



**CHALLAN**  
**MTR Form Number-6**



GRN	MH011374852202122P	BARCODE			Date	08/01/2022-10:49:08	Form ID	
Department				Inspector General Of Registration				
Type of Payment				Search Fee				
Office Name				HVL1_HAVELI NO1 SUB REGISTRAR				
Location				PUNE				
Year				2021-2022 One Time				
Account Head Details				Amount in Rs.				
0030072201 SEARCH FEE				300.00				
Payer Details				TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Full Name				ADV KISHOR N PATIL				
Flat/Block No.				KALEWADI				
Premises/Building				PIMPEI				
Road/Street				PUNE				
Area/Locality				PUNE				
Town/City/District				PUNE				
PIN				4 1 1 0 1 7				
Remarks (If Any)				S No 32/1A/2 PLOT NO 25 TO 28 S No 32/1A/2/28 AND S No 32/1A/2/29 BANER PUNE				
Amount In				Three Hundred Rupees Only				
Words				300.00				
Payment Details				SBIEPAY PAYMENT GATEWAY				
FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN Ref. No. 10000502022010800130 5152539443537				
Cheque/DD No.				Bank Date RBI Date 08/01/2022-10:49:36 Not Verified with RBI				
Name of Bank				Bank-Branch SBIEPAY PAYMENT GATEWAY				
Name of Branch				Scroll No., Date Not Verified with Scroll				



Department ID: Mobile No. : 9860254785  
**NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document**  
 एवढे वजन 'रुपय ऑफ पेमेंट' अर्धे नसुन वनरुणरालीस लागू आते. इतर कारणवशाळीं किंवा नोंदणी न वनरुणरालीस दस्तांराली लागू नाही.

**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0005456270202122	08/01/2022-10:54:38	IGR002	300.00
<b>Total Defacement Amount</b>					<b>300.00</b>



MH011374652202122P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
08 Jan 2022	Receipt	Receipt no.: 1112265280
	Name of the Applicant :	Adv Kishor Narharrao Patil
	Details of property of which document has to be searched :	Dist :Pune Village :Baner S.No/CTS No/G.No. : 32
	Period of search :	From :2010 To :2021
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH011374652202122P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' <a href="http://gras.mahakosh.gov.in/challan/views/frnSearchChallanWithoutReg.php">gras.mahakosh.gov.in/challan/views/frnSearchChallanWithoutReg.php</a> '.		





# KISHOR N. PATIL

B.Sc., LL.B.

Mobile : 9860254785  
Off.: 020-65119008

## ADVOCATE

OFFICE : C/o. Adv. Rajesh Jadhav, "JANHAVI", 1st Floor,  
Near Kalewadi-Pimpri Bridge, Kalewadi, Pimpri, Pune 411017.

RESI : "Yashada", Shanti Colony 'B', Vijaynagar,  
Kalewadi, Pimpri, Pune 411017.

### Notice / Reply Regd. A.D. / U.C.P.

FORMAT- A

To,

MahaRERA



### LEGAL TITLE REPORT

Subject: Title clearance certificate with respect A. Survey No. 32, Hissa No. 1A/2, total area admeasuring 01 H 42 R, assessed at Rs. 03.75 Paise., out of it 1. Plot No. 25 area admeasuring 335.05 Sq. Mtrs, 2. Plot No. 26 area admeasuring. 278.81 Sq. Mtrs, 3. Plot No. 27 area admeasuring 380.89 Sq. Mtrs, & 4. Plot No. 28 area admeasuring 380.89 Sq. Mtrs, B. Survey No. 32, Hissa No. 1A/1/28, area admeasuring 00 H 4.30 R, assessed at Rs. 00.10 Paise., having Plot No. 27, C. Survey No. 32, Hissa No. 1A/1/29, area admeasuring 00 H 4.30 R, assessed at Rs. 00.10 Paise having Plot No. 28, situated at village Baner, Taluka-Haveli, District-Pune. (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request Mr. Suhas Bhagwan Peddawad, R/at. D/8, Melody Apartment, 12 ICS Colony, Bhosale Nagar, Pune - 411007,, and following documents i.e. :-

#### 1. Description of the property:

All that piece and parcel of the properties bearing .....

A. Survey No. 32, Hissa No. 1A/2, total area admeasuring 01 H 42 R, assessed at Rs. 03.75 Paise., out of it 1. Plot No. 25 area admeasuring 335.05 Sq. Mtrs, which is bounded as under -

On or towards East	-	By 6 meters wide road.
On or towards West	-	By S. No. 32.
On or towards North	-	By Property bearing Plot No. 24 of S. No. 32/1A/2.
On or towards South	-	By Property bearing Plot No. 26 of S. No. 32/1A/2.

Plot No. 26 area admeasuring. 278.81 Sq. Mtrs, which is bounded as under -

On or towards East	-	By Colony road.
On or towards West	-	By S. No. 32.
On or towards North	-	By Property bearing Plot No. 25 of S. No. 32/1A/2.
On or towards South	-	By Property bearing Plot No. 27 of S. No. 32/1A/2.

3. Plot No. 27 area admeasuring 380.89 Sq. Mtrs, which is bounded as under -

On or towards East	-	By Colony Road.
On or towards West	-	By Property bearing Plot No. 32.
On or towards North	-	By Property bearing Plot No. 26.
On or towards South	-	By Property bearing Plot No. 28.

4. Plot No. 28 area admeasuring 380.89 Sq. Mtrs, which is bounded as under -

On or towards East	-	By Colony Road.
On or towards West	-	By Property bearing Plot No. 32.
On or towards North	-	By Property bearing Plot No. 27.
On or towards South	-	By Property bearing Survey No. 18.

B. Survey No. 32, Hissa No. 1A/1/28, area admeasuring 00 H 4.30 R, assessed at Rs. 00.10 Paise., having Plot No. 27, which is bounded as under -

On or towards East	-	By remaining property from Survey No. 32.
On or towards West	-	By remaining property from Survey No. 32.
On or towards North	-	By remaining property from Survey No. 32.
On or towards South	-	By Property bearing Plot No. 28.

C. Survey No. 32, Hissa No. 1A/1/29, area admeasuring 00 H 4.30 R, assessed at Rs. 00.10 Paise having Plot No. 28, which is bounded as under -



- On or towards East - By remaining property from Survey No. 32.  
 On or towards West - By 9.14 Mtrs wide road & thereafter property bearing Survey No. 32.  
 On or towards North - By Property bearing Plot No. 27.  
 On or towards South - By Property bearing Survey No. 18.

situated at Village Baner, Tal. Haveli, Dist. Pune, within the jurisdiction of Pune Municipal Corporation and within the limits of Sub-Registrar Haveli.

2. Documents of Allotment of Plot:

1. Copies of 7/12 extracts.
2. Copies of Mutation Entries.
3. Copies of Sale Deeds.
4. Copies of Power of Attorney.
5. Copies of Civil Suits.
6. Copies of Revenue Proceedings.
7. Copy of Commencement Certificate.
8. Copy of Search Report issued by me dated 19/07/2021.

Search report for 31 years from 1992 till 2022

3.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said properties I am of the opinion that the title of Mr. Suhas Bhagwan Peddawad, is clear, marketable and without any encumbrances except the encumbrances mentioned in the Annexure.

Owner of the Land

**Mr. Suhas Bhagwan Peddawad** - A, Survey No. 32, Hissa No. 1A/2, having Plot No. 25  
 Plot No. 26, Plot No. & Plot No. 28  
 B, Survey No. 32, Hissa No. 1A/1/28,  
 C, Survey No. 32, Hissa No. 1A/1/29 having Plot No. 28,

4. The report reflecting the flow of the title of the **Mr. Suhas Bhagwan Peddawad**, on the said land is enclosed herewith as an annexure.  
 Encl: Annexure.  
 Date: 10/01/2022



*K. Patil*



**KISHOR N. PATIL**  
 Advocate

Office: C/o. Adv. Rajesh Jadhav,  
 "JANI-HAVI" 1st Floor,  
 Near Kalewadi-Pimpri Bridge,  
 Kalewadi, Pimpri, Pune-411017.



**KISHOR N. PATIL**

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**ADVOCATE**

OFFICE : C/o. Adv. Rajesh Jadhav, "JANHAVI", 1st Floor,  
Near Kalewadi-Pimpri Bridge, Kalewadi, Pimpri, Pune 411017.

RESI : "Yashada", Shanti Colony 'B', Vijaynagar,  
Kalewadi, Pimpri, Pune 411017.

**Notice / Reply**  
**Regd. A.D. / U.C.P.**

FORMAT- A  
(Circular No.: 28 / 2021)

To,

MahaRERA

**FLOW OF TITLE OF THE SAID LAND**

**Subject:** Title clearance certificate with respect A. Survey No. 32, Hissa No. 1A/2, total area admeasuring 01 H 42 R, assessed at Rs. 03.75 Paise., out of it 1. Plot No. 25 area admeasuring 335.05 Sq. Mtrs, 2. Plot No. 26 area admeasuring. 278.81 Sq. Mtrs, 3. Plot No. 27 area admeasuring 380.89 Sq. Mtrs, & 4. Plot No. 28 area admeasuring 380.89 Sq. Mtrs, B. Survey No. 32, Hissa No. 1A/1/28, area admeasuring 00 H 4.30 R, assessed at Rs. 00.10 Paise., having Plot No. 27, C. Survey No. 32, Hissa No. 1A/1/29, area admeasuring 00 H 4.30 R, assessed at Rs. 00.10 Paise having Plot No. 28, situated at village Baner, Taluka-Haveli, District-Pune. (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request Mr. Suhas Bhagwan Peddawad, R/at. D/8, Melody Apartment, 12 ICS Colony, Bhosale Nagar, Pune - 411007., and following documents i.e. :-

**Description of the property:**

All that piece and parcel of the properties bearing .....

A. Survey No. 32, Hissa No. 1A/2, total area admeasuring 01 H 42 R, assessed at Rs. 03.75 Paise., out of it

1. Plot No. 25 area admeasuring 335.05 Sq. Mtrs, which is bounded as under -
- |                     |   |  |
|---------------------|---|--|
| On or towards East  | - | By 6 meters wide road.                             |
| On or towards West  | - | By S. No. 32.                                      |
| On or towards North | - | By Property bearing Plot No. 24 of S. No. 32/1A/2. |
| On or towards South | - | By Property bearing Plot No. 26 of S. No. 32/1A/2. |

2. Plot No. 26 area admeasuring. 278.81 Sq. Mtrs, which is bounded as under -
- |                     |   |  |
|---------------------|---|--|
| On or towards East  | - | By Colony road.                                    |
| On or towards West  | - | By S. No. 32.                                      |
| On or towards North | - | By Property bearing Plot No. 25 of S. No. 32/1A/2. |
| On or towards South | - | By Property bearing Plot No. 27 of S. No. 32/1A/2. |

3. Plot No. 27 area admeasuring 380.89 Sq. Mtrs, which is bounded as under -
- |                     |   |                                  |
|---------------------|---|----------------------------------|
| On or towards East  | - | By Colony Road.                  |
| On or towards West  | - | By Property bearing Plot No. 32. |
| On or towards North | - | By Property bearing Plot No. 26. |
| On or towards South | - | By Property bearing Plot No. 28. |

4. Plot No. 28 area admeasuring 380.89 Sq. Mtrs, which is bounded as under -
- |                     |   |                                    |
|---------------------|---|------------------------------------|
| On or towards East  | - | By Colony Road.                    |
| On or towards West  | - | By Property bearing Plot No. 32.   |
| On or towards North | - | By Property bearing Plot No. 27.   |
| On or towards South | - | By Property bearing Survey No. 18. |

B. Survey No. 32, Hissa No. 1A/1/28, area admeasuring 00 H 4.30 R, assessed at Rs. 00.10 Paise., having Plot No. 27, which is bounded as under -

- |                     |   |   |
|---------------------|---|---|
| On or towards East  | - | By remaining property from Survey No. 32. |
| On or towards West  | - | By remaining property from Survey No. 32. |
| On or towards North | - | By remaining property from Survey No. 32. |
| On or towards South | - | By Property bearing Plot No. 28.          |

C. Survey No. 32, Hissa No. 1A/1/29, area admeasuring 00 H 4.30 R, assessed at Rs. 00.10 Paise having Plot No. 28, which is bounded as under -

On or towards East	-	By remaining property from Survey No. 32.
On or towards West	-	By 9.14 Mtrs wide road & thereafter property bearing Survey No. 32.
On or towards North	-	By Property bearing Plot No. 27.
On or towards South	-	By Property bearing Survey No. 18.

situated at Village Baner, Tal. Haveli, Dist. Pune, within the jurisdiction of Pune Municipal Corporation and within the limits of Sub-Registrar Haveli.

**5. Documents of Allotment of Plot:**

1. Copies of 7/12 extracts.
2. Copies of Mutation Entries.
3. Copies of Sale Deeds.
4. Copies of Power of Attorney.
5. Copies of Civil Suits.
6. Copies of Revenue Proceedings.
7. Copy of Commencement Certificate.
8. Copy of Search Report issued by me dated 19/07/2021.

6. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said properties I am of the opinion that the title of Mr. Suhas Bhagwan Peddawad is clear, marketable and without any encumbrances.

**7. FLOW OF TITLE**

That property bearing Survey No. 32, of village Baner was owned by Bhau Shiva Murkute.

Mutation Entry No. 1348 dated 01/02/1959 discloses that Bhau Shiva Murkute expired on 28/11/1958 leaving behind him three sons namely 1) Dagdu, 2) Dnyanoba and 3) Baban Bhau Murkute and two married daughters 1) Tarabai Sitaram Ghenaad and 2) Shantabai Pandurang Kotwal as his legal heirs. Thereafter name of Dagdu Bhau Murkute was duly mutated in the records of rights of the said property as a Karta and Manager and members of their Joint Hindu Family.

Mutation entry no. 1576 dated 15/07/1970 discloses that the areas and assessment of land of Village Baner, were converted into metric system, as per Hissa form No. 12 issued by Special District Inspector of Lands Record (Metric) as contemplated under the provision of Weight and Measurement Act, 1958 and Indian Coinage Act, 1955.

That thereafter as per Mutation Entry No. 1692 in the January 1973 discloses that the Mr. Dagdu Bhau Murkute sold out area admeasuring 00 Hectar 19.5 Aars out of said land to Mr. Valmik Champedar Shinde. After sale deed 7/12 extract of said land divided in to two parts -

i) 7/12 extract of Survey No. 32 Hissa No. 1 recorded in the name of Mr. Dagdu Bhau Murkute & Others and, ii) 7/12 extract of Survey No. 32 Hissa No. 2 area admeasuring 00 Hectar.. 19.5 Aar recorded in the name of Mr. Valmik Champedar Shinde.

ii) That thereafter as per Mutation Entry No. 1748 in the year 1973 discloses that the Mr. Dagdu Bhau Murkute sold out area admeasuring 00 Hectar 25 Aars out of Survey No. 32 Hissa No. 1 to Lajja Champedar After sale deed 7/12 extract of S. No. 32/1 divided in to two parts-

i) 7/12 extract of Survey No. 32 Hissa No. 1A recorded in the name of Mr. Dagdu Bhau Murkute & Others and,

ii) 7/12 extract of Survey No. 32 Hissa No. 1B area admeasuring 00 Hectar 25 Aar recorded in the name of Lajja Champedar Shinde.

Mutation Entry No. 1917 shows that, Valmal Champedar Shinde had purchased 01 H 42 R, land from property bearing Survey No. 32/1A, from Dagdu, Dnyanoba and Baban Bhau Murkute by registered sale deed which was registered in the office of Sub-Registrar Haveli No. 2 noted at serial no. 564/1977 dt. 27/05/1977. As per the said sale deed 32/1A was divided as under.

Survey No. 32/1A/1, area admeasuring 07 H 54.5 R was recorded on the names of original owners i.e. Murkute family.

Survey No. 32/1A/2, area admeasuring 01 H 42 R was recorded on the name of Valmal Champedar Shinde by opening of new 7/12 extract. Thus Valmal Champedar Shinde became owner of Survey No.132/1A/2, area admeasuring 01 H 42 R.





**KISHOR N. PATIL**

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**ADVOCATE**

OFFICE : C/o. Adv. Rajesh Jadhav, "JANHAVI", 1st Floor,  
Near Kalewadi-Pimpri Bridge, Kalewadi, Pimpri, Pune 411017.

RESI : "Yashada", Shanti Colony 'B', Vijaynagar,  
Kalewadi, Pimpri, Pune 411017.

**Notice / Reply**

History relating to Survey No. 32, Hissa No. 1A/2 Plot No. 25

Mutation Entry No. 8836 shows that, Valmal Champedar Shinde through his power of attorney holder Subhash Tipanna Nelge had sold area admeasuring 3605 Sq.ft. i.e. 335.05 Sq. mtrs. having Plot No. 25 from said property to Sukhada Dattatraya Ambetkar by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 4 noted at serial No. 1541/1996 on 29/02/1996. Thus Sukhada Dattatraya Ambetkar became owner of Survey No. 32/1A/2 to the extent of area admeasuring 3605 Sq.ft. i.e. 335.05 Sq. mtrs having Plot No. 25. That as Sukhada Dattatraya Ambetkar was not agriculturist so the mutation entry No. 8836 was initially cancelled. Thereafter proceeding were initiated before the Circle Officer bearing Case No. 204/2000 which was decided on 26/02/2001 and mutation entry No. 8836 was certified and name of Sukhada Dattatraya Ambetkar was recorded in the record of 7/12 extract for purchased area i.e. 335.05 Sq. mtrs. But the copy of Case No. 204/2000 is not made available for our reference.

Mutation Entry No. 21796 shows that, Sukhada Dattatraya Ambetkar with consent of Manik Dattatraya Tapkir & Snehlata Manik Tapkir has sold area admeasuring 3605 Sq.ft. i.e. 335.05 Sq. mtrs. having Plot No. 25 from said property to Archana Somnath Dhankude & Ashish Ramdas Khaire by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 19 noted at serial No. 9963/2013 on 17/08/2013. As per the said Sale Deed name of Archana Somnath Dhankude & Ashish Ramdas Khaire were recorded in the record of 7/12 extract of said property and name of Sukhada Dattatraya Ambetkar was deleted. Thus Archana Somnath Dhankude & Ashish Ramdas Khaire became owners of Survey No. 32/1A/2 to the extent of area admeasuring 3605 Sq.ft. i.e. 335.05 Sq. mtrs having Plot No. 25.

Mutation Entry No. 22671 shows that, Archana Somnath Dhankude & Ashish Ramdas Khaire with the consent of Baburao Dattoba Chandere have sold Plot No. 25 area admeasuring 3605 Sq.ft. i.e. 335.05 Sq. mtrs. from Survey No. 32/1A/2 to Suman Bhagwan Peddawad by registered Sale Deed coupled with Power of Attorney. The said Sale Deed & Power of Attorney were registered in the office of Sub Registrar Haveli No. 21 noted at serial No. 4271/2019 & 4276/2019 on 03/03/2019. As per the said Sale Deed name of Suman Bhagwan Peddawad was recorded in the record of 7/12 extract of said property. Thus Suman Bhagwan Peddawad became owner of Survey No. 32/1A/2 to the extent of area admeasuring 3605 Sq.ft. i.e. 335.05 Sq. mtrs having Plot No. 25.

History relating to Survey No. 32, Hissa No. 1A/2 Plot No. 26

Mutation Entry No. 13341 shows that, Valmal Champedar Shinde through his power of attorney holder Subhash Tipanna Nelge had sold area admeasuring 3000 Sq.Fts i.e. 278.81 Sq. mtrs. having Plot No. 26 from said property to Chinta Raghuram Bhotlu by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 15 noted at serial No. 9791/1995 on 20/11/1995. As per the said Sale Deed name of Chinta Raghuram Bhotlu was recorded in the record of 7/12 extract of said property. Thus Chinta Raghuram Bhotlu became owner of Survey No. 32/1A/2 to the extent of area admeasuring 278.81 Sq. mtrs having Plot No. 26. But Mutation Entry No. 13340 is not made available for our reference.

Mutation Entry No. 21285 shows that, Chinta Raghuram Bhotlu with consent of Pandurang HariBhau Shelar has sold area admeasuring 3000 Sq.Fts i.e. 278.81 Sq. mtrs. having Plot No. 26 from said property to S. B. Estate Private Limited through its Director Sharad Dattatraya Bal by registered Sale Deed coupled with power of attorney. The said Sale Deed and Power of Attorney were registered in the office of Sub Registrar Haveli No. 15 noted at serial No. 4186/2016 & 4187/2016 on 03/06/2016. As per the said Sale Deed name of S. B. Estate Private Limited through its Director Sharad Dattatraya Bal was recorded in the record of 7/12 extract of said property.

One Power of Attorney of execution of documents is executed by Sharad Dattatray Bal in favour of Shankar Ramchandra Kadam and/or Vrinda Sharad Bal in his individual capacity registered in the office of Sub Registrar Haveli No. 15 noted at serial No. 8835/2013 on 12/12/2013. But Sale Deed and Power of Attorney registered in the office of Sub Registrar Haveli No. 15 noted at serial No. 4186/2016 & 4187/2016 on 03/06/2016 were registered through power of holder Vrinda Sharad Bal.

Mutation Entry No. 22670 shows that, S. B. Estate Private Limited through its Director Vrunda Sharad Bal (But in mutation entry it is written as Vrunda Dattatray Bal) has sold area admeasuring 278.81 Sq. mtrs. having Plot No. 26 from said property to Suman Bhagwan Peddawad by registered Sale Deed coupled with power of attorney. The said Sale Deed and Power of Attorney were registered in the office of Sub Registrar Haveli No. 15 noted at serial No. 2730/2019 & 2731/2019 on 21/02/2019. As per the said



Sale Deed name of Suman Bhagwan Peddawad was recorded in the record of 7/12 extract of said property. Thus Suman Bhagwan Peddawad became owner of Survey No. 32/1A/2 to the extent of area admeasuring 278.81 Sq.Mtrs having Plot No. 26.

#### History relating to Survey No. 32, Hissa No. 1A/2 Plot No. 27

Mutation Entry No. 12367 shows that, Valmal Champedar Shinde Through his Power of Attorney Holder Subhash Tipanna Nelge and Shivkumar Tipanna Nelge had sold area admeasuring 380.89 Sq.mtrs having Plot No. 27 from said property to Waghambarao Rangrao Patil by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 4 noted at serial No. 5297/1997 on 31/07/1997. As per the said Sale Deed name of Waghambarao Rangrao Patil was recorded in the record of 7/12 extract of said property (Initially the said mutation entry was cancelled and later on was certified). Thus Waghambarao Rangrao Patil became owner of Survey No. 32/1A/2 to the extent of area admeasuring 380.89 Sq.mtrs having Plot No. 27.

Mutation Entry No. 21285 shows that, Waghambarao Rangrao Patil with consent of Kumar Subhash Kudle has sold area admeasuring 380.89 Sq. mtrs. having Plot No. 27 from said property to S. B. Estate Private Limited through its Director Sharad Dattatraya Bal by registered Sale Deed coupled with Power of Attorney. The said Sale Deed and Power of Attorney were registered in the office of Sub Registrar Haveli No. 1 noted at serial No. 4663/2016 & 4664/2016 on 27/06/2016. As per the said Sale Deed name of S. B. Estate Private Limited through its Director Sharad Dattatraya Bal was recorded in the record of 7/12 extract of said property.

One Power of Attorney of execution of documents is executed by Sharad Dattatray Bal in favour of Shankar Ramchandra Kadam and/or Vrinda Sharad Bal in his individual capacity registered in the office of Sub Registrar Haveli No. 15 noted at serial No. 8835/2013 on 12/12/2013. But Sale Deed and Power of Attorney registered in the office of Sub Registrar Haveli No. 1 noted at serial No. 4663/2016 & 4664/2016 on 27/06/2016 were registered through power of holder Shankar Ramchandra Kadam.

Mutation Entry No. 22670 shows that, S. B. Estate Private Limited through its Director Vrunda Sharad Bal (But in mutation entry it is written as Vrunda Dattatray Bal) has sold area admeasuring 380.89 Sq. mtrs. having Plot No. 27 from said property to Suman Bhagwan Peddawad by registered Sale Deed coupled with power of attorney. The said Sale Deed and Power of Attorney were registered in the office of Sub Registrar Haveli No. 15 noted at serial No. 2730/2019 & 2731/2019 on 21/02/2019. As per the said Sale Deed name of Suman Bhagwan Peddawad was recorded in the record of 7/12 extract of said property. Thus Suman Bhagwan Peddawad became owner of Survey No. 32/1A/2 to the extent of area admeasuring 380.89 Sq.Mtrs having Plot No. 27.

#### History relating to Survey No. 32, Hissa No. 1A/2 Plot No. 28

Mutation Entry No. 12370 shows that, Valmal Champedar Shinde Through his Power of Attorney Holder Subhash Tipanna Nelge had sold area admeasuring 380.89 Sq.mtrs i.e. 4100 Sq.ft. having Plot No. 28 from said property to Pinak PaniPrashad Sharma by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 4 noted at serial No. 5293/1997 on 31/07/1997. As per the said Sale Deed name of Pinak PaniPrashad Sharma was recorded in the record of 7/12 extract of said property. Thus Pinak PaniPrashad Sharma became owner of Survey No. 32/1A/2 to the extent of area admeasuring 380.89 Sq.mtrs having Plot No. 28.

Mutation Entry No. 21796 shows that, Pinak PaniPrashad Sharma with consent of Manik Dattatraya Tapkir has sold area admeasuring 380.89 Sq. mtrs. having Plot No. 28 from said property to S. B. Estate Private Limited through its Director Sharad Dattatraya Bal by registered Sale Deed coupled with Power of Attorney. The said Sale Deed and Power of Attorney were registered in the office of Sub Registrar Haveli No. 22 noted at serial No. 11359/2017 & 11360/2017 on 30/10/2017. As per the said Sale Deed name of S. B. Estate Private Limited through its Director Sharad Dattatraya Bal was recorded in the record of 7/12 extract of said property.

One Power of Attorney of execution of documents is executed by Sharad Dattatray Bal in favour of Shankar Ramchandra Kadam and/or Vrinda Sharad Bal in his individual capacity registered in the office of Sub Registrar Haveli No. 15 noted at serial No. 8835/2013 on 12/12/2013.

Mutation Entry No. 22670 shows that, S. B. Estate Private Limited through its Director Vrunda Sharad Bal (But in mutation entry it is written as Vrunda Dattatray Bal) has sold area admeasuring 380.89 Sq. mtrs. having Plot No. 28 from said property to Suman Bhagwan Peddawad by registered Sale Deed coupled with power of attorney. The said Sale Deed and Power of Attorney were registered in the office of Sub Registrar Haveli No. 15 noted at serial No. 2730/2019 & 2731/2019 on 21/02/2019. As per the said Sale Deed name of Suman Bhagwan Peddawad was recorded in the record of 7/12 extract of said property. Thus Suman Bhagwan Peddawad became owner of Survey No. 32/1A/2 to the extent of area admeasuring 380.89 Sq.Mtrs having Plot No. 28.

#### History relating to Survey No. 32, Hissa No. 1A/1/2B Plot No. 27



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Kalewadi, Pimpri, Pune 411017.

**Notice / Reply**

**Regd. A.D. / U.C.P.**

That property bearing Survey No. 32, Hissa No. 1A/1 out of it area admeasuring 7 Acre 12 Gunthe of village Baner was owned by Dagadu Bhau Murkute & Baban Bhau Murkute.

It is seen that, Dagadu Bhau Murkute, Baban Bhau Murkute, Trimbak Dagadu Murkute, Raghunath Dagadu Murkute, Dhanaji Dagadu Murkute, Balasaheb Dagadu Murkute, Ananda Baban Murkute through his natural guardian father Baban Bhau Murkute, with the consent of Raghunath Madhavrao Kalamkar, Gnyanoba Bhau Murkute, Natha Gyanoba Murkute through his natural guardian father Gyanoba Bhau Murkute, Tarabai Sitaram Ghenand, Shantabai Oandurang Kotwal had sold 4626 Sq. Ft land out of Survey No. 32/1A/1 to Pravinkumar B. Khanna by registered sale deed which was registered in the office of Sub-Registrar Haveli No. 2 noted at serial no. 1738/1988 dt. 04/02/1988.

After the said Sale Deed the land purchased by Pravinkumar B. Khanna is numbered as S.No. 32/1A/1/28 at Baner Pune. Accordingly name of Pravinkumar B. Khanna was recorded in the record of 7/12 extract of said property vide mutation entry No. 3673.

After the inclusion of Village Baner within the limits of Pune Municipal Corporation the said Pravinkumar Khanna applied to Pune Municipal Corporation for regularisation under the Maharashtra Gunthewari Development Act and the Pune Municipal Corporation on 11.5.2004 under number 0025790 issued a regularisation certificate. As per the said certificate the area of the said land is 429.77 sq.mtrs.

Pravinkumar Khanna filed a statement under Sec. 6(1) of Urban Land Meiling & Regulation) Act, 1976, and his case No. was CA-3/SR-110/2007. The additional Collector & Competent Authority No.3 Pune Urban Agglomeration on 15.2.2007 declared that the holding of Pravinkumar Khanna is below the Ceiling Limit prescribed under ULC Act.

Mr. Pravinkumar Khanna agreed to sell the said property in favour of Mr. Suman Bhagwan Peddawad and they filed a notice U/s. 26(1) of Urban Land (Ceiling & Regulation) Act, 1976. The Deputy Collector & Competent Authority No. 3, Pune Urban Agglomeration on 15.3.2007 issued an order stating that Competent Authority, ULC Pune does not intend to purchase the said land and they permitted Mr. Pravinkumar Khanna to transfer the said land to Mrs. Suman Peddawad.

Mr. Pravinkumar B. Khanna on 21.3.2007 sold the said property in favour Suman Bhagwan Peddawad with the consent of Suhas Bhagwan Peddawad. The said sale deed is registered in the office of Sub-Registrar Haveli No.19 under Sr.No 2285/07.

Name of the Mrs. Suman Bhagwan Peddawad has been mutated in the 7/12 extract vide mutation entry number 15403. Mrs.Suman Bhagwan Peddawad is the owner of the land bearing S.No. 32/1A/1/28 at Baner, Tal. Haveli, Dist.Pune within the limits of Pune Municipal Corporation and as per Gunthewari Regularisation Certificate, plot area adm. 182.20 sq.mtrs. and area adm. 247.80 sq.mtrs. is reserved for road widening.

**History relating to Survey No. 32, Hissa No. 1A/1/29 Plot No. 28**

That property bearing Survey No. 32, Hissa No. 1A/1 out of it area admeasuring 7 Acre 12 Gunthe of village Baner was owned by Dagadu Bhau Murkute & Baban Bhau Murkute.

It is seen that , Dagadu Bhau Murkute, Baban Bhau Murkute, Trimbak Dagadu Murkute, Raghunath Dagadu Murkute, Dhanaji Dagadu Murkute, Balasaheb Dagadu Murkute, Ananda Baban Murkute through his natural guardian father Baban Bhau Murkute, with the consent of Raghunath Madhavrao Kalamkar, Gnyanoba Bhau Murkute, Natha Gyanoba Murkute through his natural guardian father Gyanoba Bhau Murkute, Tarabai Sitaram Ghenand, Shantabai Oandurang Kotwal had sold 4626 Sq. Ft land out of Survey No. 32/1A/1 to Surendrakumar M. Khanna by registered sale deed which was registered in the office of Sub-Registrar Haveli No. 2 noted at serial no. 1739/1988 dt. 04/02/1988.

After the said Sale Deed the land purchased by Surendrakumar M. Khanna is numbered as S.No. 32/1A/1/29 at Baner Pune. Accordingly name of Surendrakumar M. Khanna was recorded in the record of 7/12 extract of said property vide mutation entry No. 3674.

After the inclusion of Village Baner within the limits of Pune Municipal Corporation the said Surendrakumar Khanna applied to Pune Municipal Corporation for regularisation under the Maharashtra Gunthewari Development Act and the Pune Municipal Corporation on 11.5.2004 under number 0025798 issued a regularisation certificate. As per the said certificate the area of the said land is 430 Sq. Mtrs out of it area adm. 247.80 sq.mtrs. is reserved for road widening and balance area is adm. 182.20 sq.mtrs.



Surendrakumar Khanna filed a statement under Sec. 6(1) of Urban Land Ceiling & Regulation Act, 1976, and his case No. was CA-3/SR-110/2007. The additional Collector & Competent Authority No.3 Pune Urban Agglomeration on 15.2.2007 declared that the holding of Surendrakumar M. Khanna is below the Ceiling Limit prescribed under ULC Act.

Mr. Surendrakumar M. Khanna agreed to sell the said property in favour of Mr. Suman Bhagwan Peddawad and they filed a notice U/s. 26(1) of Urban Land (Ceiling & Regulation) Act, 1976. The Deputy Collector & Competent Authority No. 3, Pune Urban Agglomeration on 15.3.2007 issued an order stating that Competent Authority, ULC Pune does not intend to purchase the said land and they permitted Mr. Surendrakumar M. Khanna to transfer the said land to Mrs. Suman Peddawad.

Mr. Surendrakumar M. Khanna on 21.3.2007 sold the said property in favour Suman Bhagwan Peddawad with the consent of Suhas Bhagwan Peddawad. The said sale deed is registered in the office of Sub-Registrar Haveli No.19 under Sr.No 2284/2007.

Name of the Mrs. Suman Bhagwan Peddawad has been mutated in the 7/12 extract vide mutation entry number 15403. Mrs.Suman Bhagwan Peddawad is the owner of the land bearing S.No. 32/1A/1/29 at Baner, Tal. Haveli, Dist.Pune within the limits of Pune Municipal Corporation and as per Gunthewari Regularisation Certificate, plot area adm. 430 sq.mtrs.

#### Common History

Suman Bhagwan Peddawad had obtained N.A. order in respect of Survey No. 32, Hissa No. 1A/1/28 & Survey No. 32, Hissa No. 1A/1/29 from the office of Collector, Pune vide No. NA/SR/II/742/2011 Pune on 22/03/2012.

And Whereas Mrs. Suman Bhagwan Peddawad had gifted said properties to Mr. Suhas Bhagwan Peddawad by registered Gift Deed. The said Gift Deed was registered in the office of Sub Registra Haveli No. 18 noted at serial No. 8160/2021 on 25/05/2021. Accordingly as per the said Gift Deed name of Suhas Bhagwan Peddawad is recorded in the record of 7/12 extract of said properties vide mutation entry No. 23041.

Thus Suhas Bhagwan Peddawad became owner of said properties.

#### Revenue proceeding

It is seen that, one RTS Appeal bearing No. SR/462/2018 is filed by late Methrana Valmal Alias Valmik Shinde through his legal heirs Chetan Methrana Shinde and Sachin Narayan Wajarkar against S.B. Estate Pvt. Ltd through Sharad Bal, Chinta Raghuram Bhotlu, Waghambarrao Rangrao Patil and others against the order passed by Circle Officer Kothrud bearing no. VHx5ma/Eg Ama/14/2018 dt. 02/04/2018 regarding mutation entry No. 21285 which is rejected on 19/03/2019.

#### Civil Suits

It is seen that, Valmal Champedar Shinde through his legal her Methrana Valmal Shinde and Bapu Valmal Shinde had filed RCS No. 1901/2001 in the Court of Civil Judge Junior Division Pune at Pune against Subhash Tipanna Nelge, Shivkumar Tipanna Nelge, Sukhada Dattatray Ambetkar and others of Declaration and Injunction challenging the power of attorney executed in favour of Nelge. The said suit was decided on merit and the Hon'ble Court was please to dismiss the suit on 15/09/2014.

Being aggrieved by the said decision Methrana Valmal Shinde through his power of attorney holder Narayan Vajarkar and Sachin Vajarkar had filed RCA No. 6/2015 in the Court of District Judge Pune against Subhash Tipanna Nelge, Shivkumar Tipanna Nelge, Sukhada Dattatray Ambetkar and others which is pending for further adjudication.

It is seen that, Ravindra Indrajeet Sahani and others had filed Sp.C.S No. 1142/2015 in the Court of Civil Judge Senior Division Pune at Pune against Methrana Shinde, Sukhada Ambetkar, Waghambarrao Patil, Pinak Prasad, Chinta Bhotlu, Archana Somnath Dhankude, Ashish Ramdas Khaire and others for Declaration and Injunction. The said suit is pending for further adjudication.

It is also seen that, Ravindra Indrajeet Sahani and others had filed Civil M.A No. 572/2015 in the Court of Civil Judge Senior Division Pune at Pune against Methrana Shinde and others for restoration of RCS No. 1092/1994 which was decided ex-parte. The said suit and Civil M.A is not related with the present purchasers.

It is seen that Mr. Suhas Bhagwan Peddawad have preferred revised building plan on said properties and got building plan sanctioned from the office of Pune Municipal Corporation vide No. CC/2363/2021 on 09/11/2021 and has obtained Commencement Certificate for construction of buildings in respect of the said property.





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**Notice / Reply**

From the information supplied to me and through the documents supplied, I am of the opinion that :-

A) Mr. Suhas Bhagwan Peddawad is absolute owner of the properties bearing .....

a. Survey No. 32, Hissa No. 1A/2, total area admeasuring 01 H 42 R, assessed at Rs. 03.75 Paise., out of it

1. Plot No. 25 area admeasuring 335.05 Sq. Mtrs, which is bounded as under -

On or towards East - By 6 meters wide road.  
On or towards West - By S. No. 32.  
On or towards North - By Property bearing Plot No. 24 of S.  
No. 32/1A/2.  
On or towards South - By Property bearing Plot No. 26 of S.  
No. 32/1A/2.

2. Plot No. 26 area admeasuring 278.81 Sq. Mtrs, which is bounded as under -

On or towards East - By Colony road.  
On or towards West - By S. No. 32.  
On or towards North - By Property bearing Plot No. 25 of S.  
No. 32/1A/2.  
On or towards South - By Property bearing Plot No. 27 of S.  
No. 32/1A/2.

3. Plot No. 27 area admeasuring 380.89 Sq. Mtrs, which is bounded as under -

On or towards East - By Colony Road.  
On or towards West - By Property bearing Plot No. 32.  
On or towards North - By Property bearing Plot No. 26.  
On or towards South - By Property bearing Plot No. 28.

4. Plot No. 28 area admeasuring 380.89 Sq. Mtrs, which is bounded as under -

On or towards East - By Colony Road.  
On or towards West - By Property bearing Plot No. 32.  
On or towards North - By Property bearing Plot No. 27.  
On or towards South - By Property bearing Survey No. 18.

b. Survey No. 32, Hissa No. 1A/1/28, area admeasuring 00 H 4.30 R, assessed at Rs. 00.10 Paise., having Plot No. 27, which is bounded as under -

On or towards East - By remaining property from Survey No.  
32.  
On or towards West - By Road.  
On or towards North - By remaining property from Survey No.  
32.  
On or towards South - By Property bearing Plot No. 28.

c. Survey No. 32, Hissa No. 1A/1/29, area admeasuring 00 H 4.30 R, assessed at Rs. 00.10 Paise having Plot No. 28, which is bounded as under -

On or towards East - By remaining property from Survey No.  
32.  
On or towards West - By 9.14 Mtrs wide road & thereafter  
property bearing Survey No. 32.  
On or towards North - By Property bearing Plot No. 27.  
On or towards South - By Property bearing Survey No. 18.

situated at Village Baner, Tal. Haveli, Dist. Pune, within the jurisdiction of Pune Municipal Corporation and within the limits of Sub-Registrar Haveli.

B) This search report is supplementary to the previous search reports issued by me.



C) I am the opinion that the said properties is clean, clear and marketable and without any encumbrances whatsoever subject to the outcome of above mentioned & other revenue and civil proceedings.

Date : 10/01/2022.

  
ADVOCATE



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Advocate  
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**Note -** This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property. This is my personal opinion & does not affect anybody's right prejudicially Mr. Suhas Bhagwan Peddawad had informed that there are no Court proceeding pending before any Court of Law in respect of the said properties.

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