



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



Department ID : 232143160

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
स्वास्थ्य चालन 'टॉप ऑफ ऐमेंट' गर्दै नगरुद कारणात्माकै लागू आए । इतर कारणांसाथी किंवा जीर्णी न करावयाच्या दरतासाठी लाग नायी ।

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***Mrs. Smita S. Chitale***  
ADVOCATE

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**SEARCH AND TITLE REPORT**

**1. Description of the property:**

All that piece and parcel of land bearing Survey No. 59A/2B, CTS No.1811A admeasuring 11820 sq.mt. Situated at Mundhwa, Taluka Haveli, District Pune, lying within the limits of Pune Municipal Corporation admeasuring and bounded as under:

On or towards east	- By D.P. Road
On or towards south	- By S. No. 58, CTS No. 1807
On or towards west	- By CTS No. 1811, 1836 & 1833
On or towards north	- 30 M proposed D.P. Road

Hereinafter referred to as the said property

**2. Land Owner: Mr. ANAND TULSIDAS KIRAD**

**3. Instructions:**

I have been instructed by Mr. Anand Tulsidas Kirad to issue search and title report in respect of the captioned property.

**4. Search:**

I have taken the search in the office of Sub-Registrar Haveli No.1 to 20 for 30 years and have paid the required fees vide receipt No. MH012882278202122E on 09/02/2022 and I have not come across any entry that may adversely affect the title of the owners.

## **5. Documents Inspected:**

1. 7/12 extract and mutation entries
2. Copies of Sale Deeds in favour of the above land owner.
3. Copy of Partition Deed
4. Copy of Demarcation certificate

## **6. Brief History of plot:**

**6.1** The said property is part of larger land admeasuring 3 Acres 68 Gunthas with buildings and structures thereon was originally owned by Late Dhairyavan Annasaheb Thackersey, who had purchased the said land in Auction, which is evident from mutation entry No.2020, was the sole and exclusive owner thereof till the time of his death on 06/10/1973. Late Dhairyavan Annasaheb Thackersey died intestate and the said land was inherited by his legal heirs and legal representatives, wife Mrs. Vera and married daughter Mrs. Asha Samras Ostawari and their names were entered in the 7/12 extract of the said land vide mutation entry no. 3649

**6.2** The said Mrs. Vera and married daughter Mrs. Asha Samras Ostawari by Indenture of Lease dated 06/01/1975 leased out the said land to Mr. Tulsidas Ramprasad Kirad at lease rent and for a lease period of 20 years commencing from 01/01/1975 and on the terms and conditions stated in the said indenture of Lease which is registered in the office of Sub Registrar Haveli No. II vide No. 33/1975.

**6.3** The said Mrs. Vera and Mrs. Asha Samras Ostawari through their constituted attorney Shri Sampat Bhanukumar by Deed of conveyance dated 10/06/1983 sold the said land along with other lands to New Vishwas Engineering Pvt. Ltd. represented through its

Director Mr. Anand Tulsidas Kirad. The said Deed of Conveyance is registered in the office of Sub- Registrar Haveli No.II vide Documents No. 3985/1983.

**6.4** The said New Vishwas Engineering Pvt. Ltd. sold the said land along with structures thereon to Mr. Tulsidas Ramprasad Kirad by virtue of Sale Deed which is registered on 20/06/1986 in the office of Sub registrar, Haveli No.2, vide document No. 3720/1996 and his name was entered in the 7/12 extract vide Mutation Entry No.5345 thus Mr. Tulsidas Ramprasad Kirad became absolute owner of the said land admeasuring 12799 sq. mtrs. (Hereinafter referred as the larger land).

**6.5** Mr. Tulsidas Ramprasad Kirad expired on 16/07/1987 and the said land devolved upon his heirs namely 1. Smt Amaladevi Tulsidas Kirad (wife), 2. Mr. Anand Tulsidas Kirad, (Son) 3. Mrs. Maya Devendra Gore (Married daughter), 4. Mrs. Uma Vishwajit Tilak (Married daughter) and their name were entered in the 7/12 extract vide Mutation Entry No.6719

**6.6** the said heirs of Mr. Tulsidas Ramprasad Kirad executed registered partition deed dated 16/07/1990, vide registered document No. 10788/1990 and Document No. 3722/1996 before the Sub-Registrar Haveli no. 2. As per the said Partition Deed Mr. Anand Tulsidas Kirad became absolute owner of 6410 sq.mtrs out of the said larger land, Smt Amaladevi Tulsidas Kirad became absolute owner of 5410 sq. mtrs. out of the said larger land, Mrs. Maya Devendrakumar Gore became absolute owner of 1000 sq. mtrs. Mrs. Uma Vishwajit Tilak did not had any right in the said land as per the Partition Deed.

Hence, therefore, names of Mr. Anand Tulasidas Kirad, Smt. Amaladevi Tulsidas Kirad & Mrs. Maya Devendrakumar Gore were entered in 7/12 extract of the said land vide Mutation Entry No. 6720

**6.7** the Owners i.e. Mr. Anand Tulasidas Kirad & Smt. Amladevi Tulsidas Kirad prepared a layout of the said larger land excluding the area of 1000 sq. mtrs of Mrs. Maya Devendrakumar Gore.

**6.8** Smt. Amladevi Tulsidas Kirad expired on 23/09/2019, she executed "Will" dated 01/08/2011 and bequeathed all her rights of 5410 sq. mtrs. to Mr. Anand Tulasidas Kirad

**AND WHEREAS** Mr. Anand Tulasidas Kirad had become absolute owner of the land admeasuring 6410 sq. mtrs & 5410 sq. mtrs. Totally - **11820 sq. mtrs.** which is entered in property card extract & 7/12 extract of the said land vide Mutation Entry No. 881

#### **9. Opinion:**

After scrutinizing the documents I am of the opinion that:

- a. The abovementioned landowner has a clear and marketable title to the respective plots in the said property free from encumbrance.

PUNE



Dated: 09/02/2022.

MRS. SMITA S. CHITALE  
ADVOCATE

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