



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



<b>GRN</b> MH013385135201819E		<b>BARCODE</b> [Barcode]		<b>Date</b> 19/03/2019-14:41:25		<b>Form ID</b>	
<b>Department</b> Inspector General Of Registration				<b>Payer Details</b>			
<b>Type of Payment</b> Search Fee Other Items				<b>TAX ID (If Any)</b>			
				<b>PAN No.(If Applicable)</b>			
<b>Office Name</b> HVL1_HAVELI NO1 SUB REGISTRAR				<b>Full Name</b>		ADV MANJUSHREE KALE	
<b>Location</b> PUNE							
<b>Year</b> 2018-2019 One Time				<b>Flat/Block No.</b>			
<b>Account Head Details</b>			<b>Amount In Rs.</b>	<b>Premises/Building</b>			
0030072201 SEARCH FEE			750.00	<b>Road/Street</b>			
				<b>Area/Locality</b>			
				<b>Town/City/District</b>			
				<b>PIN</b>			
				<b>Remarks (If Any)</b>			
				SEARCH FOR 30 YEARS FROM 1989 TILL 2019 OF S NO. 201			
				VILLAGE KONDHWA BUDRUK HAVELI PUNE			
				<b>Amount In</b>	Seven Hundred Fifty Rupees Only		
<b>Total</b>			750.00	<b>Words</b>			
<b>Payment Details</b> STATE BANK OF INDIA				<b>FOR USE IN RECEIVING BANK</b>			
<b>Cheque-DD Details</b>				<b>Bank CIN</b>	<b>Ref. No</b>	00040572019031958484	IK00ZECUE4
<b>Cheque/DD No.</b>				<b>Bank Date</b>	<b>RBI Date</b>	19/03/2019-14:42:07	Not Verified with RBI
<b>Name of Bank</b>				<b>Bank-Branch</b>		STATE BANK OF INDIA	
<b>Name of Branch</b>				<b>Scroll No. , Date</b>		Not Verified with Scroll	

Department ID :  
**NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document**  
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.  
 Mobile No. : 9823927772





### **TITLE AND SEARCH REPORT**

#### **INSTRUCTIONS:**

This Title Report is drawn at the instruction and information from Mr. Abhijeet C. Bhansali partner of **WELLWISHER CORP**, Office at Office No. 5 & 6, Shakti Arcade, Plot No.5, Sector 19-D, Vashi, Navi Mumbai - 400 705. The Present report is prepared as per best of our knowledge and ability and on the basis of the documents submitted and instructions given to us. It is presumed that, submitted documents and information given is genuine. All the documents are returned herewith without keeping copies of it. For the purpose of giving the opinion, I have gone through the documents submitted to me. I have gathered the information from the documents submitted to me and relied on the same. I am giving the present opinion on the basis of the documents submitted to me, which are listed hereunder.

#### **I. PROPERTY:**

All that piece and parcel of land admeasuring 00 Hectare 49.5 Are (lying on east side) out of **Survey No. 20 Hissa No. 1** totally admeasuring 00 hector 97 Are plus pot kharaba 00 Hectare 99 Are, of Revenue Village **Kondhwa (Budruk)**, Taluka Haveli, District Pune and which is within the local limits of Pune Municipal Corporation and within the jurisdiction of Registration District Pune, Sub Registrar, Haveli, District Pune. (Hereinafter referred to as "**Said Land**").

#### **II. DOCUMENTS REFERRED:**

I have perused the photocopies of following documents:-

1. Extract of village form no. 7, 7A and 12.
2. Land Contribution Agreement dated 27/06/2018 executed by Mr. Nitin Arvind Rashinkar in favour of Wellwisher Corp, which is

*Manjushree*

**MANJUSHREE KALE**  
**ADVOCATE**

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registered in the office of Sub Registrar Haveli 10 at Sr. No. 12231/2018.

3. Deed of Partnership dated 25/05/2018 executed by and between Mr. Nitin Arvind Rashinkar , Bhansali Infotech LLP and Mr. Abhijeet C. Bhansali.
4. Sale Deed dated 06/02/2010 executed by Mr. Uttam Kisan Kamthe and others in favour of Mr. Nitin Arvind Rashinkar, which is registered in the office of Sub Registrar Haveli 8 at Sr. No. 1386/2010.
5. Sale Deed dated 14/09/2010 executed by Mr. Uttam Kisan Kamthe and others in favour of Mr. Nitin Arvind Rashinkar, which is registered in the office of Sub Registrar Haveli 7 at Sr. No. 7820/2010.
6. Sale Deed dated 06/02/2010 executed by Mr. Uttam Kisan Kamthe and others in favour of Mr. Nitin Arvind Rashinkar, which is registered in the office of Sub Registrar Haveli 8 at Sr. No. 1386/2010.
7. Development Agreement dated 07/02/2008 executed by Mr. Uttam Kisan Kamthe and others in favour of Mr. Yuvraj Vijaysinh Gaikwad and another, which is registered in the office of Sub Registrar Haveli 6 at Sr. No. 1298/2008.
8. Power of Attorney dated 07/02/2008 executed by Mr. Uttam Kisan Kamthe and others in favour of Mr. Yuvraj Vijaysinh Gaikwad and another, which is registered in the office of Sub Registrar Haveli 6 at Sr. No. 1299/2008.
9. Power of Attorney dated 07/02/2008 executed by Mr. Uttam Kisan Kamthe and others in favour of Mr. Yuvraj Vijaysinh Gaikwad and another, which is registered in the office of Sub Registrar Haveli 6 at Sr. No. 1300/2008.



10. Power of Attorney dated 07/02/2008 executed by Mr. Uttam Kisan Kamthe and others in favour of Mr. Yuvraj Vijaysinh Gaikwad and another, which is registered in the office of Sub Registrar Haveli 6 at Sr. No. 1301/2008.
11. Sale Deed dated 06/02/2010 executed by Mr. Ramchandra Kisan Kamthe and others in favour of Mr. Nitin Arvind Rashinkar, which is registered in the office of Sub Registrar Haveli 8 at Sr. No. 1387/2010.
12. Sale Deed dated 14/09/2010 executed by Mr. Ramchandra Kisan Kamthe and others in favour of Mr. Nitin Arvind Rashinkar, which is registered in the office of Sub Registrar Haveli 7 at Sr. No. 7822/2010.
13. Development Agreement dated 03/03/2008 executed by Mr. Ramchandra Kisan Kamthe and others in favour of Mr. Yuvraj Vijaysinh Gaikwad and another, which is registered in the office of Sub Registrar Haveli 6 at Sr. No. 2131/2008.
14. Power of Attorney dated 01/03/2008 executed by Mr. Ramchandra Kisan Kamthe and others in favour of Mr. Yuvraj Vijaysinh Gaikwad and another, which is registered in the office of Sub Registrar Haveli 6 at Sr. No. 2132/2008.
15. Power of Attorney dated 04/03/2008 executed by Mr. Ramchandra Kisan Kamthe and others in favour of Mr. Yuvraj Vijaysinh Gaikwad and another, which is registered in the office of Sub Registrar Haveli 6 at Sr. No. 2133/2008.
16. Power of Attorney dated 01/03/2008 executed by Mr. Ramchandra Kisan Kamthe and others in favour of Mr. Yuvraj Vijaysinh Gaikwad and another, which is registered in the office of Sub Registrar Haveli 6 at Sr. No. 2134/2008.
17. Development Agreement dated 11/03/2008 executed by Mr. Laxman Kisan Kamthe and others in favour of Mr. Yuvraj Vijaysinh Gaikwad

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and another, which is registered in the office of Sub Registrar Haveli 6 at Sr. No. 2287/2008.

18. Power of Attorney dated 11/03/2008 executed by Mr. Laxman Kisan Kamthe and others in favour of Mr. Yuvraj Vijaysinh Gaikwad and another, which is registered in the office of Sub Registrar Haveli 6 at Sr. No. 2288/2008.
19. Power of Attorney dated 11/03/2008 executed by Mr. Laxman Kisan Kamthe and others in favour of Mr. Yuvraj Vijaysinh Gaikwad and another, which is registered in the office of Sub Registrar Haveli 6 at Sr. No. 2289/2008.
20. Power of Attorney dated 11/03/2008 executed by Mr. Laxman Kisan Kamthe and others in favour of Mr. Yuvraj Vijaysinh Gaikwad and another, which is registered in the office of Sub Registrar Haveli 6 at Sr. No. 2290/2008.
21. Copy of Regular Civil Suit bearing No. 454/2006 before Civil Judge Junior Division, Pune filed by Smt. Anjanabai Chandrakant Kamthe and others against Mr. Laxman Kisan Kamthe and others.
22. Copy of compromise pursis and Order dated 22.12.2006 passed by Hon'ble Court in Regular Civil Suit bearing No. 454/2006.
23. Zone Certificate No. zone 2/1775, dated 25.06.2018 issued by the Assistant Engineer, Pune Municipal Corporation.

**III. TITLE INCIDENTS:**

1. On perusal of extract of village form no. 7, 7A and 12 from 1981 to 1990 it is seen that Survey No. 20 Hissa No. 1 (Old S. No. 19/1) admeasuring 00 Hector 97 Aar plus 00 Hector 02 Aar totally admeasuring 00 Hector 99 Aar situated at village Kondhwa Budruk, Taluka Haveli, District Pune was shown in the name of Shantabai Jagannath Kamthe, Mr. Chandrakant More Kamthe as HUF, Mr. Laxman Kisan Kamthe, Mr. Ramchandra Kisan Kamthe, Mr.



- Shrihari Kisan Kamthe and Mr. Uttam Kisan Kamthe as a owner thereof. (hereinafter referred to as "**the said entire Land**").
2. On perusal of Mutation Entry No. 1118 dated 03/02/1944, it is seen that, Moru Ganpati Kamthe died on 11/08/1943 leaving behind sons namely Chandrakant Moru Kamthe, Jagannath Moru Kamthe, Vasant Moru Kamthe. Accordingly, the name of Chandrakant Moru Kamthe through his guardian i.e. mother Tulsabai Moru Kamthe were recorded in the revenue record.
  3. On perusal of Mutation Entry No. 1148 dated 14/01/1945, it is seen that, Moru Ganpati Kamthe died on 11/08/1943 leaving behind brother namely Mr. Kisan Ganpati Kamthe (8 Ana), sons namely Chandrakant Moru Kamthe, Jagannath Moru Kamthe, Vasant Moru Kamthe through their guardian i.e. mother Tulsabai Moru Kamthe (8 Ana). Accordingly, their names were recorded in the revenue record as per order of Mamletdar bearing No. LND/W.S/23/43 dated 23/12/1944.
  4. On perusal of Mutation Entry No. 1944, it is seen that, Mr. Chandrakant Moru Kamthe availed loan of Rs. 1500/- on 30/06/1969 from Kondhwe Budruk Multipurpose Co-Operative Society on the security of the said entire land.
  5. On perusal of Mutation Entry No. 2091 dated 11/01/1973, it is seen that, Mr. Chandrakant Moru Kamthe repaid loan to Kondhwe Budruk Multipurpose Co-Operative Society.
  6. It is seen that, Mutation Entry No. 2029 is appeared in the occupant column. As such, the Tehsilder Pune, has issued letter dated 14/06/2018 that, the said entry is not available in their record or it is torn.
  7. On perusal of Mutation Entry No. 2188 dated 28/01/1975, it is seen that, Kisan Ganpat Kamthe died on 21.08.1971 leaving behind sons namely Laxman Kisan Kamthe, Ramchandra Kisan Kamthe,

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Shrihari Kisan Kamthe and Uttam Kisan Kamthe, daughters namely Kusum Madhukar Shinde, Sulochana Gulab Shinde, Suman Prabhakar Chavan and widow Radhabai Kisan Kamthe (hereinafter referred to as "the legal heirs of Kisan"). Accordingly, their names were recorded in the revenue record.

8. It is seen that, Mutation Entry No. 8036 is appeared in the occupant column. As such, the Tehsilder Pune, has issued letter dated 14/06/2018 that, the said entry is not available in their record or it is torn.

9. On perusal of Mutation Entry No. 20696 dated 01/10/2002, it is seen that, Mr. Shrihari Kisan Kamthe died on 17/11/1987 leaving behind widow Smt. Kamal Shrihari Kamthe and son Kalidas Shrihari Kamthe as his only legal heirs. As such their names were mutated in revenue record of the said land.

10. On perusal of Mutation Entry No. 20872 dated 29/01/2003, it is seen that, Smt. Radhabai Kisan Kamthe died on 30/11/1989 leaving behind sons namely Mr. Laxman Kisan Kamthe, Mr. Ramchandra Kisan Kamthe, late Srihari Kisan Kamthe through his legal heirs Smt. Kamal Shrihari Kamthe and Kalidas Shrihari Kamthe and Mr. Uttam Kisan Kamthe and daughters namely Kusum Madhukar Shinde, Suman Prabhakar Chavan and Sulochana Gulab Shinde as her legal heirs. Accordingly, their names were recorded in the revenue record of the said land.

11. Thereafter, Smt. Anjanabai Chandrakant Kamthe, Mr. Ashok Chandrakant Kamthe, Mr. Machindra Chandrakant Kamthe, Mr. Rajendra Chandrakant Kamthe, Mr. Vasant Moreshwar Kamthe and Smt. Shantabai Jagganath Kamthe ("the Plaintiffs") have filed Regular Civil Suit bearing No. 454/2006 before Civil Judge Junior Division, Pune against Mr. Laxman Kisan Kamthe, Mr. Ramchandra Kisan Kamthe, Mr. Uttam Kisan Kamthe, Smt. Kamal Shrihari



Kamthe, Mrs. Kusum Madhukar Shinde, Mrs. Sulochana Gulab Shinde and Mrs. Suman Prabhakar Shinde ("the Defendants") for Permanent Injunction. As such, the parties have compromised between themselves and an area admeasuring 00 H. 49.5 Are (lying on East side) out of Survey No. 20 Hissa No. 1 totally admeasuring 00 Hector 99 Are situated at Village Kondhwa Budurk, Taluka Haveli, District Pune (hereinafter referred to as the "**said Land**") came to the share of Defendants. The parties have filed compromise Pursis before the Hon'ble Court and accordingly, Hon'ble Court has passed an order on 22.12.2006.

12. It is seen that, Mr. Uttam Kisan Kamthe, Mrs. Asha Uttam Kamthe, Mr. Sagar Uttam Kamthe, Ms. Sadhana Uttam Kamthe, Mrs. Savita Shankar Chavan alias Savita Uttam Kamthe, Mrs. Sarika Baban Kaduskar alias Ms. Sarika Uttam Kamthe, Mrs. Sapna Yuvraj Marathe, Mrs. Kusum Madhukar Shinde, Mrs. Sulochana Gulab Shinde and Mrs. Suman Prabhakar Chavan have entrusted development rights of an area admeasuring 00 H. 14.5 Are out of the said land i.e. 00 H. 49.5 Are in favour of Mr. Yuvraj Vijaysingh Gaikwad and Mr. Nitin Arvind Rashinkar vide Development Agreement dated 07.02.2008 which is registered in the office of Sub Registrar Haveli 6 at Sr. No. 1298/2008. They have also executed 3 separate Power of Attorney's all dated 07.02.2008 in favour of Mr. Yuvraj Vijaysingh Gaikwad and Mr. Nitin Arvind Rashinkar which are registered in the office of Sub Registrar Haveli 6 at Sr. No. 1299/2008, 1300/2008 and 1301/2008 respectively.
13. It is seen that, Mr. Ramchandra Kisan Kamthe, Mr. Balasaheb Ramchandra Kamthe, Mrs. Shashikala Balasaheb Kamthe, Mr. Dattatraya Ramchandra Kamthe, Mrs. Manisha Dattatraya Kamthe, Nanda Baban Bhosale, Mrs. Lalita Dattatraya Thosar, Smt. Kamal Shrihari Kamthe and Mr. Kalidas Shrihari Kamthe have entrusted

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development rights of an area admeasuring 00 H. 23.34 Are out of the said land i.e. 00 H. 49.5 Are in favour of Mr. Yuvraj Vijaysingh Gaikwad and Mr. Nitin Arvind Rashinkar vide Development Agreement dated 05.03.2008 which is registered in the office of Sub Registrar Haveli 6 at Sr. No. 2131/2008. They have also executed 3 separate Power of Attorney all dated 05.03.2008 in favour of Mr. Yuvraj Vijaysingh Gaikwad and Mr. Nitin Arvind Rashinkar which are registered in the office of Sub Registrar Haveli 6 at Sr. No. 2132/2008, 2133/2008 and 2134/2008 respectively.

14. It is seen that, Mr. Laxman Kisan Kamthe, Mrs. Housabai Laxman Kamthe and Mrs. Manda Shivaji Pise have entrusted development rights of an area admeasuring 00 H. 11.66 Are out of the said land i.e. 00 H. 49.5 Are in favour of Mr. Yuvraj Vijaysingh Gaikwad and Mr. Nitin Arvind Rashinkar vide Development Agreement dated 03.03.2008 which is registered in the office of Sub Registrar Haveli 6 at Sr. No. 2287/2008. They have also executed 3 separate Power of Attorney all dated 03.03.2008 in favour of Mr. Yuvraj Vijaysingh Gaikwad and Mr. Nitin Arvind Rashinkar which are registered in the office of Sub Registrar Haveli 6 at Sr. No. 2288/2008, 2289/2008 and 2290/2008 respectively.

15. It is seen that, Mr. Ramchandra Kisan Kamthe, Smt. Kamal Shrihari Kamthe, Mr. Kalidas Shrihari Kamthe and Mr. Laxman Kisan Kamthe through their POA holder Mr. Nitin Arvind Rashinkar along with the consent of Mr. Yuvraj Vijaysingh Gaikwad, Mr. Balasaheb Ramchandra Kamthe, Mrs. Shashikala Balasaheb Kamthe, Mr. Dattatraya Ramchandra Kamthe, Mrs. Manisha Dattatraya Kamthe, Nanda Baban Bhosale, Mrs. Lalita Dattatraya Thosare, Mrs. Housabai Laxman Kamthe and Mrs. Manda Shivaji Pise through their POA holder Mr. Nitin Arvind Rashinkar have sold and transferred an area admcaasuring 00 Hectare 11.67 Are and 00



Hectare 5.83 Are out of said land to Mr. Nitin Arvind Rashinkar vide Sale Deed dated 06.02.2010 which has been registered in the office of Sub Registrar Haveli 8 at Sr. No. 1387/2010. Accordingly his name has been mutated in revenue record vide Mutation Entry No. 28418 dated 28.06.2012.

16. It is seen that, Mr. Uttam Kisan Kamthe, Mrs. Kusum Madhukar Shinde, Mrs. Sulochana Gulab Shinde and Mrs. Suman Prabhakar Chavan through their POA holder Mr. Nitin Arvind Rashinkar along with the consent of Mr. Yuvraj Vijaysingh Gaikwad, Mrs. Asha Uttam Kamthe, Mr. Sagar Uttam Kamthe, Ms. Sadhana Uttam Kamthe, Mrs. Savita Shankar Chavan alias Savita Uttam Kamthe, Mrs. Sarika Baban Kaduskar alias Ms. Sarika Uttam Kamthe, Mrs. Sapna Yuvraj Marathe through their POA holder Mr. Nitin Arvind Rashinkar sold and transferred an area admeasuring 00 Hectare 7.25 Are out of said land to Mr. Nitin Arvind Rashinkar vide Sale Deed dated 06.02.2010 which has been registered in the office of Sub Registrar Haveli 7 at Sr. No. 1386/2010. Accordingly his name has been recorded in revenue record vide Mutation Entry No. 28419 dated 28.06.2012.
17. It is seen that, Mr. Uttam Kisan Kamthe, Mrs. Kusum Madhukar Shinde, Mrs. Sulochana Gulab Shinde and Mrs. Suman Prabhakar Chavan through their POA holder Mr. Nitin Arvind Rashinkar along with the consent of Mr. Yuvraj Vijaysingh Gaikwad, Mrs. Asha Uttam Kamthe, Mr. Sagar Uttam Kamthe, Ms. Sadhana Uttam Kamthe, Mrs. Savita Shankar Chavan alias Savita Uttam Kamthe, Mrs. Sarika Baban Kaduskar alias Ms. Sarika Uttam Kamthe, Mrs. Sapna Yuvraj Marathe through their POA holder Mr. Nitin Arvind Rashinkar have sold and transferred an area admeasuring 00 Hectare 7.25 Are out of said land to Mr. Nitin Arvind Rashinkar from vide Sale Deed dated 14.09.2010 which has been registered in the

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office of Sub Registrar Haveli 7 at Sr. No. 7820/2010. Accordingly his name has been recorded in revenue record vide Mutation Entry No. 28420 dated 28.06.2012.

18. It is seen that, Mr. Ramchandra Kisan Kamthe, Smt. Kamal Shrihari Kamthe, Mr. Kalidas Shrihari Kamthe and Mr. Laxman Kisan Kamthe through their POA holder Mr. Nitin Arvind Rashinkar along with the consent of Mr. Yuvraj Vijaysingh Gaikwad, Mr. Balasaheb Ramchandra Kamthe, Mrs. Shashikala Balasaheb Kamthe, Mr. Dattatraya Ramchandra Kamthe, Mrs. Manisha Dattatraya Kamthe, Nanda Baban Bhosale, Mrs. Lalita Dattatraya Thosare, Mrs. Housabai Laxman Kamthe and Mrs. Manda Shivaji Pise through their POA holder Mr. Nitin Arvind Rashinkar an area admeasuring 00 Hectare 11.67 Are and 00 Hectare 5.83 Are out of said land to Mr. Nitin Arvind Rashinkar vide Sale Deed dated 14.09.2010 which has been registered in the office of Sub Registrar Haveli 7 at Sr. No. 7822/2010. Accordingly his name has been mutated in revenue record vide Mutation Entry No. 28421 dated 28.06.2012.

19. It is seen that, Mr. Nitin Arvind Rashinkar , Bhansali Infotech LLP a limited liability partnership firm registered under the provisions of Limited Liability Partnership Act, 2008 and Mr. Abhijeet C. Bhansali have formed a partnership Firm under the name and style as "Wellwisher Corp" (hereinafter referred to as the WWC) and thereby executed Deed of Partnership dated 25/05/2018.

20. It is seen that, as per the terms of the said Partnership Deed, the Mr. Nitin Arvind Rashinkar is required to bring in its capital in the said WWC by contributing the said land in the said Firm i.e. said WWC for the purpose of development. Accordingly, Mr. Nitin Arvind Rashinkar has vested unto THE said FIRM WWC all his right, title and interest in the said land and thereby executed Land



Contribution Agreement dated 27/06/2018 which is registered in the office of Sub Registrar Haveli 10 at Sr. No. 12231/2018.

By virtue of above, Wellwisher Corp, A Partnership firm registered under Indian Partnership Act, 1932 become absolute owner and well and sufficiently entitled to develop the said land.

**IV. STATUTES AND ITS EFFECT:**

The said land is shown in a 'residential zone', as is seen from the Zone Certificate No. zone 2/1775, dated 25.06.2018 issued by the Assistant Engineer, Pune Municipal Corporation.

**V. SEARCH:**

We have carried out search from website of IGR Maharashtra for last thirty years vide online GRN Challan receipt bearing No. MH013385135201819E dated 19/03/2019 for the period from 1989 till 2018 (both inclusive). Except the transactions herein recorded, no transaction relating to the said Land or any transaction encumbering the said Land as found. The said search however, is subject to the registers not available in the concerned office, the same either having been sent for binding or in torn condition or not available and availability thereof on online search. The original receipt of payment of necessary fees paid to State of Maharashtra is attached herewith without keeping copy of the same with us.

**VI. OPINION:**

Subject to whatever stated herein and relying on the documents submitted to me, I am of the opinion that:

1. The said Wellwisher Corp, Partnership Firm registered under the Indian Partnership Act is the owner of the said Land.

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2. *Title of the Said Land appears to be clean, clear and marketable and free from encumbrances*
3. the said Wellwisher Corp, is entitled to develop the said land, construct a building/s thereon, and to dispose the same of with or without buildings thereon.

YOURS TRULY,

*Manjushree*

MANJUSHREE KALE

ADVOCATE

PUNE

**DATED: 19/03/2019**