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Date : 09 04 2016

TITLE OPINION

To,

M/s. Surana Bhansali Natekar
236, Patil Plaza, Final Plot No.493,
Near Sarasbaug, Parvati,
Pune 411 009.

Sub. : Title Opinion in respect of the property bearing
S No.20/3/3, 20/3/5, 20/3/6A, 20/3/9 and 20/3/10A, Mouje
Bavdhan Khurd, Pune.

Sir,

I have investigated the title to the captioned property and I have
to state in my opinion as under :-

1. LIST OF DOCUMENTS GIVEN FOR MY PERUSAL :

- a] Copies of 7/12 extracts
- b] Copies of Mutation Entries
- c] Copy of Demarcation Plan
- d] Copies of Sale Deeds dated 25.09 1996 (8 Nos.)
- e] Copy of order u/s 8(1) dated 04.09.1997 in ULC Case No.456-N
- f] Copy of Judgment dated 14.07.2000 in ULC Case No.1728-SH
(Shri Iqbal Shaikh and others)
- g] Copy of Sale Deed dated 24.08.2000
- h] Copies of 2 Sale Deeds dated 10.04.2001 (S.No.20/3/10A) in
favour of Shri Ulhas R. Gogate (HUF) and Shri Amrut Gogate
- i] Copies of Development Agreements dated 29.08.2001 (8 Nos)
- j] Copy of Confirmation Deed dated 22.12 2003 of Partition Deed
dated 10.08 2002



- k] Copy of Final Decree in Sp. C.S.No.169/72
- l] Copy of Order dated 14.09.1987 in RTS Appeal No.74/83
- m] Copy of Judgment in R.T.S. Revision Appeal Nos.13/83,14/83 and 15/83
- n] Copy of Darkhast bearing No.241/04
- o] Copies of Order dated 14.10.2005 and 16.11.2005 in Darkhast No.241/04
- p] Copy of Judgement dated 07.08.2004 in Sp. Summary Suit No 200/2001
- q] Copy of Public Notice dated 05.09.2005 issued by Shri S.S.Kshirsagar (Advocate)
- r] Copy of Objection of Shri Santosh Ralegaonkar (Adv) dated 23.09.2005
- s] Copy of Reply dated 14.10.2005 of Shri S.S. Kshirsagar
- t] Copy of Declaration dated 12.04.2006
- u] Copy of Power of Attorney dated 12.04.2006
- v] Copy of Deed of Partnership dated 12.04.2006
- w] Copy of Development Agreement dated 25.05.2006 (S.No.20/3/10A)
- x] Copy of Development Agreement dated 26.05.2006 (S.No.20/3/6A)
- y] Copy of Development Agreement dated 30.05.2006 (S.No.20/3/5)
- z] Search Report dated 12.09.2006, 06.03.2009, 27.04.2010, 21.10.2011 and 02.12.2015
- aa] Public Notice issued in Daily Prabhat on 26.04.2006 (S.No.20/3/10A)
- ab] Copy of Affidavit dated 06.02.2007 of Smt. Yamunabai Vede & others
- ac] Copy of Affidavit dated 06.02.2007 of Shri Ramchandra Dagade and others
- ad] Copy of Supplementary Partnership deed dated 11.04.2007
- ae] Copy of Sanctioned Layout plan



- af] Copy of N A order bearing No.PRA/NA/SR/251/2007 dated 18.06.2007
- ag] Copy of Final Decree No.169/72
- ah] Copy of letter bearing No.ULC2207/361/No.61/NAJKADHA2 dated 29.03.2007
- ai] Copy of Judgement dated 03.06.2005 in ULC Case No.507/NA/05
- aj] Copy of Commencement Certificates bearing No. DPO/PLU2/0333/07/1267 dated 25.03.2008, CC/0758/08 dated 04.06.2008, CC/4172/11 dated 02.03.2012, CC/0526/13 dated 22.05.2013 and CC/2881/14 dated 20.12.2014
- ak] Copy of Supplementary Partnership Deed dated 27.09.2008
- al] Copy of building layout plan
- am] Certificate of Registrar of Firms
- an] Copy of Title Opinion dated 08.05.2010 and 07.11.2011
- ao] Copy of Deed of Amendment dated 13.07.2010
- ap] Copy of Deed of Retirement cum Reconstitution dated 17.08.2011
- aq] Copy of Power of Attorney dated 17.08.2011
- ar] Letter of M/s Surana Bhansali Natekar dated 05.04.2016
- as] Copy of Death Certificate of Asha A. Natekar and Arvind Sadashiv Natekar
- at] Copies of Completion Certificate dated 24.11.2011 and 23.03.2012
- au] Copies of Transfer Deed dated 21.05.2012 and 07.07.2014
- av] Copy of Sale Deed dated 05.12.2011 in respect of S No 20/3/6A
- aw] Copy of Sale Deed dated 05.12.2011 in respect of S.No.20/3/10A
- ax] Copy of Sale Deed dated 05.12.2011 in respect of S No.20/3/5

2. DESCRIPTION OF PROPERTY :

All that piece and parcel of land and ground situated within the Registration, Sub-Dist, Taluka Haveli, Dist. Pune and within the limits



of the Pune Municipal Corporation, bearing S No 20/3/3, S No.20/3/5, S.No 20/3/6A, S.No 20/3/9, and S.No.20/3/10A, Mouje Bavdhan Khurd, Pune totally admeasuring 12450 Sq mtrs. and bounded as per the sanctioned plans as follows :-

On or towards the East	By S.No.20/3/1 and S.No 20/3/4
On or towards the South	By S.No 20/3/5
On or towards the West	By Road
On or towards the North	By S.No.20/19

3. I had issued Title Opinions of the captioned property on 09.07.2007, 11.03.2009, 08.05.2010 and 07.11.2011 on perusing the documents mentioned therein. Copies of the documents pertaining to the transactions after the said Title Opinion as stated in Para 1 above are only now shown to me. I am therefore giving this Opinion in furtherance to my Title Opinion dated 07.11.2011 and relying on the same.

4. S.No.20/3/3:

- a] It is seen from the 7/12 extract that the land bearing S.No.20/3/3 admeasuring an area of 88 Are since prior to 1965 was held by Shri Dattu Dagadu Dagade and Shri Uttam Tukaram Dagade (HUF), each was seen to be holding 8 anna share therein.
- b] It appears from the Mutation Entry bearing No.2263 dated 03.04.1980 that Shri Uttam Tukaram Dagade expired on 31.05.1974 leaving behind him sons- Dilip, Vilas, Sunil, and Nitin and widow- Smt. Subhadrabai, brothers Shri Sonaba and Murali as his only heirs. As the children of Uttam were minors the name of their mother Subhadrabai as their guardian was mutated in the revenue records. Smt. Subhadra, Shri Sonaba and Shri Murali were each seen to be holding equal share in the said land.



- c] It appears from the Mutation entries bearing Nos.1596 and 1597, both dated 08.04.1987, that by a sale deed dated 13.02.1987 the aforesaid Smt. Subhadrabai (Sundrabai) Uttam Dagade and others along with Shri Dattoba Dagadu Dagade and other had sold their respective shares in the said land to Shri Ramesh M. Nimhan and Shri Ananda Damu Khanekar. However it appears from the Mutation Entry bearing No.1665 dated 23.02.1988 that by mistake, the Agreement of Sale dated 13.02.1987 were mentioned as sale deeds in the Mutation Entries bearing Nos.1596 and 1597. The said mistake was rectified and the names of the said Shri Nimhan and Shri Khanekar were mutated in the other rights column instead of the holders column of the 7/12 extract of the said land.
- d] It is seen from the Mutation Entry bearing No.1697 dated 11.08.1988 that by a Sale Deed dated 27.07.1988 which is registered at the Office of the Sub Registrar Maval at Serial No.600/88,(1) Smt. Subhadrabai Uttam Dagade (for self and as guardian of minor children Sunil and Nitin), (2) Shri Dilip Uttam Dagade, (3) Shri Maruti Tukaram Dagade, (for self and as guardian of minor children Sangeeta, Gorakh, Jyoti and Pramod), (4) Shri Sonaba Tukaram Dagade (for self and as guardian of minor children Nandu, Savita and Chandrakant) and (5) Smt. Janabai Tukaram Dagade, sold and conveyed their one half share in the land bearing S.No.20/3/3, to Shri Ramesh Mahadu Nimhan and Shri Ananda Damu Khanekar. By the said sale deed the names of the said purchasers were mutated in the 7/12 extract of the said land as holders of one half share by Mutation Entry No.1697.
- e] Vide another sale deed dated 27.07.1988 which is registered at the Office of the Sub Registrar Maval at Serial No.601/88, Shri Dattu alias Dattoba Dagadu Dagade, along with his sons- Nathu, Shahaji, Vithal, Pandurang and Punadalik sold and conveyed their share in the land bearing S.No.20/3/3 to Shri



Ramesh Mahadu Nimhan and Shri Ananda Damu Khanekar. By the said sale deed the names of the said purchasers were mutated in the 7/12 extract of the said land as holders of one half share by Mutation Entry No.1698 dated 11.08.1988.

- f] Shri Ananda Damu Khanekar expired on 06.09.1994 leaving behind him mother- Geetabai, widow- Ratnabai, son- Amit, daughters - Aparna and Sonali as his only heirs. As the aforesaid children were minors the name of only Ratnabai for self and as guardian of her minor children was mutated in the 7/12 extract of S.No.20/3/3 to the share of Late Ananda Khanekar by Mutation Entry bearing No.2423 dated 24.07.1995.
- g] By a sale deed dated 25.09.1996 which is registered at the Office of the Sub Registrar Mulshi (Paud) at Serial No.4389/96, Shri Ramesh Mahadeo Nimhan along with Smt. Ratnabai Ananda Khanekar (for self and as guardian of minor children Amit, Aparna and Sonali) along with Smt. Geetabai Damu Khanekar with due consent of Shri Jyotiba Damu Khanekar, Dharmendra Khanekar and Hemant Balkrishna Jadhav sold and conveyed an area admeasuring 10 Are bearing Plot No.2, out of S No 20/3/3, along with 1/8th undivided share (admeasuring 1 Are) in the land under the road to Shri Sunil Jamun Daswani. It is seen from the remark of the Sub Registrar made in the sale deed that the said land was designated in the agricultural zone as per the Zone Certificate submitted with the sale deed. By the said sale deed the name of Shri Sunil Jamun Daswani was mutated in the 7/12 extract of S No.20/3/3, as holder of 10 Are, vide Mutation Entry bearing No.2758 dated 02.12.1996.
- h] The aforesaid Shri Ramesh Nimhan and others further sold and conveyed portions of S.No.20/3/3, each admeasuring 10 Are along with undivided share in the land under the road by various sale deeds all dated 25.09.1996 which were registered at the Office of the Sub Registrar Mulshi (Paud) to various persons as under:-



<u>Name</u>	<u>Reg.No.</u>	<u>M.E.No.</u>	<u>Plot No.</u>
a) Anil Daswani	4390/96	2759	3
b) Sudhir Natekar	4391/96	2760	4
c) Arvind Natekar	4392/96	2761	5
d) Sachin Natekar	4393/96	2762	6
e) Anirudha Natekar	4394/96	2763	7
f) Ashitosh Natekar	4395/96	2764	8
g) Jamun Daswani	4396/96	2765	1

The names of the said Purchasers were mutated in the Revenue Records as holders of their respective portions vide the aforesaid Mutation Entries all dated 02.12.1996. The receipts of the unpaid purchase price were subsequently registered by the parties to the aforesaid sale deeds.

- i] By a Deed of Confirmation dated 22.10.1996, which is registered at the Office of the Sub Registrar Mulshi at Serial No.4736/96, Shri Jeevan Damu Khanekar (i.e. the brother of deceased Ananda Khanekar) also confirmed the aforesaid sale deeds.
- ii] On the said land being designated in the residential zone, the aforesaid Arvind Natekar and 7 others along with some other persons including the owners of S.No.20/3/9 had jointly filed statement u/s 6(1) of the Urban Land (Ceiling and Regulation) Act 1976, thereby declaring their respective holding of urban or urbanisable land. The Competant Authority vide Order u/s 8(1) in ULC Case No.456-N dated 04.09.1997, held the provisions of the said Act as not being applicable to the said land and S.No.20/3/9, as per the decision given by the Hon'able Supreme Court in the case of Atia Begum vs. State of UP.
- k] It appears from the copy of the Partnership deed dated 10.02.1999, that (1) Shri Arvind Natekar, (2) Shri Sachin Natekar, (3) Shri Anirudha Natekar, (4) Shri Ashitosh Natekar, (5) Shri Sudhir Natekar, (6) Shri Jamun Daswani, (7) Shri Sunil Natekar, (8) Shri Anil Daswani (9) Shri Henri Lobo and (10)



Miss Ganier Lobo formed a Partnership firm under the name of M/s Natekar Daswani Lobo Associates.

- i] By separate development Agreements all dated 29.08.2001 which are registered at the Office of the Sub Registrar Mulshi (Paud), each of the aforesaid 8 owners entrusted their respective portions in the land bearing S No 20/3/3 along with the undivided share in the land under the road to M/s Natekar Daswani Lobo Associates for the purpose of development and carrying out a scheme of ownership flats thereon as under :-

<u>Name</u>	<u>Registration No.</u>
a) Sachin Natekar	5697/01
b) Arvind Natekar	5698/01
c) Anil Daswani	5700/01
d) Jamun Daswani	5699/01
e) Anirudha Natekar	5701/01
f) Sudhir Natekar	6526/01
g) Ashitosh Natekar	7508/01
h) Sunil Daswani	6527/01

- m] By the aforesaid Agreements M/s Natekar Daswani Lobo Associates became entitled to develop the land bearing S.No.20/3/3 admeasuring an area of 88 Are.
- n] It appears from the copy of the Certificate of Registrar of Firms and Deed of Partnership dated 12 04 2006 and from the Deed of Declaration dated 12.04.2006 that Shri Jamun T. Daswani, Shri Sunil Daswani and Shri Anil Daswani along with Mr. Henry Lobo, Ms Canice Lobo retired from the firm M/s Natekar Daswani Lobo and Associates, the said firm was reconstituted and Shri Jaiprakash Surana, Shri Prasanna Surana, Shri Shirish Bhansali, Shri Sujay Bhansali and Ramkuwar K. Bhansali were admitted as partners. The retiring partners of the firm M/s Natekar Daswani Lobo and Associates who are also owners of their respective portions as mentioned above, executed a Power of Attorney on 12 04 2006, which is registered at the Office of



the Sub Registrar Haveli No XIV at Serial No.2892/2006, in favour of Shri Arvind Natekar, Shri Sachin Natekar, Shri Jayprakash Surana, Shri Prassana J. Surana and Shri Shirish Kundanlal Bhansali. The said owners by a Declaration dated 12.04.2006 confirmed the terms of the Development Agreements as well as the Confirmation Deed dated 05.04.2006 and declared the same to be valid and subsisting in all respects.

By a Supplementary Partnership Deed dated 11.04.2007, an additional partner Mrs. Saroj Surana, was inducted and the said firm was re-constituted under the name of M/s Surana Bhansali Natekar. It is seen from the Supplementary Partnership Deed dated 27.09.2008 and Deed of Amendment dated 13.07.2010 that one of the partners- Shri Arvind Sadashiv Natekar had expired on 26.09.2008 and all the remaining partners decided to carry on the business of the firm under the same name by reconstituting the profit sharing ratio as mentioned therein with effect from 27.09.2008. Parties accordingly executed the above stated Supplementary Partnership Deed dated 27.09.2008.

- o] It appears from the Mutation Entry bearing No.4371 dated 17.12.2004 that Shri Sudhir Sadashiv Natekar expired on 04.10.2002, leaving behind him widow- Neela and sons - Paresh and Harshad as his only heirs. The names of the said heirs have been mutated to the share admeasuring 11 Are of Late Sudhir Natekar by Mutation Entry No.4371.
- p] It is seen from the Deed of Supplementary Partnership Deed dated 11.04.2007 that after the demise of Sudhir Natekar, Shri Paresh Sudhir Natekar had been admitted as a partner of "M/s Surana Bhansali Natekar".

Thereafter by a Deed of Retirement cum Re-constitution dated 17.08.2011, Shri Paresh Sudhir Natekar retired from the firm M/s Surana Bhansali Natekar with effect from 17.08.2011. It is seen from the copy of the Power of Attorney that the heirs of



late Sudhir Natekar confirmed having received the entire consideration of the land from M/s Surana Bhansali Natekar for grant of development rights of their share in the said land. Smt. Neela Sudhir Natekar, Shri Paresh S. Natekar and Shri Harshad Natekar executed a Power of Attorney dated 17.08.2011 which is registered at the Office of the Sub-Registrar Haveli No.17 at Serial No.9092/2011 in favour of the partners of the firm for the purpose of conveyance of their share and all other allied works.

- q] It appears from the copy of the Judgement in Sp. Summery Suit No.200/01 and other documents, that Shri Anilkumar Popatlal Bamb had filed suit for recovery of the amount advanced to Shri Arvind Natekar against a portion of the property bearing S.No.20/3/3. The said suit was decreed in favour of Shri Bamb. The said Shri Bamb had filed Execution Proceeding bearing Sp. Darkhast No.241/04 against Shri Natekar. The said matter was settled out of Court. The Decree Holder Shri Bamb accepted the amount by way of full and final settlement and hence had filed application that he did not want to proceed with the darkhast. In pursuance thereof by Order dated 09.03.2007 the attachment order dated 07.02.2005 was set aside and the attached property was released.
- r] As mentioned in Clause No.4(n) above and as seen from the Mutation Entry No.5733 dated 16.09.2014 and the Death Certificate that Shri Arvind S. Natekar expired on 26.09.2008 and Smt. Asha A. Natekar had expired on 01.05.2010, leaving behind them sons – Sachin, Aniruddha and Ashitosh as their only heirs. The names of the said sons were mutated in the 7/12 extract of S.No.20/3/3 and 20/3/9 as holders thereof by the said mutation entry.

5. S.No.20/3/5 admeasuring 3 Are :

- a] The land bearing S No 20/3/5 admeasuring an area of 8 Are since prior to 1960 was held by Shri Dharma Kanhu Vede. The



said Shri Dharma Vede had filed application in the year 1963-64 for getting the name of his eldest son - Narayan D. Vede mutated in the 7/12 extract of the said land. Accordingly the name of Shri Dharma Vede was deleted and the name of Shri Narayan Vede was mutated in the 7/12 extract vide Mutation Entry bearing No.829 dated 13.08.1967.

- b] The entry of the said land being reserved/acquired for the national Highway No.4 was made in the other rights column of the 7/12 extract vide Mutation Entry bearing No.1008.
- c] Thereafter vide application made by Shri Nivruti Dharma Vede his name was mutated in the 7/12 extract of S.No.20/3/5 as holder of 8 anna share vide Mutation Entry bearing No.1321 dated 28.06.1980.
- d] It appears from the copy of the Final Decree in Sp.C S.No.169/72 that Shri Nivruti Dharma Vede had filed suit for share in the joint family properties of his father. It is further seen from the Final Decree that pending the said dispute Shri Dharma Vede had expired on 24.03.1988, leaving behind him sons - Narayan and Nivruti and daughters - Aruna Chandrakant Pawar, Kausalya Changdeo Kamthe, Gaubai Bhagwan Mathphod, Deubai Pandharinath Pokale, Chindhabai Kisanlal Kalokhe and heirs of deceased daughter Shewantabai Shankar Satpute as his only heirs.

The said suit was decreed in favour of Shri Nivruti on 27.01.1982, wherein he was awarded 7/18th share in the suit lands. Vide Order dated 07.10.1986, the said Decree was ordered to be sent to the Collector for effecting the partition.

The said suit was compromised and a Compromise Purshis to that effect was filed on 27.08.1999 in Court. In the said Compromise the lands bearing S Nos.20/2/1, 20/3/5, 20/3/1, 20/3/12B, 20/3/9 and S No 59/2/2, were given to the share of Shri Narayan Vede and his sons. The aforesaid sisters out of love and affection for their brothers had released and



relinquished their respective rights in all the said lands in favour of their brothers. In pursuance thereof the name of Nivrutti was deleted from the 7/12 extract of S.No.20/3/5.

- e] It was alleged by the said Shri Narayan Vede that Nivrutti Dharma Vede in the meantime had thereafter sold portions of the said land to Shri N. M. Birdi by sale deeds dated 04.09.1990. By the said sale deeds the names of the aforesaid purchasers had been mutated in the 7/12 extract vide Mutation Entry bearing Nos.1337 dated 07.12.1990.

Shri Narayan Vede had filed objection for the said name of Shri Birdi for S.No.20/3/5 and Shri M.M.Gokhale for S.No.20/3/9 to be mutated in the 7/12 extracts. Shri Narayan Vede contended that the lands were in his possession and he was not served any notice by the concerned Talathi. The matter was sou-moto taken for revision u/s 257 of the Maharashtra Land Revenue Code. In the said matter the Asst. Collector vide Order dated 16.05.1983 ordered for the Mutation Entries bearing Nos.1321, 1336 and 1337 to be set aside.

Against the said Order Shri Gokhale and Shri Birdi had filed RTS Appeal No.74/83. The said appeal was dismissed by the Additional Collector Pune vide Order dated 14.09.1987 as the Appellants failed to remain present. On the basis thereof the Mutation Entries bearing Nos.1321, 1336 and 1337 were finally cancelled.

- f] It appears from the Mutation Entry No.2195 dated 17.02.1993 that the lands for the National High Way No.4 had been acquired and the areas in respect thereof had been deleted from the 7/12 extracts. However the entry of the said acquisition continued to appear in the revenue records and the same was deleted vide Mutation Entry bearing No.2195.
- g] Shri Narayan Dharma Vede expired on 23.03.2000, leaving behind him sons - Baban, Namdeo, Prakash, Satish, widow - Smt. Shantabai and daughter - Mrs. Suman Baban Kate as his



only heirs. The names of the said heirs were mutated in the 7/12 extract vide Mutation Entry bearing No.3657 dated 05.06.2000.

- h] It appears from the Mutation Entries bearing No.3658 and 3659 dated 05.06.2000, that Shri Narayan Dharma Vede by a registered sale deed had sold an area of 2.5 Are each to Shri Avinash Vishnu Joshi and Mrs. Aparna Mahesh Joshi. The entry to that effect was made in the Revenue Records vide Mutation Entry bearing No.1502. However by mistake the portion purchased had been mentioned as 2 Are. The said mistake was accordingly rectified whereby the portions sold bearing S.No.20/3/5/2 and S.No.20/3/5/3 were shown to be 2.5 Are each, while the portion admeasuring 1 Are along with pot kharaba 2 Are remaining with the owners continued to bear S.No.20/3/5.
- i] It appears from the Partition Deed dated 22.12.2003 and Mutation Entry bearing No.4272 dated 18.05.2004 that (1) Shri Namdeo Narayan Vede, (2) Shri Prakash Narayan Vede, (3) Yamunabai Baban Vede, (4) Vikas Baban Vede, (5) Shantabai Narayan Vede and (6) Satish Narayan Vede had got executed a Partition Deed on 10.08.2002 between Smt. Shantabai Narayan Vede, Shri Namdeo Narayan Vede, Shri Prakash Narayan Vede, Shri Satish Narayan Vede, Shri Vikas Baban Vede and Mrs. Yamunabai Baban Vede on one hand and Shri Baban Narayan Vede, Mrs. Sushila Baban Vede, Shri Dyaneshwar Baban Vede and Shri Pandharinath Baban Vede on the other side, partitioned all the lands between them. The Partition Deed was registered by a Deed of Confirmation dated 22.12.2003 which is registered at the Office of the Sub-Registrar Mulshi at Serial No.1253/04 on 04.03.2004. In the said partition share of Baban and his second wife Sushila and their sons Pandharinath and Dyaneshwar were separated and they were given some other land. On the basis of the said document the name of Shri Baban was deleted from the 7/12 extract of S.No.20/3/5. I am orally informed that the



aforesaid Mrs. Sushila is the second wife of Shri Baban and the aforesaid Shri Dyaneshwar and Pandharinath are her sons.

- j] By a Development Agreement dated 30.05.2006, which is registered at the office of the Sub Registrar Haveli No.II at Serial No.4387/06 (1) Smt. Yamunabai Baban Vede, (2) Shri Vikas Baban Vede, (3) Shri Namdeo Narayan Vede, (4) Shri Prakash Narayan Vede, (5) Shri Satish N. Vede, (6) Smt. Shantabai N. Vede & Smt. Suman Baban Kate entrusted to M/s. Surana Bhansali Natekar the portion admeasuring 3 Are out of S.No.20/3/5 for the purpose of development and carrying out a scheme of ownership flats thereon.
 - k] It is seen from the copy of the development agreement dated 30.05.2006 and Affidavit dated 06.02.2007 of Mrs. Yamunabai Vede and others, that the holding of the owners of urban land is within the prescribed limits of the Urban Land (Ceiling and Regulation Act)1976 and this opinion is given relying thereon.
 - l] By a Sale Deed dated 05.12.2011 which is registered at the Office of the Sub Registrar Haveli No.II at Serial No.11353/2011, Smt. Yamunabai Baban Vede along with Shri Vikas Baban Vede, Shri Namdeo Narayan Vede, Shri Satish Narayan Vede, Smt. Shantabai Narayan Vede and Smt. Suman Baban Kale sold and conveyed to M/s Surana Bhansali Natekar the land bearing S.No.20/3/5 admeasuring an area of 3 Are.
6. S.No.20/3/6A admeasuring 1.5 Are :
- a] The land bearing S.No.20/3/6, Mouje Bavdhan Khurd, Pune admeasuring an area of 28 Are since prior to 1965 belonged to Shri Namdeo Maruti Dagade.
 - b] By various sale deeds the said Shri Namdeo Maruti Dagade along with Shri Ramchandra Namdeo Dagade, Laxman Maruti Dagade, Kisan, Vishwanath, Sudam and Baban Laxman Dagade sold portions of the land bearing S No 20/3/6 to various persons.



The entries of the said sale deeds were made in the 7/12 extract vide Mutation Entries bearing Nos.1473, 1474, 1475, 1476, 1477, 1478, 1479 and 1480. By the said sale deeds only a portion admeasuring 1.5 Are bearing S.No 20/3/6/1, remained in the name of the said Owners.

- c] Shri Namdeo Maruti Dagade expired on 30.1.1995 leaving behind him sons- Narayan, Ramchandra, daughters- Chandrabhaga Bapu Ghavde and Sunanda Raghunath More and brother Laxman as his only heirs. The names of the said heirs were mutated in the 7/12 extract vide Mutation Entry bearing No.2417 dated 17.06.1995
- d] It is seen from the Mutation Entry bearing No 2540 dated 02.04.1996 that all the lands held jointly by Shri Narayan Dagade and his brother Laxman were partitioned between them. In the said partition the land bearing S.No 20/3/6/1 was given to the share of Shri Ramchandra Namdeo Dagade. The said sisters had given consent for the said partition before the Tahasildar. On the basis of the Order of the Tahasildar bearing No.Zamin/Vibhajan/SR/15/96 dated 13.03.1996 the entry of the said partition was made in the revenue records. By Mutation Entry bearing No 2540 dated 02.04.1996 the name of only Shri Ramchandra was retained in the 7/12 extract and the names of the brother and sisters were deleted from the 7/12 extract.
- e] The land bearing S.No.20/3/6/1 was thereafter given S.No.20/3/6/A. However the mutation entry in respect thereof has not been given for my perusal.
- f] By an Agreement of Development dated 26.05.2006 which is registered at the Office of the Sub-Registrar Haveli No II at Serial No 3773/06, Shri Ramchandra Namdeo Dagade, along with Mrs. Nirmala Shrihari Jadhav and Mrs. Mangal Tanaji More entrusted to M/s Surana Bhansali Natekar the rights of development in respect of the property bearing S.No.20/3/6A admeasuring 1.5 Are



- g] It is seen from the copy of the Development agreement dated 26.05.2006 and the Affidavit of Shri. Ramchandra Dagade and others, that their holding of Shri Ramchandra Namdeo Dagade and others does not exceed the limits prescribed by the Urban Land (Ceiling and Regulation) Act, 1976.
- h] By a Deed of Sale dated 05.12.2011 which is registered at the Office of the Sub-Registrar Haveli No.II at Serial No.11355/2011, Shri Ramchandra Namdev Dagade along with Mrs. Nirmala Shrihari Jadhav and Mrs. Mangala Tanaji More sold and conveyed the land bearing S No 20/3/6A admeasuring 1.5 Are to M/s Surana Bhansali Natekar. By the said Sale Deed the name of the said firm was mutated in the 7/12 extract of the said land vide Mutation Entry No.5438 dated 09.12.2011.

7. S.No.20/3/9 admeasuring 14 Are :

- a] The land bearing S No 20/3/9, admeasuring 24 Are since prior to 1960, was held by Shri Dharma Kanhu Vede. The said Shri Dharma Vede had filed application in the year 1963-64 for getting the name of his eldest son - Narayan D. Vede mutated in the 7/12 extract of the said land. Accordingly the name of Shri Dharma Vede was deleted and the name of Shri Narayan Vede was mutated in the 7/12 extract vide Mutation Entry bearing No.829 dated 13.08.1967.
- b] The entry of the said land being reserved/acquired for the national Highway No.4 was made in the other rights column of the 7/12 extract vide Mutation Entry bearing No.1008.
- c] Thereafter vide application made by Shri Nivruti Dharma Vede his name was mutated in the 7/12 extract of S.No.20/3/9 as holder of 8 anna share vide Mutation Entry bearing No.1321 dated 28.06.1980.
- d] It appears from the copy of the Final Decree in Sp.C.S No.169/72 that Shri Nivruti Dharma Vede had filed suit



for share in the joint family properties of his father. It is further seen from the Final Decree, that pending the said dispute Shri Dharma Vede had expired on 24.03.1988, leaving behind him sons - Narayan and Nivruti and daughters - Aruna Chandrakant Pawar, Kausalya Changdeo Kamthe, Gaubai Bhagwan Mathphod, Deubai Pandharinath Pokale, Chindhabai Kisanlal Kalokhe and heirs of deceased daughter Shewantabai Shankar Satpute as his only heirs.

The said suit was decreed in favour of Shri Nivruti on 27.01.1982, wherein he was awarded 7/18th share in the suit lands. Vide Order dated 07.10.1986, the said Decree was ordered to be sent to the Collector for effecting the partition.

The said dispute was compromised and a Compromise Purshis to that effect was filed on 27.08.1999 in Court. In the said Compromise the lands bearing S.Nos.20/2/1, 20/3/5, 20/3/1, 20/3/12B, 20/3/9 and S.No.59/2/2, were given to the share of Shri Narayan Vede and his sons. The aforesaid sisters out of love and affection for their brothers had released and relinquished their respective rights in all the said lands in favour of their brothers and confirmed that they had no interest and claim in the said lands. In pursuance thereof the name of Nivrutti was deleted from the 7/12 extract of S No 20/3/9.

- e] It is seen from the sale deed dated 24.08.2000 and Order in RTS Revision Applications Nos. 13 to 15/1983 dated 16.05.1983 as under:

That Shri Nivrutti Dharma Vede had claimed one half share in the said land and in pursuance thereof had sold and conveyed his share in the said land to Shri S N Birdi and Shri SS Gokhale by a sale deed dated 23.06.1980 which was registered at Serial No 1431/80. Shri Narayan Dharma Vede had also conveyed his one half share in the said land to the aforesaid Shri Birdi and Shri Gokhale by another sale deed dated 04.08.1983.



By the said alleged sale deeds the names of the aforesaid purchasers had been mutated in the 7/12 extract vide Mutation Entry bearing Nos 1321 dated 28.06.1980 and 1337 dated 07.12.1990.

Shri Narayan Vede had filed objection for the mutation of the said name of Shri Birdi for S.No.20/3/5 and Shri M.M.Gokhale for S.No.20/3/9 in the 7/12 extracts. Shri Narayan Vede contended that the lands were in his possession and he was not served any notice by the concerned Talathi. The matter was sou-moto taken for revision u/s 257 of the Maharashtra Land Revenue Code. In the said matter the Asst. Collector vide Order dated 16.05.1983 ordered for the Mutation Entries bearing Nos 1321, 1336 and 1337 to be set aside and names of the original owners to be remutated.

Against the said Order Shri Gokhale and Shri Birdi had filed RTS Appeal No 74/83. The said appeal was dismissed by the Additional Collector Pune vide Order dated 14.09.1987. On the basis thereof the Mutation Entries bearing Nos 1321, 1336 and 1337 were finally cancelled. (The Mutation Entry No 1336 is regarding some other land). I am informed that thereafter the said Shri Birdi and Shri Gokhale did not contest the matter and did not raise any claim in the said lands.

It appears from the Mutation Entry bearing No 1925 dated 20.03.1991 that in pursuance of the said Order of the Assist. Collector Pune the name of Shri Nivrutti Dharma Vede mutated vide Mutation Entry bearing No 1321 was deleted. The names of Shri S.S. Gokhale and Shri Birdi, mutated vide Mutation Entries Nos 1336 and 1337 were also deleted.

- f] It appears from the Mutation Entry No.2195 dated 17.02.1993 that the lands for the National High Way No.4 had been acquired and the areas in respect thereof had been deleted from the 7/12 extracts. However the entry of the said acquisition continued to



- appear in the revenue records and the same was deleted vide Mutation Entry bearing No 2195.
- g] Shri Narayan Dharma Vede expired on 23.03.2000, leaving behind him sons - Baban, Namdeo, Prakash, Satish, widow - Smt. Shantabai and daughter - Mrs. Suman Baban Kate as his only heirs. The names of the said heirs were mutated in the 7/12 extract vide Mutation Entry bearing No.3657 dated 05.06.2000.
- h] It appears from the Confirmation Deed dated 22.12.2003 and Mutation Entry bearing No.4272 dated 18.05.2004 that Smt. Shantabai Narayan Vede, Shri Namdeo Narayan Vede, Shri Prakash Narayan Vede, Shri Satish Narayan Vede, Shri Vikas Baban Vede and Mrs. Yamunabai Baban Vede on one hand and Shri Baban Narayan Vede, Mrs. Sushila Baban Vede, Shri Dyaneshwar Baban Vede and Shri Pandharinath Baban Vede on the other side, partitioned all the lands between them on 01.08.2002 and had executed the said document. The Partition Deed was registered by a Deed of Confirmation dated 22.12.2003 which is registered at the Office of the Sub-Registrar Mulshi at Serial No.1253/04 on 04.03.2004. In the said partition share of Baban and his second wife Sushila and their sons Pandharinath and Dyaneshwar were separated and they were given some other land. On the basis of the said document the name of Shri Baban was deleted from the 7/12 extract of S.No.20/3/5.
- i] Pending the abovementioned litigation, the said Shri Birdi and Shri Gokhale in turn had sold the said land to Shri Kewal Duggal. As mentioned above the dispute between Shri Narayan and Shri Nivrutti was compromised in court by which the said property was given to the share of Shri Narayan Dharma Vede. Shri Narayan had expired thereafter on 23.3.2000. The Owners i.e. the heirs of Narayan had stated that Shri Narayan had not executed any such sale deed of his share in the said land, which



fact was disputed by Shri Kewal Duggal. The said dispute was agreed to be compromised and the said owners along with Shri Duggal agreed to convey the said land to M/s Natekar Daswani Lobo Associates.

- j] By a Sale Deed dated 24.08.2000, which is registered at the office of the Sub Registrar Mulshi at Serial No.4072/2000 (1) Shri Baban Narayan Vede (for self and as Karta of his HUF) , (2) Shri Namdeo Narayan Vede (for self and as Karta of his HUF), (3) Shri Prakash Narayan Vede (for self and as Karta of his HUF), (4) Shri Satish N. Vede (for self and as Karta of his HUF), (6) Smt. Shantabai N. Vede & Smt. Suman Baban Kate along with Shri Kewal Duggal through his constituted Attorney sold and conveyed the land bearing S.No.20/3/9 to M/s. Natekar Daswani Lobo Associates. By the said sale deed the name of the said firm was mutated in the revenue records as holder of the said land vide Mutation Entry bearing No.3834 dated 10.04.2001.
- k] It appears from the copy of the Certificate of Registrar of Firms and Deed of Partnership dated 12.04.2006 and from the Deed of Declaration dated 12.04.2006 that Shri Jamun T. Daswani, Shri Sunil Daswani and Shri Anil Daswani along with Mr. Henry Lobo, Ms. Canice Lobo retired from the firm M/s Natekar Daswani Lobo and Associates, the said firm was reconstituted and Shri Jaiprakash Surana, Shri Prasanna Surana, Shri Shirish Bhansali, Shri Sujay Bhansali and Ramkuwar K. Bhansali were admitted as partners. The retiring partners of the firm M/s Natekar Daswani Lobo and Associates who are also owners of their respective portions as mentioned above, executed a Power of Attorney on 12.04.2006, which is registered at the Office of the Sub Registrar Haveli No XIV at Serial No.2892/2006, in favour of Shri Arvind Natekar, Shri Sachin Natekar, Shri Jayprakash Surana, Shri Prassana J. Surana and Shri Shirish Kundanlal Bhansali. The said owners by a Declaration dated 12.04.2006 confirmed the terms of the Development Agreements



dated 15.04.1988, which is registered at the office of the Sub-Registrar Maval at Serial No.1652/88. By the said Sale Deed the names of Shri Iqbal Shaikh and others were mutated in the 7/12 extract as holders of S.No.20/3/10A vide Mutation Entry No 1704 dated 20.10.1988. It is seen from the said mutation entry that the said purchasers were agriculturist. However the copy of the said sale deed has not been given for my perusal.

- d) Shri Iqbal Shaikh and others had filed their statement u/s 6(1) of the Urban Land (Ceiling and Regulation) Act, 1976. The Competent Authority vide order u/s 8(4) dated 14.07.2000 in ULC Case No.1728-SH had held the provisions of the said Act as not being applicable to the said land on the basis of the decision given by the Supreme Court in the case of Atia Begum vs. State of U.P.
- e) It is seen from the sale deed that by a Sale Deed dated 10.04.2001 which is registered at the office of the Sub-Registrar Mulshi at Serial No.2007/01, Shri Iqbal A. Shaikh & 2 others sold and conveyed a portion admeasuring 9 Are on the western side out of the total area of 18 Are to Shri Ulhas Ramchandra Gogate (HUF). By the said sale deed the name of Ulhas Gogate was mutated in the 7/12 extract as holder of 9 Are vide Mutation Entry bearing No.3846. However copy of the said mutation entry is not given for my perusal and this Opinion is given subject to the same.
- f) By another Sale Deed executed on the same day i.e. on 10.04.2001, which is registered at the office of the Sub-Registrar Mulshi (Paud) at Serial No.2008/01, Shri Iqbal A. Shaikh & 2 others sold and conveyed the remaining portion admeasuring 9 Are to Shri Amrut Ramchandra Gogate (HUF).

By the said Sale Deed the name of Shri Amrut Ramchandra Gogate was mutated in the 7/12 extract as holder of 9 Are vide Mutation Entry bearing No.3846. However copy of



the said mutation entry is not given for my perusal and this Opinion is given subject to the same.

- g] By an Agreement of Development dated 25.05.2006, which is registered at the office of the Sub-Registrar Haveli No.II at Serial No.3756/06, Shri Amrut R. Gogate (for self and as Karta of his HUF) along with Mrs. Asha A. Gogate, Shri Prassanajeet A. Gogate, Mrs. Archana P. Gogate, Shri Ulhas Ramchandra Gogate (HUF), Mrs. Usha Ulhas Gogate, Shri Amar U. Gogate and Shri Kedar Ulhas Gogate entrusted their respective portions in the said land bearing S No 20/3/10A to M/s. Surana Bhansali Natekar for the purpose of development and carrying out a scheme of ownership flats thereon. It is seen from the copy of the Development Agreement dated 25.05.2006, that as the property yielded a very meager income, it had become necessary for the benefit of the family to get the said property developed.
- h] It further appears from the said Development Agreement dated 25.05.2006, that the respective holding of Shri Amrut Gogate (HUF) and Shri Ulhas Gogate (HUF) and their respective family members of urban or urbanisable land with or with building thereon is within ceiling limit and they have not filed any statement u/s 6(1) of the Urban Land (Ceiling and Regulation) Act 1976. I am informed that Affidavits to that effect have been submitted to the PMC and this Opinion is given subject to and relying on the same.
- i] By a Sale Deed dated 05.12.2011 which is registered at the Office of the Sub-Registrar Haveli No.II at Serial No.11354/2011, (1) (a) Shri Amrut Ramchandra Gogate (for self and as karta and manager of his HUF) along with (b) Mrs. Asha Amrut Gogate, (c) Shri Prasanjeet Amrut Gogate, (d) Mrs. Archana Prasanjeet Gogate, (2)(a) Shri Ulhas Ramchandra Gogate (for self and as karta and manager of his HUF), (b) Mrs. Usha Ulhas Gogate, (c) Shri Amar Ulhas Gogate, (d) Shri Kedar Ulhas Gogate sold and



conveyed the land bearing S.No 20/3/10A admeasuring 18 Are to M/s Surana Bhansali Natekar.

- j] It is seen from the Mutation Entry No.5459 dated 23.12 2011 that by a Deed of Transfer dated 08.08.2011, M/s Surana Bhansali Natekar through Shri Shirish Bhansali (as partner and as constituted attorney of the owners) transferred portions admeasuring 962.78 Sq.mtrs. out of S.No.20/3/9 (pt) and a portion admeasuring 943.43 Sq.mtrs. out of S No 20/3/10A to the Pune Municipal Corporation. By the said Transfer Deed the name of the Pune Municipal Corporation was mutated in the 7/12 extracts of the said lands as holder of the said portions by the said Mutation Entry No.5459.

9. The Public Notices in respect of the captioned properties were issued by me in Daily Prabhat on 26.04.2006 (S.No 20/3/10A). To the said Notices no objections were received by me. Public Notices in respect of the properties bearing S No 20/3/5 and 20/3/6A have not been issued by me and this Opinion is given subject to the same.

I am shown a copy of the Public Notice issued by Shri S.S.Kshirsagar (Advocate) in Daily Prabhat on 07.07.2005 in respect of the land bearing S.Nos.20/3/3 and 20/3/9. Objection was raised to the said Notice by Shri Santosh Ralegankar Advocate, on behalf of Shri Kewal Anand claiming right in the land bearing S.No 20/3/3, on the basis of the sale deed executed by Shri Birdi and Shri Gokhale and others. A reply was sent by Shri Kshirsagar Advocate on 14.10.2005 to Shri Santosh Ralegaonkar Advocate calling upon documents to be furnished in furtherance of the claims made. However in the light of the compromise and the sale deed in my opinion the claim of Shri Kewal Anand stands withdrawn. I am not aware if any other objections were received and this opinion is given subject to the same.

10. It is seen from the copy of the Commencement Certificate bearing No.DPO/PLU2/0333/07/1267 dated 25.03 2008 that S.No 20,



Hissa Nos 3/3+3/5+3/6A+3/9+3/10A are amalgamated and the PMC has approved of the said amalgamation by the aforesaid Commencement Certificate. The plans of the proposed building have been sanctioned by the P.M.C. vide No.CC/0758/08 dated 04.06.2008 which were revised by No.CC/4172/11 dated 02.03.2012, No.CC/0526/13 dated 22.05.2013 and No.CC/2881/14 dated 20.12.2014. The permission of the non agricultural use of the said land is obtained from the Collector vide Order bearing No.PRA/NA/SR/251/2007 dated 18.06.2007.

The construction of Building Nos A, B and C have been completed and Completion Certificate bearing No OCC/0925/11 dated 24.11.2011 and No.OCC/1489/11 dated 22.03.2012 have been obtained from the PMC.

11. By a Deed of Transfer dated 31.05.2012, which is registered at the Office of the Sub-Registrar Haveli No.X at Serial No 5914/2012 Shri Arvind Natekar and others transferred to the PMC portion admeasuring 856.57 Sq.mtrs out of the total area of 1800 Sq.mtrs. out of S.No.20/3/10A and a portion admeasuring 724.99 Sq.mtrs. out of the total area of 1800 Sq.mtrs. of S.No.20/3/3, being the land under the Amenity Space under the layout.

12. It is seen from the Deed of Transfer dated 07.07.2014 which is registered at the Office of the Sub Registrar Haveli No.XXII at Serial No.6111/2014 that M/s Surana Bhansali Natekar had obtained from M/s S. A. Properties TDR admeasuring 1486.43 Sq.mtrs out of the total TDR admeasuring 2109.23 Sq.mtrs. granted by the PMC vide DRC No 004229 dated 03.07.2014 with a view to construct additional units in Building being constructed on the said property.

13. It is seen from the letter dated 05.04.2016 of M/s Surana Bhansali and Natekar that the Society of the unit purchasers of Building Nos A, B and C has been formed and registered under name of 'Zinnea Co-operative Housing Society Ltd, under No.



PNA/MSI/AHASB/(TC)/HSG/(TC)/12703 dated 05.02.2013, however the conveyance of the said property is yet to be executed in favour of the Society.

14. a] It is seen from the letter dated 05.04.2016 of M/s Surana Bhansali Natekar that they have not created any encumbrance/mortgage on the captioned property or on the units in the said buildings and there is no dispute or litigation pending in any court/tribunal/authority regarding the said property.

b] It is further seen from the said letter that M/s Surana Bhansali Natekar have agreed to sell various units of A, B, C and D Buildings to various purchasers and remaining units are yet unsold, details of sold and unsold units are as under –

<u>Building No.</u>	<u>Sold Units</u>	<u>Unsold Units</u>
A	41	03
B	38	06
C	39	05
D	01	25

15. I caused the search of Index No II registers at the office of the Sub-Registries for the last 30 years upto 02.12.2015 in respect of the captioned property and no document evidencing any subsisting mortgage, charge or encumbrance was found recorded from the available registers. On the basis of the same and on the basis of the documents given for my perusal and subject to whatever stated hereinabove, I am of the opinion that the title to the captioned property is clean, clear and marketable without any encumbrance whatever.

All the documents are returned herewith.

Yours faithfully,


[P. M. KHIRE]
ADVOCATE

dated 03.06.2005 in ULC Case No.507-NA was found to be proper and permission was issued for implementation of the said order and this opinion is given relying on the said letter of the Govt. bearing No. ULC 2207/361/Case No.61/NAJKATHA 2, Land Development Dept. dated 29.03.2007. In view of the fact that as per the Order of the Competent Authority in Case No.456-N dated 04.09.1997, the said S.No.20/3/9 being earlier held as non-surplus as per the decision of the Supreme Court in the case of Atia Begum vs. State of U.P. and further being held as non vacant being under road and set back the sale deed dated 24.08.2000 was legal and holding of M/s Natekar Daswani & Lobo is also non surplus.

8. S.No.20/3/10A :

- a) The land bearing S.No.20/3/10, Mouje Bavdhan Khurd, admeasuring an area of 39 gunthas since prior to 1965, belonged to Shri Namdeo Maruti Dagade and his name was mutated in the Revenue Records as holder of the said land.
- b) It appears from the Mutation Entry bearing No.1227 dated 24.02.1979 that a portion admeasuring 21 Are was acquired for the National Highway, by which the portion acquired was given S.No.20/3/10B while the remaining portion admeasuring 18 Are was given S.No.20/3/10A.
- c) It is seen from the Mutation Entry bearing No.1704 dated 20.10.1988 and also from the Sale Deed dated 10.04.2000 that Shri Namdeo Maruti Dagade along with his brother Shri Laxman Maruti Dagade with consent of (1) Shri Narayan M. Dagade, (2) Shri Ramchandra N. Dagade, (3) Shri Kisan Laxman Dagade, (4) Shri Vishwanath L. Dagade, (5) Shri Sudam L. Dagade and (6) Shri Baban L. Dagade sold the land bearing S.No.20/3/10A to Shri Iqbal Allabaksh Shaikh, Shri Mahamuddin Shamsuddin Fazalbhay and Shri Shahanbaz Hussein Shaikh, by a Sale Deed



as well as the Confirmation Deed dated 05.04.2006 and declared the same to be valid and subsisting in all respects.

By a Supplementary Partnership Deed dated 11.04.2007, an additional partner Mrs. Saroj Surana, was inducted and the said firm was re-constituted under the name of M/s Surana Bhansali Natekar. It is seen from the Supplementary Partnership Deed dated 27.09.2008 that one of the partners- Shri Arvind Sadashiv Natekar expired on 26.09.2008 and all the remaining partners decided to carry on the business of the firm under the same name by reconstituting the profit sharing ratio as mentioned therein with effect from 27.09.2008. Parties accordingly executed the above stated Supplementary Partnership Deed dated 27.09.2008. However the name of the reconstituted firm is yet to be mutated in the revenue records and this Opinion is given subject to the same. After the demise of Sudhir Natekar his son – Paresh Natekar was admitted as a partner of the firm. Thereafter by a Deed of Retirement cum Reconstitution dated 17.08.2011, Shri Paresh S. Natekar retired from the firm with effect from 17.08.2011.

- 1] It is seen from the copy of the Order in ULC Case No.507/NA/05 dated 03.06.2005 and Order of the Govt. of Maharashtra dated 29.03.2007 as under :

After the purchase of the said land the owners i.e. M/s Natekar Daswani and Lobo, had filed a fresh statement and the Competent Authority Pune Shri Kundetkar by his Order u/s 8(4) in Case No.507/NA/05 dated 03.06.2005 held that S No 20/3/9 Bavdhan Khurd admeasuring 1400 Sq. mtrs. was entirely not a vacant land as it was under road and setback. His maintenance surveyor had visited the site and had given report accordingly. It is seen from the letter dated 29.03.2007, that all orders passed by Shri Kundetkar had been ordered to be scrutinised. The Additional Collector and Competent Authority submitted his observations to the Govt. On perusal thereof the Order u/s 8(4)





CHALLAN
MTR Form Number-6

GRN	MH005262872201516E	BARCODE	[Barcode Area]		Date	02/12/2015-11 27:37	Form ID
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee Other Items				TAX ID (If Any)			
				PAN No. (If Applicable)			
Office Name HVL10_HAVELI 10 JOINT SUB REGISTRAR				Full Name		Adv Arif Nadaf	
Location PUNE							
Year 2015-2016 Specific From 01/01/2011 To 02/12/2015				Flat/Block No.			
Account Head Details				Amount In Rs		Premises/Building	
0030072201 SEARCH FEE				625 00		Road/Street	
						Area/Locality Pune	
						Town/City/District	
						PIN	
				Remarks (If Any) search for 5 yrs of Bavdhan Khurd S urvey No. 20/3/3 20/3/5 20/3/6A 20/ 3/9 and 20/3/10A			
				Amount In		Six Hundred Twenty Five Rupees Only	
Total				625 00		Words	
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	REF No.	00040572015120204810	IK98621164
Cheque/DD No.				Date		02/12/2015-11/28/20	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Branch No. / Date		Not Verified with Branch	

Mobile No : Not Available

Arif M. Nadaf
ADVOCATE

Shop No. 3,
Sunita Apartment, Kasba
Peth, Pune-411011.

Ref :

Date : 02/12/2015

To Whomsoever It May Concern

Subject:- Search Report of Property bearing Survey No. 20/3/3, 20/3/5, 20/3/6A, 20/3/9 and 20/3/10A of Bavdhan Khurd, Taluka Mulshi, Dist: Pune.

Respected Sir,

As per your instruction I have taken search of above referred property from the Year 2011 to 2012 from the office of Central Search at JDR Office, Pune, thereof my search report is as follows:-

2011	Entry	2012	Entry
2013	No Entry	2014	No Entry
2015	Entry		

*subject to up gradation of index II record of the year.

SALE DEED:- Dated 05/12/2011 executed by and between Yamunabai Baban Vede, Vikas Baban Vede, Prakash Suman Vede, Satish Narayan Vede, Shantabai Narayan Vede and Suman Baban Kate through Power of Attorney Holder M/s Surana Bhansali Natekar through its Partner Jaiprakash Punamchand Surana in favour of M/s Surana Bhansali Natekar through its Partner Jaiprakash Punamchand Surana with respect to the Survey No. 20/3/5 area admeasuring about 00 Hecter 03 Ares and same is registered in the Office of Sub-registrar, Haveli No. 2 at Serial No. **11353 of 2011**.

SALE DEED:- Dated 05/12/2011 executed by and between Amrut Ramchandra Gogate (HUF), Asha Amrut Gogate, Prasnnajit Gogate, Archana Gogate, Ulhas Gogate (HUF), Usha Gogate, Amar Gogate, Kedar Gogate through Power of Attorney Holder M/s Surana Bhansali Natekar through its Partner Shirish Kundanmal Bhansali in favour of M/s Surana Bhansali Natekar through its Partner Shirish Kundanmal Bhansali with respect to the Survey No. 20/3/10A area admeasuring about 00 Hecter 18 Ares and same is registered in the Office of Sub-registrar, Haveli No. 2 at Serial No. **11354 of 2011**.

SALE DEED:- Dated 05/12/2011 executed by and between Ranchandra Namdev Dagade, Nirmla Shrihari Jadhav, Mangla Tanaji More through Power of Attorney Holder M/s Surana Bhansali Natekar through its Partner Shirish Kundanmal Bhansali in favour of M/s Surana Bhansali Natekar through its Partner Shirish Kundanmal Bhansali with respect to the Survey No. 20/3/6A area admeasuring about 00 Hector 1.5 Ares and same is registered in the Office of Sub-registrar, Haveli No. 2 at Serial No. **11355 of 2011**.

M/s Surana Bhansali Natekar executed below various agreement as follows:-

2011:- 550, 811, 2443, 1815, 5092, 4711, 5375, 6049, 7076, 7055,
7351, 7795, 9020, 7913, 8924, 9308, 9045, 9878, 9459, 9877,
9380, 10288 (at Haveli 16)
9092 (at Haveli 17)
6374, 11353, 11354, 11355 (at Haveli 2)

2012:-792, 43, 2323, 1976, 6111 (at Haveli 16)
5914 (Haveli No. 10)

2015:- 7173 (Haveli No. 16)

Hence this Search Report, I hereby enclosed the original search receipt bearing No.MH005262872201516E of 2015.

Thanking you,


Yours Faithfully
Arif M. Nadaf
Advocate