

SARIKA K. JOSHI (Advocate)

B.S.L.L.L.B.

"Mittal House", 2095, Vijaya Nagar Colony, Nilayam Theatre Chowk, Sadashiv Peth, Pune – 411030.
Phone – +91 20 6688 8888 / Fax

SEARCH AND TITLE REPORT

14.7.2017

To,

Mittal Vastu Rachana LLP

"Mittal House", CTS- 2095, Vijay Nager Colony,
Near Nilayam Theater Chowk, Sadashiv Peth,
Pune-411030

Subject- Title opinion in respect of the properties bearing S.No. 36 Hissa
No. 1B Mouje Kondliwa Budruk, Taluka Haveli, Dist-Pune.

Respected 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 PERUSL

- a. Copies of 7/12 extracts
- b. Copies of Mutation Entries
- c. Copy of Sale Deed dt.29.03.1974 between Shri.Chintaman Rajaram
Unde and others To Shri. Krishnarao Balshiram Shingote.
- d. Copy of Sale Deed dt.8.8.1988 between Shri. Krishnarao Balshiram
Shingote To Shri. Bhimrao Joraji Medita & other 3



Sarika Joshi

SARIKA K. JOSHI (Advocate)

B.S.L.L.L.B.

"Mittal House", 2095, Vijaya Nagar Colony, Nilayam Theatre Chowk, Sadashiv Peth, Pune – 411030.

Phone – +91 20 6688 8888 / Fax

- e. Copy of Agreement dt. 15.12.1987 between Shri.Krishnarao Balshiram Shingote to Shri . Vijaykumar Devraj Mehta and Shri. Rajendra Devraj Mehta to Shri. Bhimraj Joraji Medtia and other 3.
- f. Copy of Release deed dt.28.7.1988 between Shri. Vijaykumar Devraj Mehta & Rajendra Devraj Mehta to Shri. Bhimraj Joraji Medita and other 3.
- g. Copy of Sale Deed dt. 19.10.1996 between Shri. Bhimraj Joraji Medtia and other 3 to Shri. Khushal Inderamal Medtia.
- h. Copy of Sale Deed dt.19.10.1996 between Shri. Bhimraj Joraji Medtia and other 3 to Shri. Nirmal Inderamal Medtia.
- i. Copy of Sale Deed dt.19.10.1996 between Shri. Bhimaraj Joraji Medita and other 3 to Shri. Dheeraj Ramesh Medita.
- j. Copy of Sale Deed dt.19.10.1996 between Shri. Bhimaraj Joraji Medita and other 3 to Shri. Subhash Indraml Medita .
- k. Copy of will dt.24.01.2002
- l. Copy of Sale Deed dt.3.5.2014 between Shri. Indramal Bhimraj Medtia & other 7 To Mittal Vastu Rachana LLP.
- m. Copy of Demarcation dt.16.08.2013
- n. N.A. Order bearing no. PMH/NA/SR/296/2014 dt. 27.10.2014.
- o. Commencement Certificate Nos. CC/3276 /13, dt.31.12.2013 and CC/2389/14 dt.21.11.2014
- p. Sanctioned Plan.
- q.Aminity Space hand over document.



2. DESCRIPTION OF PROPERTY

All that piece and parcel of land and ground situated within the registration Sub-Dist. Taluka- Haveli, , District .Pune and within the limits of Pune Municipal Corporation , Mouje Kondhawa Budruk,Pune bearing S.No.36/1B admeasuring an area of 87 Are and bounded as under-

On or toward the East : By Pune - Saswad D.P. Road

Sarika K. Joshi

SARIKA K. JOSHI (Advocate)

B.S.L.L.L.B.

"Mittal House", 2095, Vijaya Nagar Colony, Nilayam Theatre Chowk, Sadashiv Peth, Pune – 411030.

Phone – +91 20 6688 8888 / Fax

On or towards the South : By S. No. 36/2,

On or towards the West : By S. No. 36/1A, kamthes land

On or towards the North : By Road,

3. It is seen from the mutation entry no. 783 dt. 27.9.1934 and as per Phalnibara in the year 1934 that the land bearing S.No.31/1 admeasuring 4 Acres 12 Gunthas belonged to Shri.Rajaram Bapuji Unde.

4. It is seen from the mutation entry no.1387 dt. 16.4.1949 the name of Shri. Antu Bhau Kamathe was recorded in the other right column of 7/12 extract as protected Tenant.

5. It is seen from the mutation entry No. 1583 dated 25.01.1957 that Shri. Rajaram Bapuji Unde expired on 10.12.1956 leaving behind him 3 sons- Chintaman, Murlidhar, and minor Chandrakant through mother / guardian Smt. Bhagirathhibai , and two daughters -Dwaraka and kamal as his legal heirs. Accordingly the names of the said heirs were recorded in the 7/12 extract by the said Mutation Entry.

6. Name of Tukaram Bhau Kamthe was recorded in place of Antu Bhau Kamthe as kul/tenant.

7. It is seen from the mutation entry no.1848 dated 25.11.1965 that Tukaram Bhau kamathe as tenant purchased western half portion of the said land admeasuring 2 Acre 6 Gunthe as per Section 32G of the Bombay Tenancy and agricultural Lands Act and therefore land was divided in two portions and land purchased by Shri .Tukaram Bhau Kamathe was given S.No.31/1A and land remaining with Shri.Chintaman Rajaram Unde admeasuring 2 Acres 6 Gunthas was given S. No.31/1B.As per metric system area of S.No.31/1B was recorded as 0 Hector 87 Are.

8. Further it is seen from the mutation entry No.1987 dt. 12.02.1970 that the property bearing S.No.31/1B admeasuring 2 Acre 6 Gunthe was in actual possession of Shri Chintaman Rajaram Unde. Therefore as per Order of Upper Tahsildar Haveli bearing No.32G/Kondhwe Bk dated 30.01.1970 the name of Tukaram Bhau Kamthe as Kul was deleted from the other right column of 7/12 extract of the said S.No.31/1B .



Sarika Joshi

"Mittal House", 2095, Vijaya Nagar Colony, Nilayam Theatre Chowk, Sadashiv Peth, Pune – 411030.
Phone – +91 20 6688 8888 / Fax

10. It is seen from the mutation entry No. 2178 dt.1.12.1974 By Sale Deed dated 29.03.1974 registered at the Office of the Sub-Registrar Haveli no.2 at Serial No.824/1974, (1) Shri Chintaman Rajaram Unde (for self and karta and manager of his HUF), (2) Prasad Chintaman Unde, (3) Shri Murlidhar Rajaram Unde, (4) Pramod Murlidhar Unde, (5) Chandrakant Rajaram Unde, (6) Dwarka alias Sadhana Kamlakar Thakar, (7) Kamal alias Shashikant Chandrakant Mokashi sold and conveyed the said property bearing S.No.31/1B admeasuring 87 Are to Shri Krushnarao Balshiram Shingote. Shri Tukaram Bhau Kamthe was joined as consenting party to the said sale deed. Accordingly name of Shri Krushnarao Shingote was mutated in the 7/12 extract of the said property bearing S. No. 31/1B . As per the said sale deed perpetual right of use of land having width of 5 feet and length of 500 feet and length of 500 feet touching the northern boundary of the land upto the eastern boundary of S.No.31/1A was given to Shri. Krushnarao Balshiram Shingote.



11. It is seen from the mutation entry no.8036 dt. 30.10. 1988 that Survey numbers in Kondhwa Budruk were changed and S.No.31 was given S.No.36 and accordingly S.No.31/1B was given S.No.36/1B and new 7/12 record was prepared.

Sanitary and

SARIKA K. JOSHI (Advocate)

B.S.L.L.B.

"Mittal House", 2095, Vijaya Nagar Colony, Nilayam Theatre Chowk, Sadashiv Peth, Pune – 411030.

Phone – +91 20 6688 8888 / Fax

and conveyed portions out of S.No. 36/1B to various purchasers.
Details of Sale deeds are as under.

Name of Purchaser.	Area in R	Plot No	Haveli No.	Registration No.
Khushal Indramal Medtia.	10	4	III	7465/1996
Nirmal Indramal Medtia.	10	3	III	7466/1996
Dhiraj Ramesh Medita	10	6	III	7467/1966
Subhash Indramal Medita.	10	5	III	7468/1996

Above all sale deeds are registered at the Office of the Sub-Registered Haveli No. III dt. 23.12.1966. At the time of the said sale deeds the said land was in agriculture zone and hence the provisions of the Urban Land (Ceiling and Regulation) Act , 1976 were not applicable.

It is seen from the Mutation Entry No.28530 dt. 20.07. 2012 and death certificate of Pune Municipal Corporation that Shri. Bhimraj



Subhash

SARIKA K. JOSHI (Advocate)

B.S.L.L.L.B.

"Mittal House", 2095, Vijaya Nagar Colony, Nilayam Theatre Chowk, Sadashiv Peth, Pune – 411030.
Phone – +91 20 6688 8888 / Fax

Joraji Medita expired on 29.04.2002 leaving behind him 3 sons - Indramal, Ramesh, Rajendra and four married daughters 1. Mrs. kamala Lilachandji Bamniya, 2. Mrs. Vimal Mithalaji Kaswa. 3. Mrs. Santosh Kartilaji Rathod, 4. Mrs. Jamana Shantilaj Ramsina as his legal heir. His wife Mulibai predeceased him on 21.06.1982.

It is seen from the Mutation Entry No. 29086 dt. 24.12.2012, 28530 dated 20.07.012 and will dt. 24.01.2002 that Shri. Bhimraj Joraji Medtia bequeathed his share in the said property to his grandson- 1. Shri. Pravin Rajendra Medita recorded in the 7/12 extract by the above said mutation entries.

The layout of the said land was sanctioned by the Pune Municipal Corporation vide Commencement Certificate bearing no. CC/3276/13 dt. 27.10. 2013.

The permission for the non -agriculture use of the said land was obtained from the collector Pune vide Order bearing no. PMH/NA/SR/296/2014 dt. 27.10.2014.

BY Sale Deed dt. 03.05.2014 which is registered in the Office of Sub Registrar Haveli No.X at Serial No. 4409/2014 1. Shri. Indermal Bhimraj Meditia. 2. Shri. Ramsh Bhimraj medtia. 3. Shri. Rajendra Bhimraj Meditia. 4. Shri. Pravin Rajendra Meditia. 5. Shri. Khushal Indermal Medtia. 6. Shri. Nirmal Indramal Medtia. 7. Shri. Subhash Indermal Medtia. 8. Shri. Dhiraj Ramesh Medtia sold and conveyed the captioned property to Mittal Vastu Rachana LLP. Accordingly name of the Mittal Vastu Rachana LLP Through its Partners Shri. Naresh Ramchandra Mittal and Shri. Ashok Ramchandra Mittal was



Sarika Joshi

SARIKA K. JOSHI (Advocate)

B.S.L.L.B.

"Mittal House", 2095, Vijaya Nagar Colony, Nilayam Theatre Chowk, Sadashiv Peth, Pune – 411030.

Phone – +91 20 6688 8888 / Fax

mutated on the 7/12 extracts vide Mutation Entry No. 30994 dt. 4.06.2014.

After the said sale deed the layout of the said land was revised sanction by the Pune Municipal Corporation vide Commencement Certificate bearing No. CC/2389/14 dt.12.11.2014.

Public Notice in respect of the said captioned property was issued by Adv. P. M. Khire in daily "Prabhat" News Paper on 19.4.2014 and no Objection were received by Adv.P.M. Khire to the said Public Notice.

The Promoter transfer the amenity space to the Pune Municipal Corporation by the registered Deed dated 2.8.2016 at the office of sub-registrar Haveli no.11 on serial no.7098/2016.

I caused the search of index No.II registers at the office of the Sub-Registrars for the last 30 years in respect of the captioned property and I have paid the search fees Vide no.-MH003527398201718E dt.14/07/2017 document evidencing any subsisting mortgage ,charge or encumbrance was found recorded from the available registers. On th 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 of Mittal Vastu Rachana LLP to the captioned property is clean, clear and marketable without any encumbrance whatsoever.



Sarika K. Joshi

SARIKA K. JOSHI (Advocate)

B.S.L.L.L.B.

"Mittal House", 2095, Vijaya Nagar Colony, Nilayam Theatre Chowk, Sadashiv Peth, Pune – 411030.
Phone – +91 20 6688 8888 / Fax

All the documents are returned herewith.



Sarika Joshi

(Advocate)

