1009.
- 9) I was informed that the Rehabilitation Officer Chaskaman Project, Khed by its Order dated 27/05/1991 bearing No PuA/Chsa/Kavi/176/1991 has acquired land admeasuring 0 H. 60 R out of Gat No. 1384 for Rehabilitation of the persons affected by Chaskaman Project and accordingly names of Collector and Dy. Director, Rehabilitation (Land), Pune were recorded on record of rights of the said property vide Mutation Entry No. 1382. I was supplied original Mutation Entry No. 1382 for my perusal
- 10) I was informed that the Collector, Pune by its Order bearing No. GIPUA/KAVI/SR/1261/97 & by Order of Rehabilitation Officer, Khed dated 17/11/1997 bearing Order No. DRO/CHAS/97 allotted the land admeasuring 0H.80R, out Gat.No. 1384 to Mr. Khandu Mahadu. Date who was Chaskaman Project Affected

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Person. Accordingly two separate 7/12 extract were prepared and land bearing Gat No 1384/1 totally admeasuring 2 H. 31 R. was allotted original owner Mr. Dinkar Malhari Saswade and land bearing Gat No. 1384/2 totally admeasuring OH. 80 R was allotted to Mr. Khandu Mahadu Date. Accordingly Mutation Entry No. 1312 was certified to that effect. I was supplied original Mutation Entry No. 1312 for my perusal.

- 11) I was informed that Mr. Dinkar Malhari Saswade expired on 5/8/2000 leaving behind him his wife Smt. Chandrabhaga Dinkar Saswade, one son namely Shantaram Dinkar Saswade and three daughters namely Mrs. Kamal Hanmant Naravade, Mrs. Vimal Anandrao Lokhande and Mrs. Indumati Sanjay Gaware as his only heirs and successors to the said property. Accordingly their names were duly recorded on 7/12 extract of the said property vide Mutation Entry No. 1449. I was supplied original Mutation Entry No. 1449 for my perusal.
- 12) I was informed that Smt. Chandrabhaga Dinkar Saswade, Kamal Hanmant Naravade, Vimal Anandrao Lokhande and Indumati Sanjay Gaware executed Release Deed dated 17/8/2002 in favour of Shantaram Dinkar Saswade and thereby released and relinquished all their right, title and interest out of the said property. I was supplied original release deed dated 17/08/2002 for my perusal. The said Release Deed is duly registered in the Office of Sub Registrar Shirur, Pune at Sr. No. 3246. Accordingly names of Smt. Chandrabhaga Dinkar Saswade, Kamal Hanmant Naravade, Vimal Anandrao Lokhande and Indumati Sanjay Gaware were deleted from the 7/12 extract of the said property vide Mutation Entry No. 2835. I was supplied original Mutation Entry No. 2835 for my perusal.
- 13) I was informed that Mr. Shantaram Dinkar Saswade along with his sons namely Mr. Chaitanya Shantaram Saswade, Mr. Bhushan Shantaram Saswade, Mr. Ravindra Shantaram Saswade decided to effect partition of their ancestral properties including the said property. Accordingly Mr. Shantaram Dinkar Saswade, Mr. Chaitanya Shantaram Saswade, Mr. Bhushan Shantaram Saswade, Mr. Ravindra Shantaram

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Saswade executed Partition Deed dated 21/01/2011 and thereby partitioned the said property along with other properties. As per the said partition, land admeasuring 0 H. 53 R. out of Gat No. 1384/1 was allotted Mr. Shantaram Dinkar Saswade, land admeasuring 0 H.60 R. was allotted to Mr. Bhushan Shantaram Saswade, land admeasuring 0 H. 60 R. was allotted to Mr. Chaitanya Shantaram Saswade and land admeasuring 0 H. 60 R. was allotted to Mr. Ravindra Shantaram Saswade. Accordingly their names were duly recorded on 7/12 extract of the said property vide Mutation Entry No. 6923. I was supplied original Mutation Entry No. 6923 for my perusal.

14) I was informed that Smt. Sitabai Babanrao Gawari and Smt. Krishnabai Babanrao Gawari executed Release Deed dated 20/10/2012 in favor of Mr. Shantaram Dinkar Saswade, Mr. Bhushan Shantaram Saswade, Mr. Chaitanya Shantaram Saswade and Mr. Ravindra Shantaram Saswade and thereby released and relinquished their right, title and interest in the said property. The said Release Deed is duly registered in the Office of Sub Registrar Talegaon Dhamdhere, Pune at Sr. No. 5729/2012. I was supplied original release deed dated 20/10/2012 for my perusal. Accordingly Mutation Entry No. 8474 was certified to that effect. I was supplied original Mutation Entry No.8474 for my perusal.

15) I was informed that Mr. Shantaram Dinkar Saswade, Mr. Bhushan Shantaram Saswade, Mr. Chaitanya Shantaram Saswade and Mr. Ravindra Shantaram Saswade executed Development Agreement dated 26/12/2012, in favour of Mr. Nandkumar Purshottam Lapalikar, Proprietor of Nandraj Constructions and thereby entrusted development rights of the said property which is more particularly described in the Para 1A hereinabove. The said owners also executed separate Power of attorney dated 26/12/2012 in favour of Mr. Nandkumar Purshottam Lapalikar, proprietor of Nandraj Constructions and thereby authorized him to do various acts deeds and things mentioned therein in respect of said property. The said development agreement and power of attorney is duly registered in the office of Sub- Registrar Talegaon Dhamdhere at Sr. No. 6829/2012 and 6830/2012 respectively. I was supplied original Development Agreement and Power of Attorney dated 21/12/2012 for my perusal.

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- 16) **DEVELOPMENT PERMISSIONS:-** The said Promoter on the basis of above mentioned Development agreement and power of attorney applied to Collector Pune and submitted Building Plan of proposed buildings to be constructed on the said property consisting of various flats and other tenements on ownership basis as contemplated under the provisions of Maharashtra Ownership Flats Act, which is hereinafter referred as "SAID ACT" for sake of convenience only. The said Promoter has also obtained sanction to the said Plan from Collector Pune / Assistant Director of Town Planning vide its order bearing No PMA/NA/SR/65/2013 Dated 20/07/2013. I was supplied original Building Plans and original copy of order dated 20/07/2013 for my perusal.
- 17) **GOVERNMENT MEASUREMENT OF SAID PROPERTY:-** I was informed that the said Promoter has got measured the said property from Taluka Inspector of Land Record of Haveli, Pune vide M.R. No. 5482. I was supplied the said original Measurement Plan dated 10/11/2012 for my perusal.
- 18) **NON AGRICULTURAL PERMISSION:-** I was informed that the said Promoter has also applied for obtaining Non-Agricultural permission to the collector Pune and collector Pune has granted Non-Agricultural permission to the promoter vide its order bearing No.PMA/NA/SR/65/2013 Dated 20/07/2013 and allowed to use Non Agricultural use on the terms and subject to the conditions mentioned therein. I was supplied original order dated 20/07/2013 for my perusal.
- 19) **ZONE:-** The promoter has supplied me original Zone certificate of Gat No. 1384 prepared by authority established under Maharashtra Regional And Town Planning Act for my perusal. After perusal of said Zone certificate, it appears that part of Gat No. 1384/1 is situated in residential zone. I was informed that promoter is carrying out proposed construction in residential area, the said fact is confirmed by Collector Pune / Assistant Director of Town Planning before sanctioning of building plans.
- 20) **APPLICABILITY OF ULC ACT:-** The said property was situated outside the limits of periphery of ULC Act (Repealed) Moreover, the said Act is abolished. Under these circumstances, provisions of ULC Act, (repealed) are not applicable and there is no necessity to obtain permission for development of the said property from concerned Authority.
- 21) I was further informed that no suit or proceedings are pending before any court of law

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in respect of the said property. I was further informed that the said property is not subject matter of any acquisition, requisition or reservation and no notice/s to that effect have been received by the owner till today.

- 22) Adv. Girish C. Shedage has public notice in Daily Prabhat on 21/07/2012 for calling objections, if any to the title of the said owners in respect of the said property. However, till today, I have not received any objection to the said notice in respect of said property from any person.

After perusal of the above-referred documents I am of the opinion that -

- a. Subject to whatever stated above, Mr. Shantaram Dinkar Saswade, Mr. Bhushan Shantaram Saswade, Mr. Chaitanya Shantaram Saswade and Mr. Ravindra Shantaram Saswade the owner of the said property described in Para 1 mentioned hereinabove and title of the Mr. Shantaram Dinkar Saswade, Mr. Bhushan Shantaram Saswade, Mr. Chaitanya Shantaram Saswade and Mr. Ravindra Shantaram Saswade in respect of the said property is clean, clear and marketable.
- b. Subject to whatever stated above, Mr. Nandkumar Purshottam Lapalikar, Proprietor of Nandraj Constructions having its office at 206/207, Om Chambers, 711, Jangali Maharaj Road, Pune, 411 005 has right to carryout development on the said property as per sanctioned building plan of Collector Pune/ Assistant Director Of Town Planning and to sell the tenements constructed thereon to the prospective purchaser/s and to accept sale proceeds thereof.

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ADV. MANESHA PAATIL
M.A., LL.M.
REG.NO.2103/1995



