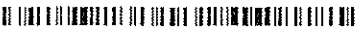




GRN	MH006172437201819E	BARCODE			Date	15/09/2018-17:35:29		Form ID				
Department Inspector General Of Registration				Payer Details								
Search Fee				TAX ID (If Any)								
Type of Payment Other Items				PAN No.(If Applicable)								
Office Name HVL15_HAVELI 15 JOINT SUB REGISTRAR				Full Name		Adv Nitin S Kokate						
Location PUNE												
Year 2018-2019 One Time				Flat/Block No.		Venu						
Account Head Details			Amount In Rs.	Premises/Building								
0030072201 SEARCH FEE			750.00	Road/Street		S.No 120 Balaji Mandir Road						
				Area/Locality		Pashan Pune						
				Town/City/District								
				PIN			4	1	1	0	2	1
				Remarks (If Any)								
				Search For 30 years of Property S.No. 83/1 part and 84/3 part Baner Tal								
				Haveli Pune								
				Amount In		Seven Hundred Fifty Rupees Only						
Total			750.00	Words								
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN		Ref. No.		69103332018091514034		182625344		
Cheque/DD No.				Bank Date		RBI Date		15/09/2018-17:36:26		Not Verified with RBI		
Name of Bank				Bank-Branch			IDBI BANK					
Name of Branch				Scroll No. , Date			Not Verified with Scroll					

Mobile No. : 9822533771

Department ID : _____ Mobile No. : _____
 *OTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

जुद्ध चलाने "टाइप ऑफ पेमेंट" मध्ये जमूद कारणासाठीच लागू आहे, इतर कारणासाठी किंवा नोदणी न करावयाच्या दस्तांसाठी लागू नाही.

Nitin Kokate

B.Sc. D.I.B.M. L.I.L.B.
(Advocate)
S.No. 120, "Venu",
Balaji Mandir Road, Off Sus Road,
Pashan, Pune – 411021
Mobile: 9822533771

TITLE REPORT

1) DESCRIPTION OF THE PROPERTY :

Property No. A) All that piece of portion of the land bearing S. No. 83/1 and 84/3 total admeasuring 00 H. 48.2 Are assessed at Rs. 2 Rs. 43 Paise

Property No. B) All that piece of portion of the land bearing S. No. 84 Hissa No. 3 total admeasuring 00 H. 44.2 Are assessed at Rs. 2 Rs. 62 Paise

Both situated at village Baner within limits of Pune Municipal Corporation, Tal Haveli, Dist. Pune within the limits of Registration Dist. Pune, Sub Registrar Haveli 15 and which is bounded by as is under :-

East	:	Survey No.83/2 the property belong to Mukundrao Tukaram Tapkir
South	:	Amenity Space
West	:	Private Road
North	:	Survey No. 83/18, 84/3

Hereinafter referred to as the 'SAID LAND/PROPERTY'.

ilho

2) INSTRUCTIONS :

Under instructions from **SHRI. GULABRAO TUKARAM TAPKIR** Residing at : 'Sant Tukaram Gad' S. No. 83, Baner, Haveli, Pune - 411 045. I have caused the search to have been taken relating to the said Land, and investigated the title thereto.

3) SEARCH :

a) Accordingly, I have caused a search to have been taken in the offices of the Jt. Sub Registrar relating to the said Land, for the period from 30 years till today vide Receipt No. MH006172437201819E.

b) Except the transaction herein recorded no other transaction relating to the said Land or any transaction encumbering the said Land was found.

4) PUBLIC NOTICE :

I issued public notice in daily "**PRABHAT**" dated 27/05/2017, a Marathi news paper being published in and from Pune, inviting objections, if any, from concerned people, relating to the said Land. I did not receive any objections or claims relating to the said Land from any quarters.

5) DOCUMENTS :

I pursued copies of the following documents entrusted to me, for the purposes of this title report.

- VF No. VII / VIIA / XII, maintained under Chapter-X of the Maharashtra Land Revenue Code, 1966 and the Maharashtra Land Revenue Record of Rights and Registers (Preparation and Maharashtra) Rules, 1971, relating to the Plot bearing Survey Nos. 83/1, 84/3 during the period from the year 1984 upto 2017.

- Relevant mutation entries contained in VF No. VI, maintained under Chapter – X of the Maharashtra Land Revenue Code, 1966 and Maharashtra Land Revenue Record of Rights and Registers (Preparation and Maintenance) Rules, 1971, relating to Survey Nos. 83/1, 84/3 said period from 1984 till 2017.
- Copy of the sanctioned Layout 13/12/2011 at Sr. No. 693192/11/1591
- Development agreement Dt. 31/10/2005 duly registered on 31/10/2005 at Sub Registrar Office Haveli No. 15 at Sr. No. 6866/2005.
- Development agreement Dt. 07/04/2006 duly registered on 07/04/2006 at Sub Registrar Office Haveli No. 19 at Sr. No. 2494/2006.
- Zone Certificate No. DPO/Zone 2005/492 dated 24/03/2006, issued by the Assistant Engineer, Development Plan, of the Municipal Corporation of Pune.
- Order passed under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976.
- Deed of partition between **Shri Gulabrao Tapkir and brothers** dated 10/01/1997, registered in the office of the Sub Registrar, Haveli No. 4 at serial No. 239/1997.
- Copy of the special civil Suit No. 626/2009.
- Copy of the order passed on 31/12/2009 by a Hon. Civil Court in special civil Suit No. 626/2009.
- Development agreement dated 07/05/2018 duly registered in office of Sub-registrar Haveli 15 at Sr. No. 5888/2018.
- Power Attorney dated 07/05/2018 duly registered in office of Sub-registrar Haveli 15 at Sr. No. 5889/2018.
- Revised sanctioned plan dated 03/08/2018 commencement certificate No. CC/1325/2018.

6) INFORMATION :

I have also collected information found necessary in respect of the said Land from **SHRI. GULABRAO TUKARAM TAPKIR.**

7) INCIDENTS :

- a) The said Property was a part of Survey No. 83 and 84.
- b) AND WHEREAS it appears that Ganesh Ranjan Bhide originally owned the said Property; and Tukaram Bhairu Tapkir was a protected Tenant in the said Property and accordingly, in the Other Rights column, the name of Tukaram Bhairu Tapkir was entered as a 'protected Tenant', by Mutation Entry No. 898.
- c) It appears that an Order was passed in the year 1961, by A.L.T. Haveli, in Proceeding u/s 32G of B.T & A.L. Act, having No. A.L.T./Baner/279/58, by which Tukaram Bhairu Tapkir was declared as a 'deemed Purchaser' of Survey No. 84 and other properties.
- d) It appears that Tukaram Bhairu Tapkir died on 09/08/1965, leaving behind 5 sons viz, Sahebrao, Bajirao, Gulabrao, Mukunda and Shankar; and a married daughter Muktabai Raghunath Wadekar; and widow Shevantabai and accordingly, their names were entered in the 7/12 Extract, by Mutation Entry No. 1491.
- e) It appears from Mutation Entry No. 1586 that the said Property was mortgaged with Bank of Baroda, for obtaining loan of Rs. 20,000/- and, accordingly, an encumbrance of Bank of Baroda was entered in the 7/12 Extract; however, it appears from Mutation Entry No. 5373 that the said encumbrance was deleted from the Other Rights column, as the loan was repaid.

f) It appears that all the installments payable to the landlord, as ordered by A.L.T. in 32G Proceedings, were paid, and hence the name of Ganesh Ranjan Bhide was deleted from the Other Rights column of the said Property, by Mutation Entry No. 3560.

g) It appears that Sahebrao Tukaram Tapkir expired in the years 1995, leaving behind his widow, Anjanabai; and 6 sons viz, Vitthal, Ramchandra, Hiranman, Pandurang, Arjun and Somnath, and their names were entered in the 7/12 Extract, by Mutation Entry No. 6981.

h) It appears that a Partition had taken place between Bajirao, Gulabrao, Mukunda and Shankar Dt. 10/01/1997 registered in the office of Sub Registrar Haveli 4 at Sr. No. 239/1997. All sons of Tukaram Bhairu Tapkir and above referred legal heirs of Sahebrao Tukaram Tapkir and in the said Partition, the said Property was allotted to the Shri. Gulabrao Tukaram Tapkir and accordingly were entered to the respective 7/12 Extract.

i) It appears from Mutation Entry No. 1841 that the encumbrance of *bunding tagai*, appearing in the Other Rights column of the 7/12 Extract, was deleted.

Pls
j) It appears that, by orders dated 05/02/2007, bearing No. SR/72/2006 and SR/69/2006, Gulabrao Tapkir and Bajirao Tapkir have obtained necessary permission under section 43 of B.T. and A.L. Act for development purpose respectively, for their respective portion out of the said property.

k) It appears that by a Development Agreement dated 31/10/2005, which is registered in the Office of the Sub-Registrar, Haveli No. 15 a Sr. No. 6866-2005, the above referred owners i.e. Gulabrao, Bajirao and legal heirs of Sahebrao and Mukundrao Tukaram Tapkir and their family members have entrusted an area admeasuring 1 H

50 Are alongwith access 40 wide road with right to use FSI thereof out of the said property for development unto M/s. Aum Housing and also have executed Power of Attorney, in favour of the Partners of M/s. Aum Housing, on the same day, which is registered in the office of the Sub-Registrar, Haveli No. 15 at Sr. No. 6867/2005.

1) It appears that by Development agreement and Power of Attorney both dated 07/04/2006 and registered in the office of Sub Registrar Haveli No. 19 at Sr. No. 2494 and 2495 respectively, Mr. Gulabrao Tapkir have entrusted an additional area admeasuring 10 Aar out of S. No. 83/1 and 84/3 unto the developer M/s. Aum Housing.

m) That one Mr. Baban Maruti Tapkir alongwith his other brothers had filed a special civil suit bearing No. 1983/1994 for partition, declaration injunction and possession against the heirs of late Tukaram Tapkir in respect of the property and other properties situated at Baner owned by Late Mr. Tukaram Tapkir. That the said suit was dismissed by Hon'ble C.I.D.S. court against which Mr. Baban Maruti Tapkir and other filed civil appeal bearing No. 812/2001 before Hon'ble District Judge. Therefore the said appeal was allowed the Hon'ble District Court against which these heirs of Late Mr. Tukaram Tapkir field second appeal bearing No. 790/2005 before Hon'ble High Court that second appeal was finally heard at length and allowed by the Hon'ble High Court vide its order dated 14/10/2005. That challenging the said order passed by the Hon'ble High Court Mr. Baban Maruti Tapkir had filed special leave petition No. 6794 of 2006 before Hon'ble Supreme Court. However, the said leave petition was withdrawn unconditionally by Mr. Baban Maruti Tapkir and others and accordingly the same came to be dismissed as withdrawn, by the Hon'ble Supreme Court. Thereby the Judgment and Decree passed by Hon'ble Civil Jude senior Division in Civil suit No. 1983/1994 was up held and confirmed that Mr. Maruti

Tapkir and Mr. Nama Tapkir (i.e. brothers of Late Shri. Tukaram Tapkir) and their heirs are not having any share and right, title and interest in respect of the properties which include the suit property which is owned and possessed by other heirs of Late Shri. Tukaram Tapkir.

n) That during the pendency of second appeal bearing 790/2005 before Hon'ble High Court heirs of Late Shri. Tukaram Tapkir have executed a Development Agreement and Power of Attorney in favour of one m/s. Aum Housing a registered partnership firm through its partners Shri. Nikhil Keshavji Shah which was duly registered in the office of Sub-registrar Haveli 15 at Sr. No. 6866/2005 and 6867/2005 respectively on 31/10/2005 and one more development agreement and power of attorney registered in the office of Sub Registrar Haveli on Dt. 07/04/2006 at Sr. No. 2494/2006 and 2495/2006 respectively. Tapkir brothers have filed a special civil suit for possession, declaration and injunction before Hon'ble Civil Judge Senior Division Pune bearing No. 626/2009 and subsequently a compromise decree was passed on 31/12/2009.

o) As per compromise decree before Hon'ble Civil Judge Senior Division in Special Civil Suit No. 626/2009 passed on 31/12/2009, Keshavji Shah and others partners are entitled to hold only the land admeasuring 00 H. 30 R and remaining land situated at Northern site of the said layout absolutely owned by Mr. Gulabrao Tukaram Tapkir.

p) The order passed by A.L.T. Haveli in proceedings u/s 32G of B.T. and A.L. Act in the year 1961 therefore there is permission under section 43 under tenancy act is not required though Mr. Gulabrao

Tapkir obtained permission u/s 43 order passed by Sub Divisional Officer Haveli, Pune at Sr. No. 43 SR/72/2006 dated 05/02/2007.

- q) It appears that, N.A. permission obtained bearing No. PRH/NA/SR/87/2007, dated 08/03/2007, in respect of the portion out of S. No. 83/3, 84/1.
- r) I issued public notice in daily "**PRABHAT**" dated 27/05/2017, a Marathi news paper being published in and from Pune, inviting objections, if any, from concerned people, relating to the said Land. I did not receive any objections or claims relating to the said Land from any quarters.
- s) AND WHEREAS I have gone through the registered development agreement, power of attorney dated 07/05/2018 duly registered in the office of Sub-registrar Haveli 15 at Sr. No. 5888/2018 and 5889/2018 respectively.
- t) AND WHEREAS as I have gone through a sanctioned plan dated 23/03/2018 with CC No.: CC/3523/17 which was revised on 03/08/2018 with CC No.: CC/1325/2018.
- u) I have perused all the relevant documents, 7/12 Extracts and Mutation Entry Extracts of the said Property also took the search in the relevant Offices of the Sub-Registrar, for a period of last 30 years, but did not notice any other transaction, then the above referred.

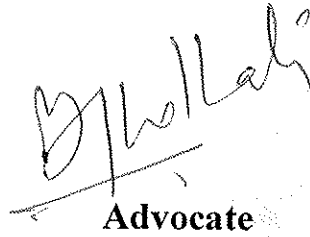
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8) OPINION :

On the basis of the perusal of the documents, search and information gathered, as herein before mentioned I am of the opinion that considering all, I find that my client has clear and marketable title to the said above mentioned properties.

Pune

Date : 17/09/2018.



Advocate

Mr. Nitin Kokate

**S.No. 120, "Venu", Balaji Mandir Road,
Off Sus Road, Pashan, Pune – 411 021.**