

DATTATRAY DESHMUKH

Advocate

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Ref: DD/12/2020

Date: 27/07/2020

TITLE OPINION

CLIENT:

1) MISS. UMA DNYANESH SHELKE

**R/AT: F-1003, PRIDE PLATINUM SOCIETY
PAN CARD CLUB ROAD, BANER,
PUNE 411 045.**

2) MR. SANGRAM BHIMRAJ PATARE

**OFFICE NO. 2, FIRST FLOOR,
'SHIRAM YASHADA', BALEWADI PHATA,
BANER, PUNE -411045**

3) MRS. REKHA ANNASAHEB AMBRE,

**R/AT:- FLAT NO. B-104, SAHIL SEREN,
PAN CARD CLUB ROAD, BANER,
PUNE 411 045.**

INSTRUCTIONS:

I have been instructed by my above named client to verify the title of the immovable property mentioned herein below to 1) Mr. Sangram Bhimraj Patare, 2) Miss. Uma Dnyanesh Shelke, 3) Mrs. Rekha Annasaheb Ambre, and also to verify whether the property is free from encumbrances or charges for development. For the purpose of giving the opinion I have carried out an independent search with respect to the said property described hereunder. This communication sets out the outcome of the said search and my observations thereon and the present title opinion is issued and the client undertaken to furnish all the remaining documents for my perusal subject to the same the present title opinion is given for reference. Considering all the above I am giving my Opinion.

I. PROPERTY:

All that piece and parcel of the property admeasuring about 627.47 Sq. Mtr. (As per Gift Deed 00 H 06.270 R i.e. 627 Sq. Mtr. as per 7/12 extract) out of Survey No. S. No. 34/2 admeasuring about 01 H 79 R



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having its assessment at Rs.3.44 Paisa, situated at Village Baner, Taluka- Haveli, Dist. Pune and Within the local limits of Pune Municipal Corporation, Pune and within the jurisdiction of Registration District Pune and Sub -Registration District Taluka Haveli, and which are bounded as follows :

On or Towards the East:	Part of S. No. 34
On or Towards the South:	Part of S. No. 34
On or Towards the West:	18 Mtr Road
On or Towards the North:	Part of S. No. 34

(Hereinafter referred to as "Said Property")

II. DOCUMENTS REFERRED :

1. Copy of the 7/ 12 Extract of land bearing Survey No. 18 Hissa No. 2.
2. Mutation Entry No. 2781
3. Mutation Entry No. 4353
4. Mutation Entry No. 4699
5. Mutation Entry No. 17579
6. Mutation Entry No. 20903
7. Mutation Entry No. 22111
8. Gift Deed dt. 10/08/2016
9. Sale Deed dt. 11/02/2019
10. Sale Deed dt. 10/02/2020

III. OWNERSHIP OF THE PROPERTY S. NO. 34 HISSA NO. 2:

On perusal of 7/12 extract it appears that all that piece and parcel of land bearing S. No. 34 admeasuring originally 17 acre 28 are situated at Village Baner, Taluka Haveli, DistrictPune was originally Owned by Mr. Raghu Vithu Murkute as a manager/karta of its joint Hindu family.

On perusal of Mutation Entry No. 2781 it appears that, as per order of Tahsildar, said S. No. 34 partitioned between its family members of Murkute family and as per the partition newly created S. No. 34/2 admeasuring about 01 H 79 R, has been carved out from original S. No. 34, and said land of S. No. 34/2 goes to the shares of Mr. Chandrakant Vithu Murkute and he became absolute owner of said land and effect of the said order of Tahsildar has been given to the revenue record vide Mutation Entry No. 2781. (Hereinafter referred to as "SAID ENTIRE PROPERTY").



On perusal of Sale Deed dt. 02/08/1988, Mutation Entry No. 4353, 4699 it appears that, Mr. Anil, Dilip, Pradip and Lt. Rajendra Nemichand Bafana had purchased said entire property from its previous owner i.e. Mr. Chandrakant Vithu Murkute vide registered Sale Deed dt. 02/08/1988 which is registered in the office of sub registrar Haveli No.1, at Sr. no. 11205/1988 on 02/08/1988. And by virtue of said Sale Deed dt. 02/08/1988 name of Mr. Anil, Dilip, Pradip and Rajendra Nemichand Bafana has been duly recorded to the revenue record of said property vide Mutation Entry no. entry no. 4353 which has been subsequently reconfirmed by mutation entry No. 4699, after said vendor has made compliance as mention in Mutation Entry No. 4353 i.e. after payment of charge (Tagai). (Hereinafter referred to as "**SAID OWNERS**").

It appears that, said owners Mr. Anil, Dilip, Pradip and Rajendra Nemichand Bafana have prepared a private layout of said entire property including different size plots and sold the said plots to different purchasers.

On perusal of Mutation Entry No. 17579 it appears that, Mr. Rajendra Nemichand Bafana died intestate leaving behind legal heirs widow Smt. Surekha Rajendra Bafana, Son i) Mr. Amarish Rajendra Bafana, ii) Mr. Aditya Rajendra Bafana, and accordingly name of Said heirs of Mr. Rajendra Nemichand Bafana have been duly recorded to the revenue record vide mutation entry No. 17579.

It appears that, out of remaining unsold land original owner Mr. Anil Nemichand Bafana owned only a portion of land admeasuring about 1094 Sq. Mtrs. out of said entire land, and the said land being self-acquired property/land of Mr. Anil Nemichand Bafana, and he was sole and absolute owner of said land admeasuring about 1094 Sq. Mtrs. and he was having right to dispose off the Same. That as per his own desire, he was having full power and right to Sell, Gift, Transfer or otherwise disposed off the said land admeasuring about 1094 Sq. Mtrs. as per his own choice and desire.

On perusal of Gift Deed dt. 10/08/2016, Mutation Entry No. 20903 it appears that, Mr. Anil Nemichand Bafana has gifted said property to his Son Mr. Amit Anil Bafana vide Gift Deed dt. 10/08/2016 which is registered in the office of Sub registrar Haveli No. 23 at Sr. No. 6743/2016. That other co-owners of said entire property (family members of Bafana family) i.e. i) Mr. Dilip Nemichand Bafana, ii) Mr. Pradeep Nemichand Bafana, iii) Smt. Surekha Rajendra Bafana, iv) Mr. Amarish Rajendra Bafana, v) Mr. Aditya Rajendra Bafana have consented the said transaction of Gift and joined as the Consenting party



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to the said Gift Deed. And accordingly name of Mr. Amit Anil Bafana has been duly recorded on 7/12 extract of said entire property vide Mutation Entry No. 20903 and he became absolute owner, holder, occupier, possessor of said land.

On perusal of Sale Deed dt. 11/02/2019, Mutation Entry No. 22111, owner of said land Mr. Amit Anil Bafana has sold, transferred and conveyed the above captioned land/property to Mr. Nishant Laxman Sapkal vide Sale Deed dated 11/02/2019 which is duly registered in the office of Sub registrar Haveli-15, at Sr. No. 2171/2019. And accordingly, name of Mr. Amit Anil Bafana has been recorded to the revenue record of said property vide Mutation Entry No. 22111.

On perusal of Sale Deed and Power of Attorney dt. 10/02/2020, owner of said land Mr. Nishant Laxman Sapkal, has sold, transferred and conveyed the above captioned land/property to 1) Mr. Sangram Bhimraj Patare, 2) Miss. Uma Dnyanesh Shelke, 3) Mrs. Rekha Annasaheb Ambre vide Sale Deed dated 10/02/2020 which is duly registered in the office of Sub registrar Haveli-15, at Sr. No. 2504/2020 and 2505/2020. And accordingly, name of 1) Mr. Sangram Bhimraj Patare, 2) Miss. Uma Dnyanesh Shelke, 3) Mrs. Rekha Annasaheb Ambre has been recorded to the revenue record of said property vide Mutation Entry No. 22396. That the copy of Mutation Entry No. 22396 has not provided by client for my perusal.

IV. ENCUMBRANCES:

SEARCH:

I have applied to Pnd1_Jt Distt Registrar Pune Urban for permission to carryout online search and accordingly paid the requisite fees and the office of Pnd1_Jt Distt Registrar Pune Urban has issued receipt bearing No. 1111798318 on 28/07/2020

I have carried out online search of last 19 years. I have not found any adverse transaction registered with respect to the said Property against the interest of said owners of all that piece and parcel of the property admeasuring about 627.47 Sq. Mtr. (As per Gift Deed 00 H 06.270 R i.e. 627 Sq. Mtr. as per 7/12 extract) out of Survey No. S. No. 34/2 admeasuring about 01 H 79 R having its assessment at Rs.3.44 Paisa, situated at Village Baner, Taluka- Haveli, Dist. Pune and Within the local limits of Pune Municipal Corporation, Pune and within the jurisdiction of Registration District Pune and Sub -Registration District Taluka Haveli.

V. OPINION :



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Relying on the documents made available to me and subject to whatever said above facts and circumstances, I hereby give my opinion as under;

- a) Owner of all that piece and parcel of the property admeasuring about 627.47 Sq. Mtr. (As per Gift Deed 00 H 06.270 R i.e. 627 Sq. Mtr. as per 7/12 extract) out of Survey No. S. No. 34/2 admeasuring about 01 H 79 R having its assessment at Rs.3.44 Paisa, situated at Village Baner, Taluka- Haveli, Dist. Pune and Within the local limits of Pune Municipal Corporation, Pune and within the jurisdiction of Registration District Pune and Sub -Registration District Taluka Haveli 1) Miss. Uma Dnyanesh Shelke, 2) Mr. Sangram Bhimraj Patare, 3) Mrs. Rekha Annasaheb Ambre are true and lawful owner of their respective property as mentioned above.
- b) The owner/s named above have a clean, clear and marketable title to their respective Property.
- c) The rights, title and interest of the Owner/s of the respective property are free from encumbrances of any nature whatsoever, and all benefits attached thereto.

PUNE
DATE: 28/07/2020

DATTATRAY DESHMUKH
ADVOCATE

Note: This privileged opinion is issued for and as per the instructions and relying on the information & documents submitted to me. It is presumed that the documents submitted and information given to me is all true and genuine. All the documents are returned herewith.



MH002696894202021P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
28 Jul 2020	Receipt	Receipt no.: 1111798318
	Name of the Applicant :	Dattatray Deshmukh
	Details of property of which document has to be searched :	Dist :Pune Village :Baner S.No/CTS No/G.No. : 34
	Period of search :	From :2002 To :2020
	Received Fee :	475
The above mentioned Search fee has been credited to government vide GRN no :MH002696894202021P		
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 ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php '.		

