



Date: 06/03/2020

SEARCH & TITLE REPORT

- A) DESCRIPTION OF THE PROPERTY:-** All that piece or parcel of agricultural land bearing S.No. 69, Hissa No. 1B (Old S.No.69 Hissa No.2/1), admeasuring an area of 00 Hectare = 82 Are i.e. admeasuring 8200 Sq. Mtrs., (including pot kharaba), assessed at Rs. 00 Paise 56 lying, situated and being at Mauje Mundhwa, Taluka Pune City, District Pune, within the Limits of Pune Municipal Corporation and also within the jurisdiction of Sub-Registrar Haveli, Pune and which is bounded as follows:-
- On or towards the East : By Road.
On or towards the West : By S. No. 69 (Part).
On or towards the South : By Road and boundary of Village Hadapsar.
On or towards the North : By S. No. 69/2.

Which is hereinafter referred to as the **SAID PROPERTY** for the sake of convenience only.

- B)** Under the instructions of my clients Mr. Bhushan Vilas Palresha, Mr. Nilesh Vilas Palresha Mr. Jehangir N. Dorabjee and Mr. M. M. Prabhakar V. Prasad, (hereinafter referred to as the **SAID OWNERS** for the sake of convenience only), I have caused searches to be carried out in respect of the said property for the period for last 30 years i.e. from the year 1990 till 06/03/2020. I have taken search for the period 1990 to 2001 from the concern Sub-Registrar Office/s. I have also taken online search for the period 2002 till 06/03/2020, at the official website of IGR Maharashtra of the Sub-Registrar of Assurances Haveli (Pune). I have also perused the Documents as stated in Para 'C' given below supplied to me for my perusal pertaining to the right, title and interest of Mr. Bhushan Vilas Palresha, Mr. Nilesh Vilas Palresha Mr. Jehangir N. Dorabjee and Mr. M. M. Prabhakar V. Prasad, to the said property and have also relied upon certain information given to me by my clients.

- C)** The said owners have supplied to me various information and documents being listed herein below for my investigation and this legal opinion therefore is based on the information and documents supplied to me by Mr. Bhushan Vilas Palresha, Mr. Nilesh Vilas Palresha Mr. Jehangir N. Dorabjee and Mr. M. M. Prabhakar V. Prasad:-

1. Original Mutation Entry No. 1826.

ABHISHEK PHATAK
ADVOCATE



27/13B, Sonai Bungalow,
Lane No. 4, Manmohan
Society, Karvengar,
Pune- 411052.
Mobile No. 9623030099

2. Certified copies of 7/12 extracts of Survey No. 69/2/1 from 1953 to 2003 and of 7/12 extracts of Survey No. 69/1B from 2004 to 2018.
3. Original Mutation Entry NO. 1892.
4. Original Mutation Entry No. 3083.
5. Photocopy of Will dated 26/01/1999.
6. Original Mutation Entry No. 6331.
7. Original Mutation Entry NO. 8220.
8. Certified copy of Sale Deed dated 05/08/2004 executed by Mr. Farzan Rusi Heerjee through his Power of Attorney holder Mrs. Putli Rusi Heerjee in favour of Mrs. Aruna Pravin Lunkad in favour of Mrs. Aruna Pravin Lunkad bearing Registration No. 4797/2004.
9. Original Mutation Entry No. 10726.
10. Certified copy of Deed of Rectification dated 11/10/2004 executed by Mr. Farzan Rusi Heerjee through his Power of Attorney holder Mrs. Putli Rusi Heerjee in favour of Mrs. Aruna Pravin Lunkad bearing Registration No. 6413/2004.
11. Certified copy of Mortgage Deed dated 15/09/2005 executed by Mrs. Aruna Pravin Lunkad in favour of Canara Bank bearing Registration No. 5438/2005.
12. Certified copy of Reconveyance Deed dated 27/05/2009 executed by Canara Bank bearing Registration No. 3204/2009.
13. Certified copy of Deed of Simple Mortgage dated 06/02/2014 executed by Mrs. Aruna Pravin Lunkad along with Payal Pravin Lunkad, Mrugnayana Pravin Lunkad in favour of The Dharampeth Mahila Multi-State Co-op. Society Ltd., Nagpur (M.S.) bearing Registration No. 1319/2014.
14. Certified copy of Reconveyance Deed dated 15/02/2017 executed by The Dharampeth Mahila Multi-State Co-op. Society Ltd. bearing Registration No. 1084/2017.
15. Certified copy of Reconveyance Deed dated 15/02/2017 executed by The Dharampeth Mahila Multi-State Co-op. Society Ltd. bearing Registration No. 1085/2017.
16. Certified copy of Sale Deed dated 15/02/2017 executed by Mrs. Aruna Pravin Lunkad in favour of Mr. Bhushan Vilas Palresha, Mr. Nilesh Vilas Palresha, Mr. Jehangir N. Dorabjee and Mr. M. M. Prabhakar V. Prasad bearing Registration No. 1086/2017.
17. Certified copy of Mutation Entry No. 13773.
18. Original Possession Receipt executed by Mrs. Aruna Pravin Lunkad in favour of Mr. Bhushan Vilas Palresha & others.



19. Original Power of Attorney dated 15/02/2017 executed by Mrs. Aruna Pravin Lunkad in favour of Mr. Bhushan Vilas Palresha & others bearing Registration No. 1087/2017.
20. Certified copy of Deed of Simple Mortgage dated 15/02/2017 executed by Mr. Bhushan Vilas Palresha, Mr. Nilesh Vilas Palresha Mr. Jehangir N. Dorabjee and Mr. M. M. Prabhakar V. Prasad in favour of The Dharampeth Mahila Multi-State Co-op. Society Ltd., Nagpur (M.S.) bearing Registration No. 1088/2017.
21. Copy of Deed of Simple Mortgage dated 15/02/2017 executed by Mr. Jehangir N. Dorabjee, Mr. M. M. Prabhakar V. Prasad, Mr. Bhushan Vilas Palresha and Mr. Nilesh Vilas Palresha in favour of The Dharampeth Mahila Multi-State Co-op. Society Ltd., Nagpur (M.S.) bearing Registration No. 1089/2017.
22. Original Letter dated 15/02/2017 issued by The Dharampeth Mahila Multi-state Co-op. Society Ltd. to Mr. Bhushan Vilas Palresha.
23. Certified copy of Lease Deed dated 09/08/2001 executed by Farzan Rusi Heerjee in favour of Mr. Nana Gopal Mane bearing Registration No. 6346/2001.
24. Original Deed of Surrender of Lease Hold Rights dated 26/02/2020 executed by Mr. Nana Gopal Mane along with Mrs. Ujwala Gopal Mane, Mr. Sagar Nana Mane and Mr. Ajay Nana Mane in favour of Mr. Nilesh Vilas Palresha & another bearing Registration No. 4803/2020.
25. Original Possession Receipt dated 26/02/2020 executed by Mr. Nana Gopal Mane & his family members in favour of Mr. Nilesh Vilas Palresha & another.
26. Original notarized Deed of Transfer dated 27/02/2020 executed by Mr. Nana Gopal Mane & his family members in favour of Mr. Nilesh Vilas Palresha & others.
27. Certified copy of Demarcation Plan bearing M. R. No. 1679/2016
28. Original Zone certificate of Survey No. 69 issued by Pune Municipal Corporation.

D) The history of flow of title of the said property is as follows:-

1. I was informed that, said property was part and parcel of old Survey No. 69/2/1 admeasuring 02 Acre 01 Gunthe situated at Village Mundhwa, Tal:- Haveli, Dist:- Pune.
2. I was informed that, all that piece and parcel of property bearing Survey No. 69, Hissa No. 2/1 admeasuring 02 Acre 01 Gunthe was originally owned by

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Mr. Jehangir Pestanji Hatariya. I was informed that Mr. Jehangir Pestanji Hataria had given application to the revenue authority to record name of his son Mr. Phiroze Jehangir Hataria. Accordingly name of Mr. Phiroz Jehangir Hataria was duly recorded on 7/12 extract of the said property vide Mutation Entry No. 1826. I was supplied original Mutation Entry No. 1826 for my perusal. I was also supplied certified copies of 7/12 extracts of Survey No. 69/2/1 from 1953 to 2003 and of 7/12 extracts of Survey No. 69/1B from 2004 to 2018 for my perusal.

3. I was informed that Mr. Jehangir Pestanji Hataria also executed Gift Deed dated 12/02/1954 in favour of his son Mr. Phiroz Jehangir Hataria and thereby gifted the said property to Mr. Phiroze Jehangir Hataria. I was not supplied original Gift Deed for my perusal. Accordingly effect of said transaction has mutated on record of the said property vide Mutation Entry No. 1892. I was supplied original Mutation Entry NO. 1892 for my perusal.

4. In pursuance of the Weights & Measurements Act 1958 and Indian Coinage Act 1955, the Metric System was implemented to the entire Mundhwa Village and accordingly the area of said S. No. 69/2/1 of Village Mundhwa, i.e. 02 Acre 01 Gunthas, as per Metric conversion was converted into 00 Hectare 82 Ares and the revenue assessment was converted into Rs. 00 – 56 Paisa from the previous assessment of Rs. 01 – 09 Anne – 00 Pai. This has been given effect vide Mutation Entry bearing No. 3083, dated 31/01/1971. I was supplied original Mutation Entry No. 3083 for my perusal.

5. I was informed that, Mr. Phiroze Jehangir Hataria expired on 26/01/1999 without any issues, as he was unmarried. I was informed that, Phiroz Jehangir Hataria during his lifetime executed his last will dated 18/07/1996 and thereby bequeathed the said property to his sister's son Mr. Farzan Rusi Heerjee. I was supplied photocopy of Will dated 26/01/1999 for my perusal. Accordingly name of Mr. Farzan Rusi Heerjee was duly recorded on 7/12 extract of the said property vide Mutation Entry No. 6331. I was supplied original Mutation Entry No. 6331 for my perusal.

6. I was informed that, as per the Order Tahsildar Pune District bearing No. RTS/7/12/Sangan/1438/2004 dated 21/10/2004, Pot Hissas of survey numbers of Village Mundhwa was rectified. The said rectification effected at Village and Revenue Record by Mutation No. 8220 dated 25/10/2004 and



after the certification of the same by Additional Mandal Adhikari Yerwada Old Survey No. 69, Hissa No. 2/1 converted into Survey No. 69, Hissa No. 1B. Accordingly Mutation Entry No. 8220 was certified to that effect. I was **supplied original Mutation Entry NO. 8220 for my perusal.**

7. I was informed that Mr. Farzan Rusi Heerjee through his Power of Attorney holder Mrs. Putli Rusi Heerjee executed Sale Deed dated 05/08/2004 in favour of Mrs. Aruna Pravin Lunkad and thereby sold and conveyed the said property i.e. Survey No. 69/1B total area admeasuring about 00 Hectare 82 Are , Village Mundhwa, Dist-Pune, to Mrs. Aruna Pravin Lunkad. The said Sale Deed is duly registered in the office of sub-Registrar Haveli No. 3, Pune at Sr. No. 4797/2004. **I was supplied certified copy of Sale Deed dated 05/08/2004 for my perusal.** The effect of this sale purchase transaction has been given to the village & revenue office by Mutation Entry dated 03/04/2010, Bearing No.10726 and after the certification of the same by circle officer and order of Tahsildar Pune City dated 26/02/2009, bearing No.HANO/DURUST/ SR/32/10, the name of the purchaser Mrs. Aruna Pravin Lunkad came to be entered on record of rights & Owner-Occupier' column of the said property, i.e. Survey No. 69/1B area admeasuring about 00 Hectare 82 Are Village Mundhwa, Tal. Pune City, Dist-Pune. **I was supplied original Mutation Entry No. 10726 for my perusal.**
8. I was informed that Mr. Farzan Rusi Heerjee through his Power of Attorney holder Mrs. Putli Rusi Heerjee executed Deed of Rectification dated 11/10/2004 in favour of Mrs. Aruna Pravin Lunkad and thereby corrected the description of property. The said Deed of rectification is duly registered in the office of sub-Registrar Haveli No. 3, Pune at Sr. No. 6413/2004. **I was supplied certified copy of Deed of Rectification for my perusal.**
9. I was informed that, Mrs. Aruna Pravin Lunkad executed Deed of Confirmation and Simple Mortgage of Collateral Security on Third Party Security dated 15/09/2005 in favour of Canara Bank and thereby Mortgaged the said property. The said Mortgage Deed is duly registered in the office Sub Registrar Haveli No. 6 Pune at Sr. No. 5438/2005 on 15/09/2005. **I was supplied certified copy of Mortgage Deed dated 15/09/2005 for my perusal.**
10. I was informed that, Mrs. Aruna Pravin Lunkad repaid the entire loan of Canara Bank and therefore Canara Bank has executed Reconveyance of Mortgage dated 27/05/2009 and thereby released the said property. The



said Reconveyance of Mortgage dated 27/05/2009 registered in the office Sub registrar Haveli No. 6 Pune at Sr. No. 3204/2009 on 27/05/2009. I was **supplied certified copy of Reconveyance Deed dated 27/05/2009 for my perusal.**

11. I was informed that, Mrs. Aruna Pravin Lunkad along with Payal Pravin Lunkad, Mrugnayana Pravin Lunkad executed Deed of Simple Mortgage dated 05/02/2014 in favour of The Dharampeth Mahila Multi-State Co-op. Society Ltd., Nagpur (M.S.) and thereby Mortgaged the said property along with other properties owned by them. The said Deed of Simple Mortgage is duly registered in the office Sub Registrar Haveli No. 4 Pune at Sr. No. 1319/2014 on 06/02/2014. I was **supplied certified copy of Deed of Simple Mortgage dated 06/02/2014 for my perusal.**

12. I was informed that, Mrs. Aruna Pravin Lunkad along with Payal Pravin Lunkad, Mrugnayana Pravin Lunkad executed Deed of Simple Mortgage dated 05/02/2014 in favour of The Dharampeth Mahila Multi-State Co-op. Society Ltd., Nagpur (M.S.) and thereby Mortgaged the said property along with other properties owned by them. The said Deed of Simple Mortgage is duly registered in the office Sub Registrar Haveli No. 4 Pune at Sr. No. 1320/2014 on 06/02/2014.

13. I was informed that, Mrs. Aruna Pravin Lunkad, Payal Pravin Lunkad, Mrugnayana Pravin Lunkad repaid the entire loan of The Dharampeth Mahila Multi-State Co-op. Society Ltd., Nagpur (M.S.) and therefore The Dharampeth Mahila Multi-State Co-op. Society Ltd., Nagpur (M.S.) has executed Reconveyance of Mortgage dated 15/02/2017 and thereby released the said property. The said Reconveyance of Mortgage dated 15/02/2017 registered in the office Sub registrar Haveli No. 11 Pune at Sr. No. 1084/2017 on 16/02/2017. I was **supplied certified copy of Reconveyance Deed dated 15/02/2017 for my perusal.**

14. I was informed that, Mrs. Aruna Pravin Lunkad, Payal Pravin Lunkad, Mrugnayana Pravin Lunkad repaid the entire loan of The Dharampeth Mahila Multi-State Co-op. Society Ltd., Nagpur (M.S.) and therefore The Dharampeth Mahila Multi-State Co-op. Society Ltd., Nagpur (M.S.) has executed Reconveyance of Mortgage dated 15/02/2017 and thereby released the said property. The said Reconveyance of Mortgage dated 15/02/2017 registered in the office Sub registrar Haveli No. 11 Pune at Sr.



No. 1085/2017 on 16/02/2017. I was supplied certified copy of
Reconveyance Deed dated 15/02/2017 for my perusal.

15. I was informed that, Mrs. Aruna Pravin Lunkad with the consent of The Dharampeth Mahila Multi-State Co-op. Society Ltd., Nagpur (M.S.) executed Sale Deed dated 15/02/2017 in favour of Mr. Bhushan Vilas Palresha, Mr. Nilesh Vilas Palresha, Mr. Jehangir N. Dorabjee and Mr. M. M. Prabhakar V. Prasad and thereby sold and conveyed the said property i.e. land bearing Survey No. 69 Hissa No. 1B (Old Survey No. 69 Hissa No. 2/1) CTS No. 2051 totally admeasuring 00 Hectare 82 Are i.e. 8200 sq. mtrs. (including Potkharaba), assessed at Rs. 0.56 Paise. The said Sale Deed is duly registered in the office of Sub-Registrar Haveli No. 11, Pune at Serial No. 1086/2017. I was supplied certified copy of Sale Deed dated 15/02/2017 for my perusal. After perusal said Sale Deed, it seems that, Mr. Bhushan Vilas Palresha is having 17% share out of the said property, Mr. Nilesh Vilas Palresha is having 17% share out of the said property and Mr. Jehangir N. Dorabjee is having 50% share out of the said property and Mr. M. M. Prabhakar V. Prasad is having 16% share out of the said property. Accordingly, names of Mr. Bhushan Vilas Palresha, Mr. Nilesh Vilas Palresha, Mr. Jehangir N. Dorabjee and Mr. M. M. Prabhakar V. Prasad were recorded on 7/12 extract of the said property vide Mutation Entry No. 13773. I was supplied certified copy of Mutation Entry No. 13773 for my perusal. I was informed that, Mrs. Aruna Pravin Lunkad also given vacant and peaceful possession of the said property to Mr. Bhushan Vilas Palresha, Mr. Nilesh Vilas Palresha Mr. Jehangir N. Dorabjee and Mr. M. M. Prabhakar V. Prasad. Mrs. Aruna Pravin Lunkad also executed Possession Receipt in favour of Mr. Bhushan Vilas Palresha, Mr. Nilesh Vilas Palresha, Mr. Jehangir N. Dorabjee and Mr. M. M. Prabhakar V. Prasad. I was supplied original Possession Receipt for my perusal.

16. I was informed that, Mrs. Aruna Pravin Lunkad executed Power of Attorney dated 15/02/2017 in favour of Mr. Bhushan Vilas Palresha, Mr. Nilesh Vilas Palresha, Mr. Jehangir N. Dorabjee and Mr. M. M. Prabhakar V. Prasad and thereby authorized them to do various acts, deeds and things in respect of the said property. The said Power of Attorney is duly registered in the office of Sub-Registrar Haveli No. 11, Pune at Serial No. 1087/2017. I was supplied original Power of Attorney dated 15/02/2017 for my perusal.

17. I was informed that, Mr. Bhushan Vilas Palresha, Mr. Nilesh Vilas Palresha Mr. Jehangir N. Dorabjee and Mr. M. M. Prabhakar V. Prasad executed



Deed of Simple Mortgage dated 15/02/2017 in favour of The Dharampeth Mahila Multi-State Co-op. Society Ltd., Nagpur (M.S.) and thereby Mortgaged the said property. The said Deed of Simple Mortgage is duly registered in the office Sub Registrar Haveli No. 11 Pune at Sr. No. 1088/2017 on 16/02/2017. I was supplied certified copy of Deed of Simple Mortgage dated 15/02/2017 for my perusal.

18. I was informed that, Mr. Jehangir N. Dorabjee, Mr. M. M. Prabhakar V. Prasad, Mr. Bhushan Vilas Palresha and Mr. Nilesh Vilas Palresha executed Deed of Simple Mortgage dated 15/02/2017 in favour of The Dharampeth Mahila Multi-State Co-op. Society Ltd., Nagpur (M.S.) and thereby Mortgaged the said property. The said Deed of Simple Mortgage is duly registered in the office Sub Registrar Haveli No. 11 Pune at Sr. No. 1089/2017 on 16/02/2017. I was supplied certified copy of Deed of Simple Mortgage dated 15/02/2017 for my perusal.

19. I was informed that, (1) Original Release Deed dated 15/02/2017 executed by The Dharampeth Mahila Multi-State Co-op. Society Ltd., Nagpur registered at Haveli No. 11, Pune at Serial No. 1084/2017 along with registration receipt and its Index II (2) Original Release Deed dated 15/02/2017 executed by The Dharampeth Mahila Multi-State Co-op. Society Ltd., Nagpur registered at Haveli No. 11, Pune at Serial No. 1085/2017 along with registration receipt and its Index II (3) Original Sale Deed dated 15/02/2017 executed by Mrs. Aruna Pravin Lunkad in favour of Mr. Bhushan Vilas Palresha & others registered in the office of Sub-Registrar Haveli No. 11, Pune at Serial No. 1087/2017 along with registration receipt and its Index II, (4) Original Deed of Mortgage dated 15/02/2017 executed by Mr. Bhushan Vilas Palresha and others in favour of The Dharampeth Mahila Multi-state Co-op. Society Ltd. registered in the office of Sub-Registrar Haveli No. 11, Pune at Serial No. 1088/2017 along with registration receipt and its Index II, (5) Original Deed of Mortgage dated 15/02/2017 executed by Mr. Jehangir Dorabjee & others in favour of The Dharampeth Mahila Multi-state Co-op. Society Ltd. registered in the office of Sub-Registrar Haveli No. 11, Pune at Serial No. 1089/2017 along with registration receipt and its Index II are in custody of The Dharampeth Mahila Multi-state Co-op. Society Ltd. I was supplied original Letter dated 15/02/2017 issued by The Dharampeth Mahila Multi-state Co-op. Society Ltd. to Mr. Bhushan Vilas Palresha for my perusal. After perusal of said letter dated 15/02/2017, it seems that Mr. Bhushan Vilas Palresha & others have



deposited original Sale Deed dated 15/02/2017 along with original receipt and Index II of the said sale deed and other original documents as mentioned hereinabove with The Dharampeth Mahila Multi-state Co-op. Society Ltd, Nagpur.

20. I was informed that Late Farzan Rusi Heerjee during his lifetime executed Lease Deed dated 09/08/2001 through his constituted attorney Mrs. Putli Rusi Heerjee, in favour of one Mr. Nana Gopal Mane and thereby leased out land admeasuring 768 Sq. Fts. out of said property. The said Lease Deed was duly registered in the office of Sub-Registrar Haveli No. 3 at Sr. No. 6346/2001. **I was supplied certified copy of Lease Deed dated 09/08/2001 for my perusal.** After perusal of said Lease Deed dated 09/08/2001 and Deed of Rectification dated 11/10/2004 it seems that, Mr. Farzan Rusi Heerjee rented out land admeasuring 768 sq. fts. and construction thereon to one Mr. Nana Gopal Mane. I was informed that, Mr. Nana Gopal Mane along with Mrs. Ujwala Gopal Mane, Mr. Sagar Nana Mane and Mr. Ajay Nana Mane executed Deed of Surrender of Lease Hold Rights dated 26/02/2020 in favour of Mr. Nilesh Vilas Palresha and Mr. Jehangir Nariman Dorabjee and thereby surrendered their tenancy rights accrued to them by virtue of Lease Deed dated 09/08/2001. The said Deed of Surrender of Lease Hold Rights dated 26/02/2020 is duly registered in the office of Sub-Registrar Haveli No. 10, Pune at Serial No. 4803/2020 on 27/02/2020. **I was supplied Original Deed of Surrender of Lease Hold Rights dated 26/02/2020 for my perusal.** I was informed that, Mr. Nana Gopal Mane along with Mrs. Ujwala Gopal Mane, Mr. Sagar Nana Mane and Mr. Ajay Nana Mane also delivered vacant and peaceful possession of the said premises acquired by them to Mr. Nilesh Vilas Palresha and Mr. Jehangir Nariman Dorabjee. Accordingly, Mr. Nana Gopal Mane & his family members executed Possession Receipt dated 26/02/2020 in favour of Mr. Nilesh Vilas Palresha and Mr. Jehangir Nariman Dorabjee. **I was supplied original Possession Receipt dated 26/02/2020 for my perusal.**

21. I was informed that, Late Farzan Rusi Heerjee in his last Will dated 18/07/1996 mentioned about leasehold rights of Mr. Nana Gopal Mane in the land admeasuring 768 sq. ft. out of said property. Therefore, Mr. Nana Gopal Mane along with Mrs. Ujwala Gopal Mane, Mr. Sagar Nana Mane and Mr. Ajay Nana Mane executed Deed of Transfer dated 27/02/2020 in favour of Mr. Nilesh Vilas Palresha and Mr. Jehangir Nariman Dorabjee and thereby transferred / assigned their tenancy rights accrued to them by virtue

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of Will dated 18/07/1996. The said Deed of Transfer 27/02/2020 is duly notarized in the register of Advocate & Notary Mr. Suresh Shivram Borate. I was supplied Original Deed of Transfer dated 27/02/2020 for my perusal.

22. Thus, Mr. Bhushan Vilas Palresha, Mr. Nilesh Vilas Palresha Mr. Jehangir N. Dorabjee and Mr. M. M. Prabhakar V. Prasad became absolute owners of the said property.

E) GOVERNMENT MEASUREMENT OF SAID PROPERTY:- I was informed that the said Owners have got measured the said property from Superintendent of Land Record, Pune vide M. R. No. 1679/2016. I was supplied certified copy of Demarcation Plan bearing M. R. No. 1679/2016 for my perusal.

F) ZONE:- The said Owners have supplied me original Zone certificate of Survey No. 69 issued by Pune Municipal Corporation for my perusal. After perusal of said Zone certificate, it appears that Survey No. 69 is situated in Residential Zone and Part of Survey No. 69 is affected by 12 mtrs. and 24 mtrs. wide D.P. roads and part of the said Survey No. 69 is also having reservation of S.M.-336-PS-77 as per published plan u/s. 26 of M. R. & T. P. Act 1966.

G) SEARCH, PUBLIC NOTICE AND MISC.

- i. I have also caused online searches to be carried out on the website of IGR Maharashtra of the Sub- Registrar of Assurances Haveli, Pune in respect of the said property and obtained vide Search Receipt No. 1111743997 dated 06/03/2020, for a period commencing from the year 1990 till 06/03/2020. During the searches, save and except the entries mentioned hereinabove, I have not come across an adverse entry evidencing any encumbrances of whatsoever nature in and upon the said property.
- ii. It is clarified that at the specific instructions of my clients, I have not issued any public notice calling for objections and/or claims for the purposes of issuance of this opinion;
- iii. It is clarified that this report is based on the online searches carried out at the Website of IGR Maharashtra of the Sub-Registrar of Assurances Haveli, Pune as stated above and on the documents made available to me.



- iv. It is further clarified for the purposes of issuance of this report, (A) I have assumed (i) the right, constitution, deeds or legal capacity of all persons, natural or artificial to execute the documents mentioned herein, genuineness of all signatures, and authenticity of all documents submitted to me as original, certified or photocopies and have not examined the same, (ii) that all permissions, if necessary have been obtained, (iii) the accuracy and completeness of all the factual representations made in the documents, (iv) that there have been no changes, amendments or modifications to the documents examined by me, (B) I have relied upon the information relating to (i) Lineage and family tree on the basis of the documents made available and information provided to me by my clients, (ii) boundaries of the said Land on the basis of documents provided to me being the title deeds and information provided to me by my clients.

After perusal of the above referred documents, subject to whatever stated hereinabove I am of the opinion that: -

- a) Subject to charge of The Dharampeth Mahila Multi-State Co-op. Society Ltd., Nagpur, Mr. Nilesh Vilas Palresha and Mr. Bhushan Vilas Palresha are the owners of the said property described in Para A above and title of said Owners in respect of the said property is clean, clear and marketable.
- b) Mr. Bhushan Vilas Palresha, Mr. Nilesh Vilas Palresha Mr. Jehangir N. Dorabjee and Mr. M. M. Prabhakar V. Prasad have every right to carryout development on the said property after obtaining requisite permissions from Pune Municipal Corporation and Competent Authorities.

All original papers are returned to the Owners.

ABHISHEK PHATAK
ADVOCATE

MH013075946201920E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
06 Mar 2020	Receipt	Receipt no.: 111743997
Name of the Applicant : Abhishek Pramod Phatak		
Details of property of which document has to be searched : Dist :Pune Village :Mundhava S.No/GTS No/G.No. : 69		
Period of search : From :2002 To :2020		
Received Fee : 475		
The above mentioned Search fee has been credited to government vide GRN no :MH013075946201920E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallan'WithOutReg.php'.		



CHALLAN

Department ID : 841020943
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सरदार चलान 'ड्राइप ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवलेल्या दस्तऐवजासाठी लागू नाही.
 Mobile No. : Not Available

