

Sarika Taori

Advocate
B.S.L. LL.B.

**5th floor, Pride House,
S.No.108/7, Pune University
Road
Shivajinagar, Pune 411016**

TITLE OPINION

To,

Date 05/09/2023

CHARHOLI INFRASTRUCTURE LLP

505 Pride House, 108/7 Ganesh Khind Road,
Shivaji Nagar, Pune 411016

Subject: All that piece and parcel of land bearing S. No. 138(P) having an area admeasuring 27216.87 Sq.mtrs. and S. No. 139(P) having an area admeasuring 13606.66 Sq.mtrs., situated at village Charholi, Tal Haveli, Dist. Pune, within the jurisdiction of Haveli no. 1 to 27, and within the limits of Pimpri Chinchwad Municipal Corporation, Pune.

List of document as follows:

- (1) Copies of 7/12 extract for year 1930 to 2018
- (2) All related mutation entries therein
- (3) 8A extract
- (4) Zone certificate
- (5) Copy of Release Deed registered at Sr. No. 177/1957 dated 9.2.1957.
- (6) Partition Deed dated 20.3.1958, registered at Sr. No. 309/1958, Partition between Tryambak Pandurang Kulkarni, Kashinath Pandurang Kulkarni and Rukminibai, S.No. 138, 139, has been kept jointly between Tryambak Pandurang Kulkarni & Kashinath Pandurang Kulkarni family arrangement deed by Smt. Rukminibai P. Kulkarni. Tryambak Pandurang Kulkarni, Kashinath Pandurang Kulkarni, Vikas Kashinath Kulkarni, Sandeep Tryambak Kulkarni and Consenting Party Sulbha Bramhe & Pramila Borkar.
- (7) Copy of order dated 12/01/1976 passed in Agriculture Ceiling Case no. 26627/1975.
- (8) Copy of order of RTS/III/A/176/93 dt. 28/9/2001, passed by Additional Collector Pune against property bearing S. no. 138 & 296 along with other lands.
- (9) Copy of order passed by Tahsildar in RTS No. BK/82 dated 25.10.1983, and RTS / appeal /102/83 order dated 31.5.1993
- (10) Copy of SCS No. 563/81, and decree dated 26.04.2007 dismissed the said suit. Civil Appeal No.515/2007 filed by Plaintiffs was dismissed by District Judge-12, Pune on 25.02.2009. Second Appeal No.225/2009.
- (11) Copy of RCS No. 1951/81, order dated 26.04.2007. Civil Appeal No.516/2007 dismissed by the District Judge-12, Pune on 25.02.2009. Second Appeal No.224/2009.
- (12) POA dated 19/06/1972 no. 139/1972 on 22/06/1972 by Sulbha Bramhe & Pramila Borkar in favour of Shri Kashinath Pandurang Kulkarni.
- (13) Copy of Power of Attorney executed by Sandeep Tryambak Kulkarni in favour of Tryambak Pandurang Kulkarni on 10/08/2012



Sarika Taori

**Advocate
B.S.L. LL.B.**

**505, Pride House,
S.No.108/7, Pune University
Road
Shivajinagar, Pune 411016**

- (14) Copy of Power of Attorney executed by Gautam Tryambak Kulkarni in favour of Tryambak Pandurang Kulkarni on 22/07/2013
- (15) Copy of Power of Attorney executed by Mrs. Ranjana Rajiv Gokhale in favour of Tryambak Pandurang Kulkarni on 08/07/2013
- (16) Agreement is registered at the Office of Joint Sub Registrar Haveli-20 at Serial No.6584/2012 on 24.08.2012.
- (17) Power of Attorney is registered at the Office of Joint Sub Registrar Haveli-20 at Serial No.4/6625/2012 on 24.08.2012
- (18) Public notice dated 01/10/2013 published in daily Kesari, By Adv P. M. Khire.
- (19) Search report dated 05/08/2013 issued by Adv Sujit Waghmare
- (20) Declaration cum affidavit dated 14/11/2013 executed by the owners.
- (21) Search report dated 11/02/2015 issued by Adv Sumeet Satoskar
- (22) Supplementary Agreement dated 24/11/2014 registered sr. no. 928/2015 on 27/01/2015 at Haveli no. 26.
- (23) Deed of Conveyance dated 24/12/2014 registered at sr. no. 929/2015 on 27/01/2015 at Haveli no. 26
- (24) Power of attorney dated 24/12/2014 registered at sr. no. 931/2015 on 27/01/2015 at Haveli no. 26.
- (25) Title report dated 14/11/2013
- (26) Title report dated 19/02/2015
- (27) Search report dated 22/02/2016 issued by Adv Atul Phatak further the search report dated 01/03/2017 with online receipt no. MH008883620201617E
- (28) Confirmation deed dated 20/12/2020 registered at sr. No 11352/2020.
- (29) Power of Attorney dated 20/12/2020 registered at sr. No 11353/2020.
- (30) Sale deed/Transfer Deed dated 28/12/2020 registered at sr no 1455/2021 on 06/02/2021.
- (31) Power of Attorney dated 28/12/2020 registered at sr. No 1898/2021 on 06/02/2021.
- (32) Search report dated 09/01/2021 issued by Adv Vaishali R Gangane with online receipt no. MH009938464202021P
- D] Search report dated 15/02/2019 issued by Adv Swapnanjali Swami along with online receipt no. MH0011963943201819E
- E] Search report dated 21/05/2020 issued by Adv Swapnanjali Swami along with online receipt no. MH0063700020201E
- F] Search report dated 04/02/2023 issued by Adv Vaishali Gangane along with online receipt no. MH014812198202223E

Property description as follows:

All those pieces and parcels of land and ground situate at Mouje Charholi, within the Registration Sub-Dist. Taluka Haveli, Dist. Pune and within the limits of Pimpri Chinchwad Municipal Corporation, as follows :



Sarika Taori

**Advocate
B.S.L. LL.B.**

**505, Pride House,
S.No.108/7, Pune University
Road
Shivajinagar, Pune 411016**

Sr. No.	Survey No.	Area Sq. mtr	On towards or the East	On or towards the South	On towards or the West	On towards or the North
2	138(P)	27216.87	S. No. 139	S. No. 135/1	S. No. 137	S. No. 140
3	139(P)	13606.66	24 mtr Road	S. No. 135/1	S. No. 138	S. no. 140

1. That, lands bearing (a) S.No.138 admeasuring 15 Acre 35 Gunthe, (b) S. No.139 admeasuring 12 Acre 19 Gunthe, situate at Mouje Charholi Budruk, Taluka Haveli, District Pune are owned and possessed by Tryambak Pandurang Kulkarni, Shri Sandeep Tryambak Kulkarni, Shri Kashinath Pandurang Kulkarni, Shri. Vikas Kashinath Kulkarni, Mrs. Madhavi Vikas Kulkarni and Master Mihir Vikas Kulkarni, each having undivided share and interest therein.
2. Aforesaid lands bearing (a) S.No.138 admeasuring 15 Acre 35 Gunthe, (b) S. No.139 admeasuring 12 Acre 19 Gunthe, since prior to 1934-35 were originally owned and possessed by Shri. Pandurang Dnyaneshwar Kulkarni and his name was mutated in 7/12 record of S.138, 138, by Mutation Entry No.737.
3. Shri. Pandurang Dnyaneshwar Kulkarni died on 13.01.1957 leaving behind him his wife Rukhminibai, two sons Triambak and Kashinath and two daughters Sou. Sulabha Ganesh Brahme and Sou. Pramila Muralidhar Borkar as his only heirs and their names were mutated in 7/12 records by Mutation Entry No.4819 dated 08.01.1958.
4. On perusal of record it appears that by Release Deed dated 09.02.1957 Sou. Sulabha Ganesh Brahme and Sou. Pramila Muralidhar Borkar relinquished their right, title and interest against consideration of Rs. 2,000/- in various properties left by their deceased father Shri. Pandurang Dnyaneshwar Kulkarni, in favour of Shri. Tryambak Pandurang Kulkarni, Shri. Kashinath Pandurang Kulkarni and Smt. Rukhminibai Pandurang Kulkarni. The said Release Deed is registered at the Office of Joint Sub-Registrar Haveli No.2 at Serial No.177/1957 and names of Sou. Sulabha Ganesh Brahme and



Sarika Taori

**Advocate
B.S.L. LL.B.**

**505, Pride House,
S.No.108/7, Pune University
Road
Shivajinagar, Pune 411016**

- Sou. Pramila Muralidhar Borkar were deleted from 7/12 record by Mutation Entry No.4822 dated 08.01.1958.
5. On perusal of record it appears that upon an application for partition and by the order of Mamalatdar, Taluka Haveli dated 21.11.1957 various lands were partitioned between Shri. Tryambak Pandurang Kulkarni, Shri. Kashinath Pandurang Kulkarni and Smt. Rukhminibai Pandurang Kulkarni where under lands bearing S.Nos. 138, 139, were given to the joint share of Shri. Tryambak Pandurang Kulkarni and Shri. Kashinath Pandurang Kulkarni and name of Rukhminibai was deleted from 7/12 record of the said lands by Mutation Entry No.4844 dated 16.03.1958. Thereafter, by Partition Deed dated 20.03.1958 Shri. Tryambak Pandurang Kulkarni, Shri. Kashinath Pandurang Kulkarni and Smt. Rukhminibai Pandurang Kulkarni partitioned various lands between them whereby S. Nos. 138, 139, were given to the joint share of Shri. Tryambak Pandurang Kulkarni and Shri. Kashinath Pandurang Kulkarni. The said Partition Deed is registered at the Office of Joint Sub-Registrar Haveli No.2 at Serial No.309/1958.
6. On perusal of record it appears that on 08.05.1967 the heirs of Late Shri. Pandurang Dnyaneshwar Kulkarni partitioned various lands amongst them whereunder S. Nos.138 was given to the share of Sou. Pramila Muralidhar Borkar and S.Nos. 139 was given to the share of Sou. Sulabha Ganesh Brahme and their names were mutated in 7/12 record of the respective lands by Mutation Entry No.8429 dated 23.06.1972.
- On perusal of record it appears that Rukminibai Pandurang Kulkarni and Tryambak Pandurang Kulkarni had filed statement bearing Agriculture Ceiling Case no. 26627/1975 and order thereon was made on 12/01/1976 stating that land held by the declarant is not surplus land.
7. Further from the record it revealed that a document of a Deed of Family Settlement thereby partitioning various lands between Smt. Rukhminibai Pandurang Kulkarni, Shri. Tryambak Pandurang



Sarika Taori

**Advocate
B.S.L. LL.B.**

**505, Pride House,
S.No.108/7, Pune University
Road
Shivajinagar, Pune 411016**

- Kulkarni, Shri. Kashinath Pandurang Kulkarni, Shri. Vikas Kashinath Kulkarni and Shri. Sandeep Triambak Kulkarni was prepared wherein Sou. Sulabha Ganesh Brahme and Sou. Pramila Muralidhar Borkar were shown as Consentors whereby lands bearing S.Nos.138 was given to the share of Shri. Vikas Kashinath Kulkarni and S. Nos. 139 was given to the share of Shri. Sandeep Tryambak Kulkarni.
8. On perusal of record it appears that upon an application filed by Sou. Sulabha Ganesh Brahme and Sou. Pramila Muralidhar Borkar lands bearing S. Nos.138 was mutated in the name of Shri. Vikas Kashinath Kulkarni and S. Nos. 139 was mutated in the name of Shri. Sandeep Tryambak Kulkarni in 7/12 record by Mutation Entry No.8995 dated 06.06.1981 on the basis of their possession of the said lands. However this mutation entry was challenged by Sou. Sulabha Ganesh Brahme and Sou. Pramila Muralidhar Borkar thus the said mutation was not confirmed and certified by the authority. Being disagreed with the non certification of mutation entry no. 8995, Shri Kashinath Pandurang Kulkarni and other filed the RTS case before Tahsildar Haveli, Shri V J Deshpande vide RTS case no. Charholi Bk/82, in which by order dated 25/10/1983, the said mutation entry 8995 was confirmed and certified. Being aggrieved by the said order of Tahsildar, Sou. Sulabha Ganesh Brahme and Sou. Pramila Muralidhar Borkar filed first RTS appeal bearing no. RTS/Appeal/192/83 before the Assistant collector Pune Sub division and the same was dismissed by an order dated 31/05/1993. Further against the order of Assistant collector Pune Sub division, said Sou. Sulabha Ganesh Brahme and Sou. Pramila Muralidhar Borkar, filed Second Appeal before Additional collector Pune bearing no. RTS/II/A/176/93 and the same was dismissed by an order dated 28/09/2001 passed by Additional Collector Pune, and order of Assistant Collector Pune, Sub division, Pune and Trial court is confirmed, and accordingly mutation entry bearing no. 8995 reached to finality and certified accordingly.



Sarika Taori

**Advocate
B.S.L. LL.B.**

**505, Pride House,
S.No.108/7, Pune University
Road
Shivajinagar, Pune 411016**

9. On perusal of mutation entry bearing on. 11063 dated 14/12/1996 it appears that Vikas Kashinath Kulkarni filed an application that their ancestral land is in possession with respective person and S. No. 138 was in possession of Madhavi Kulkarni, hence the name to be recorded in such manner and accordingly it has been taken on record.
10. Sou. Pramila Muralidhar Borkar and Sou. Sulabha Ganesh Brahme filed Special Civil Suit No.563/1981 on 19.12.1981 against their mother and brothers seeking declaration that each of the plaintiffs has 1/5th share in the suit lands by way of succession and for partition thereof by metes and bounds and also for a declaration/cancellation of a registered Release Deed dated 09.02.1957 and also for injunction in respect of residential property at 532/1, Narayan Peth, Pune along with all other properties. The defendants applied for interim injunction against the plaintiffs in respect of the suit properties, which was allowed by the 6TH Jt. Civil Judge, Senior Division, Pune vide order dated 17.06.1983 Against the order dated 17.06.1983 in SCS no. 563/1981 plaintiffs preferred an appeal to High Court, which was dismissed on 18.03.1983. The 3rd. Joint Civil Judge, Senior Division by its judgment and order dated 26.04.2007 dismissed the said suit. Further the Civil Appeal No.515/2007 filed by Plaintiffs against the dismissal of said Civil suit was dismissed by District Judge-12, Pune on 25.02.2009. Further Second Appeal No.225/2009 filed by Plaintiffs against the order dated 25.02.2009 is pending before the High Court at Mumbai. There is no any stay order passed by Hon'ble High Court Mumbai till date. Subject to the outcome of the Civil Second Appeal bearing no. 225/2009, pending before the Hon'ble High court Mumbai; and the present opinion is issued subject to the outcome of said second appeal.
11. Shri. Kashinath Pandurang Kulkarni, Shri. Tryambak Pandurang Kulkarni and Smt. Rukhminibai Pandurang Kulkarni filed RCS No.1951/1981 on 04.11.1981 against Smt. Pramila Muralidhar Borkar and her family members, for possession and injunction. The same



was partly decreed by the 3rd. Joint Civil Judge, Senior Division, Pune on 26.04.2007. Civil Appeal No.516/2007 preferred by the defendants against the Judgment and order dated 26.04.2007 was dismissed by the District Judge-12, Pune on 25.02.2009. Further Second Appeal No.224/2009 against the order dated 25.02.2009 is pending before the High Court at Mumbai. Subject to the outcome of the Civil Second Appeal bearing no. 224/2009, pending before the Hon'ble High court Mumbai; and the present opinion is issued subject to the outcome of said second appeal.

12. Shri. Rajas Kashinath Kulkarni had filed Civil Suit No.648/1984 against Shri. Kashinath Pandurang Kulkarni and 10 others for a declaration of his share in ancestral properties, for accounts, partition by metes and bounds and for various other reliefs. By Judgment dated 26.04.2007 the 3rd. Joint Civil Judge Senior Division, Pune dismissed the said suit on 26.04.2007. The present properties i.e. S. No. 135/1, 138, 139, 146 and 296, however, is not the subject matter of the said Civil Suit no. 648/1984.
13. Smt. Rukhminibai Pandurang Kulkarni died on 17.04.1993. She had executed a Will dated 03.08.1989 whereby she had bequeathed her properties in favour of her grand son Shri. Rajas Kashinath Kulkarni. Shri. Rajas Kashinath Kulkarni obtained probate of the said Will in Special Civil Suit No.1116/2000, which was granted by the 3rd. Joint Civil Judge Senior Division, Pune on 11.02.2004. The present properties i.e. S. No. 138, 139, however, is not the subject matter of the said Will.
14. Shri. Shivaji Rambhau Bhosale alias Chougule and 2 others filed Special Civil Suit No.29/2009 on 02.03.2009 against Shri. Kashinath Pandurang Kulkarni and 4 others, for declaration that Plaintiffs alone are the lawful owners and are in possession of lands bearing S. Nos.138, 139, and the Defendants have no right, title or interest therein, and for injunction against Defendants by restraining them from disturbing alleged possession of Plaintiffs. By Ex. 5 and 30

Sarika Taori

**Advocate
B.S.L. LL.B.**

**505, Pride House,
S.No.108/7, Pune University
Road
Shivajinagar, Pune 411016**

Plaintiffs and Defendants respectively filed application for temporary injunction against each other. By order dated 04.01.2012 the court rejected application of Plaintiffs and allowed application of Defendants for temporary injunction. The said suit is still pending. Further being aggrieved by the order dated 04.01.2012, Shri Shivaji Rambhau Bhosale alias Chougule and 2 others has filed an Appeal before the District Court Pune bearing no. 96/2013, and same was dismissed for default vide order dated 10/06/2014, and thereafter the said Bhosale filed Miss Application bearing no. 82(862)/2016, for restoration of Appeal bearing no. 96/2013, and the same is pending before the District court. Further from the record it appears that by order dated 01/03/2017 the court rejected application at Exh 146, of Plaintiffs, for temporary injunction being aggrieved by the order dated 01/03/2017, Shri Shivaji Rambhau Bhosale alias Chougule and 2 others has filed an Appeal before the District Court Pune bearing no. 127/2017, and both the Misc Appeal has been dismissed. The said Shri Shivaji Rambhau Bhosale alias Chougule has also filed a RTS appeal before the Sub Divisional Officer Haveli bearing No. 155/2012, and the same has been dismissed and till date the said dismissal order has been not challenged before any appellate authority.

15. Thus the abovementioned persons became owners of properties allotted to them respectively.

16. By Agreement dated 23.08.2012 Shri. Sandeep Triambak Kulkarni, Shri. Vikas Kashinath Kulkarni, Mrs. Madhavi Vikas Kulkarni and Master Mihir Vikas Kulkarni with the consent of Shri. Tryambak Pandurang Kulkarni and Shri. Kashinath Pandurang Kulkarni entered into an Agreement with Pride Builders Private Limited for developing the said lands under the name and style of Jai-Kul Associates. The said Agreement is registered at the Office of Joint Sub Registrar Haveli-20 at Serial No.6584/2012 on 24.08.2012. The aforesaid persons also executed on 24.08.2012 an Irrevocable General Power of Attorney in favour of Jai-Kul Associates. The said Power of



Attorney is registered at the Office of Joint Sub Registrar Haveli-20 at Serial No.4/6625/2012. Further it has been seen from the copy of Supplementary Agreement dated 24/11/2014 that Shri. Sandeep Triambak Kulkarni, Shri. Vikas Kashinath Kulkarni, Mrs. Madhavi Vikas Kulkarni and Master Mihir Vikas Kulkarni with the consent of Shri. Tryambak Pandurang Kulkarni and Shri. Kashinath Pandurang Kulkarni along with consent and confirmation by all the other family member, entered in to this supplementary agreement and wherein all has confirmed the Agreement dated 23/08/2012 and also confirmed that the Pride Builders LLP as one co-venture and Shri. Sandeep Triambak Kulkarni, Shri. Vikas Kashinath Kulkarni, as another co-venture of the said Jai-kul Associates. The said Supplementary agreement is registered at sr. no. 928/2015 on 27/01/2015 at the office of Sub registrar Haveli no. 26.

17. Further it has been seen from the Deed of conveyance/sale deed dated 24/12/2014 that Shri. Sandeep Triambak Kulkarni, Shri. Vikas Kashinath Kulkarni, Mrs. Madhavi Vikas Kulkarni and Master Mihir Vikas Kulkarni with the consent of Shri. Tryambak Pandurang Kulkarni and Shri. Kashinath Pandurang Kulkarni, along with consent of other family members has sold and transfer the lands bearing S. No. 135/1, 138, 139(p), 146 and 296 to Jai-kul Associates. The said Deed of Conveyance/sale deed is registered at sr. no. 929/2015 on 27/01/2015 at the office of Sub registrar Haveli no. 26 and since then the said Jai-kul Associates has become the absolute owner of the lands bearing S. No. 135/1, 138, 139(p), 146 and 296. The said Shri. Sandeep Triambak Kulkarni, Shri. Vikas Kashinath Kulkarni, Mrs. Madhavi Vikas Kulkarni and Master Mihir Vikas Kulkarni with the consent of Shri. Tryambak Pandurang Kulkarni and Shri. Kashinath Pandurang Kulkarni, along with other family members has also executed Power of Attorney dated 24/12/2014 in favour of the co-venture of the said Jai-kul Associates i.e. Pride Builders LLP as one co-venture and Shri. Sandeep Triambak Kulkarni, Shri. Vikas

Sarika Taori

**Advocate
B.S.L. LL.B.**

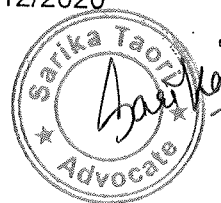
**505, Pride House,
S.No.108/7, Pune University
Road
Shivajinagar, Pune 411016**

Kashinath Kulkarni, as another co-venture. The said Power of Attorney is registered at sr. no. 931/2015 on 27/01/2015 at the office of Sub registrar Haveli no. 26.

18. Further upon perusal of record and documents provided to me it reveals that Shri Sandeep Trymbak Kulkarni one of the member of Jaikul Associates, died leaving behind him his legal heirs wife Smt Renu Sandeep Kulkarni and minor daughter Ms. Leilani Sandeep Kulkarni, both reside at present in United States of America, and they have authorized Shri Tryambak Pandurang Kulkarni as their Power of attorney to represent them, thus Smt Renu Sandeep Kulkarni and minor daughter Ms. Leilani Sandeep Kulkarni through Power of attorney holder Shri Tryambak Pandurang Kulkarni as a successor of Shri Sandeep Tryambak Kulkarni and as a member of the joint venture Jai-Kul Associates has been taken on record vide confirmation deed dated 20/12/2020 registered at sr no 11352/2020 followed with Power of Attorney dated 20/12/2020 registered at Sr No 11353/2020, hence now Smt Renu Sandeep Kulkarni and minor daughter Ms. Leilani Sandeep Kulkarni through Power of attorney holder Shri Tryambak Pandurang Kulkarni as one member, Vikas Kashinath Kulkarni as Second member and Pride Builders LLP as third member of the joint venture Jai-Kul Associates. Further vide Supplementary cum confirmation deed dated 31/03/2023 registered at sr no 8766/2023 now Smt Renu Sandeep Kulkarni and Ms. Leilani Sandeep Kulkarni retired being member of the joint venture Jai-Kul Associates.

19. **OWNERSHIP DOCUMENT OF CHARHOLI INFRASTRUCTURE**

LLP: As per the record and documents it appears that said Jaikul Associate being the owner sold the portion out of land bearing S No 135/1 area 1375 sq. Mtr, S no 138 area 27216.87 sq. Mtr and S no 139 area 13606.66 sq. Mtr to Charholi Infrastructure LLP vide Sale deed/Transfer deed dated 28/12/2020 registered at sr. No 1455/2021 on 06/02/2021 followed with Power of Attorney dated 28/12/2020



Sarika Taori

**Advocate
B.S.L. LL.B.**

**505, Pride House,
S.No.108/7, Pune University
Road
Shivajinagar, Pune 411016**

registered at Sr. No 1898/2021 on 06/02/2021, and since then the said Charholi Infrastructure LLP became the owner of the said portion and which is the subject matter of this report.

20. It has been declared by the Owners that Mutation Entry No.8429 dated 23.06.1972, Mutation Entry No.8996 dated 06.06.1998 and a document called Deed of Family settlement were brought in existence for convenience of the family members apparently showing partition of aforesaid properties among the heirs of Late Shri. Pandurang Dnyaneshwar Kulkarni, including his earlier named daughters. Further the owners has declared that all those documents and transactions contained therein are brought up without any intention to act upon them and created for the convenience of the family and the same did not create any right, title or interest of the persons named therein. That the said documents were never acted upon and in fact after execution and registration of Release Deed dated 09.02.1957 Sou. Pramila Muralidhar Borkar and Sou. Sudha Ganesh Brahme had and have no right, title or interest in the said lands and there was no question of reunion of the HUF amongst the heirs of late Pandurang Kulkarni and to recreate or reestablish the rights of said Sou. Pramila Muralidhar Borkar and Sou. Sulabha Ganesh Brahme legally relinquished by them in favour of their mother and brothers. Those documents and the transactions are not according to law and the said Sou. Pramila Muralidhar Borkar and Sou. Sulabha Ganesh Brahme ceased to have any share or interest in the said lands since 09.02.1957 and thereafter they never had any share in the said lands.
21. Further it is seen from the Deed of Conveyance dated 10/03/2022 the said Kulkarni family sold the portion admeasuring 18155 sq. mtr out of S No 139 to Vikas Kulkarni, and the said portion is not part of the present report. The said Deed of Conveyance is registered at sr. no. 3973/2022 on 10/03/2022 in the office of Sub Registrar Haveli no. 24.

Sub registrar Index II search:



Sarika Taori

**Advocate
B.S.L. LL.B.**

**505, Pride House,
S.No.108/7, Pune University
Road
Shivajinagar, Pune 411016**

(a) S. No. 138 & 139 : Adv Sujit Waghmare have caused the search of Index II registers at the office of the sub registrars for the period 30 years i.e. 1984 to 2013 and paid the requisite charges for the receipt bearing no. 20740/2013 dated 5/7/2013 and accordingly issued Search report dated 05/08/2013, Adv Sumeet Satoskar have caused the search of Index II registers at the office of the sub registrars for the period 3 years i.e. 2013 to 2015 and paid the requisite charges for the receipt bearing no. 1675/2015 and accordingly issued Search report dated 11/02/2015 and further Adv Atul Phatak have caused the search of Index II registers at the office of the sub registrars for the period 3 years i.e. 2015 to 2016 and paid the requisite charges for the receipt bearing no. MH007476117201516E and accordingly issued Search report dated 22/02/2016 again on 01/03/2017 Adv Atul Phatak have caused the search of Index II registers at the office of the sub registrars for the period 2 years i.e. 2016 to 2017 and paid the requisite charges for the receipt bearing no. MH008883620201617E and accordingly issued Search report in respect of the said land and further Adv Swapnanjali Swami have caused the search of Index II registers at the office of the sub registrars for the period 2 years i.e. 2017 to 2018 and paid the requisite charges for the receipt bearing no. MH012011781201718E and accordingly issued Search report dated 19/03/2018 and further Adv Swapnanjali Swami have caused the search of Index II registers at the office of the sub registrars for the period 2 years i.e. 2018 to 2019 and paid the requisite charges for the receipt bearing no. MH0011963943201819E and accordingly issued Search report dated 15/02/2019 further Adv Vaishali R Gangane have caused the search of Index II registers at the office of the sub registrars for the period 2 years i.e. 2020 to 2021 and paid the requisite charges for the receipt bearing no. MH009938464202021P and accordingly issued Search report dated 09/01/2021 and 08/04/2021 no document evidenced any subsisting, mortgage, charge or encumbrance was found recorded from the available registers, and no document evidencing any adverse entry in regard to the said land is found by me from the available record. Thereafter Adv Vaishali R Gangane has taken the search of last two years i.e. 2020 to 2021 and paid the requisite charges for the receipt bearing (GRAS on line payment receipt) no. MH0065187792021221P dated 23/09/2021 and 08/04/2021 in respect of the said land and no adverse document evidenced any subsisting, mortgage, charge or encumbrance was found recorded from the available registers, and no document evidencing any adverse entry in regard to the said land is found by her from the available record and accordingly she has issued the report dated 23/09/2021, further she has taken search for 2021 to 2022, and accordingly issued the report dated 07/04/2022.



Sarika Taori

Advocate
B.S.L. LL.B.

**505, Pride House,
S.No.108/7, Pune University
Road
Shivajinagar, Pune 411016**

Public Notice: The public notice in regard to land bearing S. no. 138 & 139 has been published by learned Adv P. M. Khire on 01/10/2013 in daily Kesari, and it has been informed by the said advocate that he has not received any objection against the said public notice till date.

Opinion:

On the basis of the same and on the basis of the documents and information given for my perusal and subject to the out come of the litigation referred herein above and whatever stated hereinabove, I am of the opinion that the title of owner to the said land is clean, clear and marketable, free from encumbrance, charges and/or claims as detailed and subject to out come of the litigation mentioned above and subject to whatever stated herein above and Charholi Infrastructure LLP is the absolute owner of the said subject land and also entitle to develop the said land as mentioned herein above by virtue Sale deed/Transfer Deed.

All the documents are return herewith.



Yours faithfully

Sarika
Adv Sarika Taori

Sarika Taori

Advocate
B.S.L. LL.B.

505, Pride House,
S.No.108/7, Pune University
Road
Shivajinagar, Pune 411016

TITLE CERTIFICATE

Date 05/09/2023

This is to certify that I have investigated the title to the property, which is more particularly described in the Schedule hereunder written and certify, that in my opinion the title of Charholi Infrastructure LLP, to the property described in Schedule hereunder given is clean, clear, marketable and free from encumbrances, charges and/or claims and that Charholi Infrastructure LLP has a valid right to develop the same and enter into Agreements of sale / allotments of the units therein, as detailed and subject to whatever stated in my Title Opinion and subject to the out come of the litigation referred in my title opinion of the even date given to Charholi Infrastructure LLP.

SCHEDULE

All those pieces and parcels of land and ground situate at Mouje Charholi, within the Registration Sub-Dist. Taluka Haveli, Dist. Pune and within the limits of Pimpri Chinchwad Municipal Corporation, as follows :

Sr. No.	Survey No.	Area Sq. mtr	On towards the East	or towards the South	On towards the West	or towards the North
2	138(P)	27216.87	S. No. 139	S. No. 135/1	S. No. 137	S. No. 140
3	139(P)	13606.66	24 mtr Road	S. No. 135/1	S. No. 138	S. no. 140



Yours faithfully

Sarika

Adv Sarika Taori