

SANJAY T. AGARWAL
ADVOCATE

Office No. 401, 'Gopalkrupa
Apartment', Revenue Colony,
Behind Hotel Surabhi, Near
Jangli Maharaj Temple, JM
Road, Shivaji Nagar,
Pune- 411005
Mob. No. 9764582231

SEARCH AND TITLE REPORT

This is a Search and Title Report, in respect of land admeasuring Hectares 01=34 Ares bearing CTS No. 1853 (old S. No. 56, Hissa No. 3B) situate, lying and being at Village: Mundhwa, Taluka: Pune City, District: Pune more particularly described in the Schedule given hereunder. Hereinafter referred to and called as "the said land".

- 1) I was entrusted with an assignment by *Tanveer P. Inamdar and Parvez P. Inamdar*, to have a search for the last 30 years and issue Title Report, in respect of the said land.
- 2) Accordingly, a search for the last 30 years has been carried out and completed by my associate Adv. Tejas Sitaram Dhage, in respect of the said property, in the Office of the Sub-Registrar, Haveli No. 15, (Pune), vide Search Receipt No. MH013250198202223E dated 04/01/2023, issued by the Joint District Registrar, Pune Urban. The said Original Receipt is attached to this

Report, forming part of it.

- 3) The search of the transactions for the period from the year 2003 till the year 2023 is taken online from the official website of IGR. The search for the period from 1992 to 2001 was taken physically in the office of Sub Registrar Haveli No. 15 Pune. However, the physical record is not properly maintained. Some of the registers were missing and few were in torn condition. Except the transaction referred hereunder no record of any other transaction was found or revealed during the search.
- 4) The copies of certain revenue record and Title Deeds were also made available for my inspection, which have been referred to in this Report. Therefore, this Report is prepared solely based on the record and documents, those were made available for my inspection and presuming the same to be true and genuine.
- 5) The land bearing S. No. 56, Hissa No. 3B admeasuring 01 Hectare 34 Ares, situated at village: Mundhwa, Taluka: Pune City, District: Pune more particularly described in the Schedule given hereunder was previously owned by one Jaywant Shripati Lonkar. Said Jaywant Shripati Lonkar had taken loan from one Mr. Ganpat Hari Tupe and for security of the said loan amount, Jaywant Shripati Lonkar mortgaged his lands including the said land in favour of Mr. Ganpat Hari Tupe. Thereafter the name of Mr. Ganpat Hari Tupe

came to be recorded on the 7/12 extract of the said land vide Mutation Entry No. 1306. Thereafter Mr. Ganpat Hari Tupe made an application to the revenue authority that the loan amount has been repaid by Mr. Jaywant Shripati Lonkar. Therefore, vide Mutation Entry No. 1798 the name of Mr. Ganpat Hari Tupe was deleted and the name of Jaywant Shripati Lonkar was restored on 7/12 extract of the said land as owner and possessor of the said land.

- 6) Said Jaywant Shripati Lonkar died intestate on 17/11/1963. The estate of Jaywant Shripati Lonkar was succeeded by 1) his wife Tulsabai Jaywant Lonkar, 2) son Sambhaji Jaywant Lonkar, 3) son Suresh Jaywant lonkar, 4) son Ramchandra Jaywant Lonkar 5) daughter Alka Jaywant Lonkar 6) daughter Vitthabai Vasantao Mandale and their names were recorded in the revenue record of the said land vide Mutation Entry No. 2408.
- 7) As per Mutation entry No. 2526, amongst the said heirs of Late Jaywant Shripati Lonkar, daughter Vitthabai Vasantao Mandale relinquished all her right, title and interest in the said land. Therefore, her name was deleted from the revenue record of the said land.
- 8) Amongst the said heirs of Late Jaywant Shripati Lonkar, wife Tulsabai Jaywant Lonkar, died intestate on 01/06/1969. After her death, names of her legal heirs were recorded on the revenue record vide Mutation Entry

No. 8147.

9) Amongst the said heirs of Late Jaywant Shripati Lonkar, son Ramchandra Jaywant Lonkar sold his undivided share in the said land to and in favour of brother Suresh Jaywant Lonkar vide Sale Deed dated 12/09/1972 registered in the office of Joint Sub-Registrar Haveli No. 2, Pune at Sr. No. 2193/1972. Effect of the same was given on the revenue record of the said land vide Mutation Entry No. 3352.

10) Amongst the said heirs of Late Jaywant Shripati Lonkar, son Sambhaji Jaywant Lonkar expired in 1973-1974 leaving behind his wife Laxmibai Sambhaji Lonkar as his only legal heir. Said Laxmibai Sambhaji Lonkar filed Spl.C.S. No. 2411/1986 for partition etc. The said suit was disposed off by compromise dated 29/06/1994. Thereby Laxmibai Sambhaji Lonkar released her undivided share in all the properties including the said land in favour of Suresh Jaywant Lonkar for consideration. The Mutation Entry was made to that effect vide Mutation Entry No. 6051.

11) Thus Suresh Jaywant Lonkar had 3/4th undivided share in the said land and Alka Jaywant Lonkar @ Alka Sopanrao Yadav had 1/4th undivided share in the said land. Both of them were in possession of the said land.

12) Thereafter Suresh Jaywant Lonkar executed agreement to sell dated 10/06/1994 in respect of the said

land in favour of Smt Abeda P. Inamdar registered in the office of Joint Sub-Registrar, Haveli No. 3, Pune at Sr. No. 4072/1994 on 27/07/1994. Similarly Alka Jaywant Lonkar @ Alka Sopanrao Yadav executed agreement to sell dated 10/06/1994 in respect of the said land in favour of Smt Abeda P. Inamdar registered in the office of Joint Sub-Registrar, Haveli No. 3, Pune at Sr. No. 4093/1994 on 28/07/1994. On the day of execution thereof, the said owners have also separately executed Power of Attorney in favour of Mr. P.A Inamdar and Smt. Abeda. P Inamdar which is notarized before Notary public Rashid D. Sayed and registered at Sr. No. 706 & 728. Both the said persons were empowered to jointly and severally do all acts, deeds and things on behalf of the vendors and to execute Sale Deed in favour of the nominee of Smt. Abeda P. Inamdar.

- 13) Before registration of the said agreement to sell, the Purchasers caused publication of the public notice in daily newspaper "Prabhat" on 08/07/1994 through Advocate D.R Bhide to verify the title of the said Vendors.
- 14) Therefore by two Sale Deeds both dated 21/10/1997 were executed by Suresh Jaywant Lonkar in favour of Tanveer. P Inamdar and Parvez. P Inamdar (i.e. sons of Abeda P. Inamdar as her nominee) in respect of area admeasuring 50 Are each out of the said land for

consideration. The said Sale Deeds are registered in the office of Joint Sub-Registrar Haveli No. 3, Pune at Sr. No. 6130/1997 and 6132/1997 respectively on the same day. The said two sale deeds are signed by Smt Abeda P. Inamdar as a Power of Attorney Holder of Mr. Suresh Jaywant Lonkar in exercise of the powers conferred to her by Power of Attorney dated 10/06/1994. Thus the Agreement to sell dated 10/06/1994 executed by Suresh Jaywant Lonkar in favour of Abeda P. Inamdar came to an end and the rights of Abeda P. Inamdar vested in Tanveer. P Inamdar and Parvez. P Inamdar.

- 15) Similarly Alka Jaywant Lonkar @ Alka Sopanrao Yadav executed two Sale Deeds both dated 21/10/1997 in favour of Tanveer. P Inamdar and Parvez. P Inamdar in respect of area admeasuring 17 Are each out of the said land for consideration. The said Sale Deeds are registered in the office of Joint Sub-Registrar Haveli No. 3, Pune at Sr. No. 6129/1997 and 6131/1997 respectively on the same day. The said two sale deeds are signed by Smt Abeda P. Inamdar as a Power of Attorney Holder of Alka Jaywant Lonkar @ Alka Sopanrao Yadav. As per the said sale deeds, on the date of their execution, possession of the said portion of land was handed over to by the Vendors to Tanveer P. Inamdar & Parvez P. Inamdar. Thus Tanveer. P Inamdar and Parvez. P Inamdar became the sole and absolute owners of the said

land. Thereafter, the names of Tanveer P. Inamdar and Parvez P. Inamdar came to be recorded on the 7/12 extract of the said land. Names of Tanveer P. Inamdar and Parvez P. Inamdar were recorded on the 7/12 extract of the said land vide Mutation Entry Nos. 8612, 8613, 8614, 8615.

16) During digitization of revenue records, the name of Tulsabai Jaywant Lonkar came to be recorded on the 7/12 extract of the said portion of land vide Mutation Entry No. 2526. Infact, Tulsabai Jaywant Lonkar had no concern with Mutation Entry no. 2526, despite this her name was illegally appearing on the 7/12 extract of the said land. The name of said Tulsabai Jaywant Lonkar came to be deleted from the 7/12 extract vide order dated 23/12/2022 passed by Hon'ble SDO, Pune in RTS No. 272/2022.

17) Thereafter, by Orders dated 17/05/2018 of Hon'ble City Survey Officer No. 2, Pune and Hon'ble Tahsildar, Pune, 7/12 extract of many lands of Village- Mundhwa including the said land were ordered to be closed and property card was ordered to be continued. Effect of the said Order was given to the 7/12 Extract vide Mutation Entry No. 13911 and 7/12 extract of the said land is closed. Similarly, during digitization, Mutation Entry Nos. 8612 and 8614 which were appearing on the hand written 7/12 maintained by the concerned department are

APARTMENT
HOTEL SURBHI,
LE, JM ROAD,

not appearing in the computerized 7/12 extract of the said land. However the same is appearing in the manual 7/12 extract before it was closed.

- 18) The said land described in the Schedule given hereunder is falling in the “Residential” Zone under the Development Plan for the City of Pune currently in force.
- 19) The provisions of the Urban Land (Ceiling & Regulation) Repeal Act, 1999 apply to the said Land.
- 20) To ascertain the title of the said owners, I caused issuance of Public Notice in Daily newspaper “Prabhat” dated 20/05/2022 and invited objection (if any) from the public at large. In this context, I did not receive any objection from anyone and no one has disputed the rights of the aforesaid owners.
- 21) From the above, in my opinion Tanveer P. Inamdar and Parvez P. Inamdar have valid, legal and subsisting rights to develop the land admeasuring 01 Hectare 34 Ares situate, lying and being at Village: Mundhwa, Taluka: Pune City, District: Pune described in Schedule given hereunder.

SCHEDULE

(Land subject matter of this report)

All that piece and parcel of land or ground admeasuring Hectares 01=34 Ares bearing CTS No. 1853 (old S. No. 56, Hissa No. 3B) situate, lying and being at Village: Mundhwa,

Taluka: Pune City, District: Pune within the limits of Sub-Registration District Pune and Pune Municipal Corporation, Pune and falling in the "Residential" Zone under the Development Plan for the City of Pune currently in force owned by the party of the one part named above and the same is bounded as follows, that is to say:-

On or towards the East : Part of land S. No. 56

On or towards the South : Land of Tanaji Shivram Kodre and others out of S.No. 57

On or towards the West : Road

On or towards the North : Part of land S. No. 56

Together with all easements, appurtenances, ingress, egress, pathways, accesses, plants, trees, stones, sands, fencing, boundaries, well and all things attached thereto, lying thereon and together with all ancillary, incidental and consequential rights thereto.

Pune

Date: 04/01/2023



SANJAY T. AGARWAL

ADVOCATE

SANJAY T. AGARWAL

8 (E) Civil L.B. Advocate

OFFICE NO. 401, 'GOPALKRUPA APARTMENT'
REVENUE COLONY, BEHIND HOTEL SURBHI,
NEAR JANGLI NAHARAJ TEMPLE, JM ROAD,
PUNE-411005
TEL NO. 9764582231

Encl: Original Challan dated 04/01/2023 in respect of search.

AGARWAL
Advocate
'GOPALKRUPA APARTMENT'
BEHIND HOTEL SURBHI,
RAJ TEMPLE, JM ROAD,
PUNE-411005



SEARCH REPORT

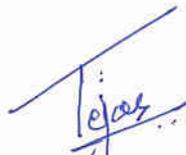
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- 1) I was entrusted with an assignment by Adv Sanjay T. Agarwal, Pune to have a Search for the last 30 years and issue Search Report in respect of the said land.
- 2) Accordingly, a search for the last 30 years has been carried out and completed by me in respect of the said land in the Office of the Sub-Registrar, Haveli No. 15, (Pune) vide Search Receipt No. MH013250198202223E dated 04/01/2023 issued by the Joint District Registrar, Pune Urban.
- 3) The search for the transactions for the period from the year 2003 till the year 2023 is taken online from the official website of IGR. I have taken printouts of the entries which came I across with respect to the said land during my online search and also submitted the same to Adv. Sanjay T. Agarwal. The search for the period from 1993 to 2003 was physically attempted in the office of Joint Sub Registrar Haveli, Pune. However, the physical record is not available.
- 4) During my search, no adverse entry to the rights of Tanveer P. Inamdar and Parvez P. Inamdar was found or revealed.

Hence this report.

Pune
Date: 04/01/2023




Tejas S. Dhage.
(Advocate)