



CHALLAN
MTR Form Number-6

CRM	MH006227718201718E	BARCODE	[Barcode]		Date	11/10/2017-13:08:14		Form ID
Department	Inspector General Of Registration			Payer Details				
Search Fee				TAX ID (If Any)				
Type of Payment	Other Items			PAN No.(if Applicable)				
Office Name	HVL10_HAVELI 10 JOINT SUB REGISTRAR			Full Name	ADV SHASHIRAJ N NALAWADE			
Location	PUNE			Flat/Block No.	S.NO. 4/2/1 - 4/2/2 - 4/2/4			
Year	2017-2018 One Time			Premises/Building				
Account Head Details			Amount in Rs.	Road/Street	PISOLI			
0030072201 SEARCH FEE			750.00	Area/Locality	PUNE			
				Town/City/District				
				PIN	4 1 1 0 6 0			
				Remarks (If Any)	SEARCH FROM 1987 TO 2017 - 30 YEARS			
				Amount in	Seven Hundred Fifty Rupees Only			
Total			750.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	6910333201710112069		138886949
Cheque/DD No.				Bank Date	RBI Date	11/10/2017-13:05:49		Not Verified with RBI
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document. Mobile No. : Not Available
अदर घलन "टाइम ऑफ पेमेंट" मध्ये नसुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

TITLE & SEARCH REPORT

TITLE & SEARCH REPORT in respect of the joint and contiguous block of land admeasuring Hectares 01 = 77 Ares comprising of the lands bearing (1) Survey No.4 Hissa No.2/1 totally admeasuring Hectares 01 = 38 Ares, (2) Survey No. 4 Hissa No.2/2 totally admeasuring Hectares 00 = 18 Ares and (3) Survey No. 4 Hissa No.2/4 totally admeasuring Hectares 00 = 21 Ares, situate, lying and being at Village Pisoli, Taluka Haveli, Dist - Pune, under the jurisdiction of Sub-Registrar Haveli and within the local limits of Grampanchayat Pisoli, Taluka Panchayat Samiti Haveli, Zilla Parishad Pune, District Pune, hereinafter called and referred to as "**THE SAID LAND**".

At the instance of my client **M/S. VEDANT DYNAMIC ASSOCIATES**, I have investigated the title of the said land.

Following documents in relation to the said land were made available for my perusal :-

- (1) 7/12 extracts in respect of the said land for the period from 1931 to 2017.
- (2) Mutation Entry Nos.191, 205, 229, 235, 236, 354, 378, 401, 409, 417, 508, 509, 544, 545, 612, 667, 678, 751, 813, 814.
- (3) Copy of the Sale Deed executed by Mrs.Bhimabai Shankar Dagade and Mr.Shankar Genba Dagade unto and in favour of "Depressed Classes Mission Society of India", which is duly registered at the Office of Sub-Registrar Haveli No.1 at Serial No.306/1972.
- (4) Copy of the Sale Deed executed by (1) Kalidas Bhivba Ghate minor through guardian Gajrabai Bhivba Ghate (as Vendors) and (1) Tukaram Laxman Ghate and (2) Bhivba Laxman Ghate (as Consenting party) unto and in favour of "Depressed Classes Mission Society of India", which is duly registered at the Office of Sub-Registrar Haveli No.1 at Serial No.305/1972.
- (5) Copy of the Judgement dated 09/09/2015 passed by the Joint Charity Commissioner, Pune Region, Pune in the application filed under Section 36 (1) (a) of the Maharashtra Public Trusts Act, 1950 in the matter of the trust known as "Depressed Classes Mission Society of India".

- (6) Copy of the Agreement dated 09/10/2015 executed by and between "Depressed Classes Mission Society of India" and M/s. Vedant Dynamic Associates, which is duly registered at the Office of Sub-Registrar Haveli No.22 at Serial No.11128/2015.
- (7) Copy of the Power of Attorney dated 09/10/2015 executed by "Depressed Classes Mission Society of India" unto and in favour of and M/s. Vedant Dynamic Associates, represented by it's partners (1) Mr.Sandeep Deepak Agarwal and (2) Mr.Rajeev Shivnath Sonkar, which is duly registered at the Office of Sub-Registrar Haveli No.22 at Serial No.11129/2015.
- (8) Copy of Zone Certificate bearing No.18794 dated 5/10/2017 issued by Pune Metropolitan Region Development Authority (PMRDA).

AS TO THE HISTORY OF THE LAND BEARING S.NO.4 HISSA NO.2/1 OF VILLAGE PISOLI:-

From the perusal of **Mutation Entry No.205** it appears that one Radhabai Babaji Khopde was declared as the owner of the land bearing S.No.4 Hissa No.2/1 totally admeasuring 03 Acres 15 Gunthas of Village Pisoli in pursuance of the Gift Deed executed by Dhondabai Malhari being the mother of the said Radhabai Khopde read with the Order passed by Mamledar Haveli.

From the perusal of **Mutation Entry No. 378** it appears the one Tanhu Bhawani Epre has been entered in the other rights column of the said land as "Protected Tenant" thereof.

From the perusal of **Mutation Entry No.409** it appears that the said Radhabai Babaji Khopde expired somewhere in 1950 leaving behind her Sheventabai Tanhu Epre as her only heir and accordingly her name was recorded in the ownership column of the 7/12 extract of the said land.

From the perusal of **Mutation Entry No.544** it appears that the Protected Tenant viz. Tanhu Bhawani Epre was not in possession of the said land for continuing two years and accordingly her name was deleted from the other rights column of the 7/12 extract of the said land.

ADV. SHASHIRAJ N. NALAWADE
BSL, LLB.

Shop No.1, Sai Prasad Apartment
Chaitnaya Nagar, Dhankawadi,
Pune - 411043.

From the perusal of **Mutation Entry No.678** it appears that as per the application made by Shevantabai Tanhu Epre the name of her daughter Bhimabai Shankar Dagade was entered as owner of the said land.

From the perusal of **Mutation Entry No.751** it appears that Maharashtra State Weights Act 1958 and Indian Coinage Act 1955 was made applicable to the said land and accordingly the area of the said land was converted from 3 Acres 15 Gunthas to **Hectares 01 = 38 Ares.**

From the perusal of **Mutation Entry No.814** it appears that the said Mrs.Bhimabai Shankar Dagade and Mr.Shankar Genba Dagade has sold the said land bearing Survey No.4 Hissa No.2/1, unto and in favour of "**Depressed Classes Mission Society of India**" vide Sale Deed dated 11/02/1972 which is duly registered at the Office of Sub-Registrar Haveli No.1 at Serial No.306/1972 and accordingly the name of the said Society has been entered as Owner of the said land subject to the said Society obtaining permission from the Collector u/s 63 of the BTAL Act. It appears that as per the enquiry conducted in respect of the said land the provisions of BTAL Act are not applicable to the said land and the name of the said Purchaser i.e. "**Depressed Classes Mission Society of India**" was confirmed as owner of the said land and the remark of "subject to permission from the Collector" was deleted from the revenue records of the said land.

AS TO THE HISTORY OF THE LAND BEARING S.NO.4 HISSA NO.2/2 AND S.NO.4 HISSA NO.2/4 OF VILLAGE PISOLI:-

From the perusal of **Mutation Entry No.191** it appears that the said land bearing S.No.4 Hissa No.2/2 admeasuring 00 Acres 18 Gunthas and S.No.4 Hissa No.2/4 admeasuring 00 Acres 21 Gunthas was owned by Mr.Genu Mahadu Dagade, who has sold the said land unto and in favour of Mr.Tukaram Laxman Ghate vide Sale Deed 21/09/1930 and accordingly the name of the said Mr.Tukaram Laxman Ghate was entered in the ownership column of the 7/12 extract of the said lands.

From the perusal of **Mutation Entry No.229** it appears that Mr.Tukaram Laxman Ghate and Mr. Bhiwa Laxman Ghate has sold the said lands unto and in favour of Mr. Dattu Babaji Pisolkar vide Sale Deed dated 29/05/1937 and accordingly the name of the said Dattu Babaji Pisolkar was entered in the ownership column of the 7/12 extract as Owner of the said lands. However, as the said Sale Deed was a type of Mortgage Deed, one more Sale Deed dated 18/06/1937 was executed by and between the said Mr.Tukaram Laxman Ghate and Mr. Bhiwa Laxman Ghate and the said Mr. Dattu Babaji Pisolkar and effect of the same was given to the 7/12 extract of the said lands vide **Mutation Entry No.236**.

From the perusal of **Mutation Entry No.354** it appears that the name of one Mr.Narayan Dhondiba Ghodke has been entered in the other rights column of the said lands as "Protected Tenant" thereof.

From the perusal of **Mutation Entry No.401** it appears that the said Mr.Tukaram Laxman Ghate and Mr. Bhiwa Laxman Ghate obtained re-conveyance of the said lands from the said Mr.Dattu Babaji Pisolkar vide **Re-conveyance Deed dated 11/01/1949** and accordingly the name of the said Mr.Tukaram Laxman Ghate and Mr. Bhiwa Laxman Ghate were re-entered on the 7/12 extract of the said lands as owners thereof.

From the perusal of **Mutation Entry No.417** it appears that the remark of "Tukda" has been kept in the other rights column of the 7/12 extract of the said lands.

From the perusal of **Mutation Entry No.509** it appears that the Mr.Bhika Dhondiba Masal has purchased the share of the said Mr.Bhiwa Laxman Ghate vide Sale Deed dated 21/02/1956 and accordingly the name of the said Mr.Bhika Dhondiba Masal was entered on the 7/12 extract of the said lands alongwith Mr.Tukaram Laxman Ghate.

From the perusal of **Mutation Entry No.545** it appears that the Protected Tenant viz. Mr.Narayan Dhondiba Ghodke was not in possession of the said lands for continuing two years and accordingly his name was deleted from the other rights column of the 7/12 extract of the said lands.

ADV. SHASHIRAJ N. NALAWADE
BSL, LLB.

Shop No.1, Sai Prasad Apartment
Chaitnaya Nagar, Dhankawadi,
Pune – 411043.

From the perusal of **Mutation Entry No.612** it appears that as per the Order dated 09/07/60 passed by Concerned Officer, the name of Mr.Tukaram Laxman Ghate was entered as the Owner of the said entire lands on the basis of actual possession by deletion of the names of the said Mr.Bhika Dhondiba Masal.

From the perusal of **Mutation Entry No.751**, it appears that Maharashtra State Weights Act 1958 and Indian Coinage Act 1955 was made applicable to the said land and accordingly the area of the said land bearing S.No.4 Hissa No.2/2 admeasuring 00 Acres 18 Gunthas was converted to Hectares 0 = 18 Ares and area of the said land bearing S.No.4 Hissa No.2/4 admeasuring 00 Acres 21 Gunthas was converted to Hectares 00 – 21 Ares.

From the perusal of **Mutation Entry No.756** it appears that Mr.Tukaram Laxman Ghate sold, transferred and assured the said lands bearing Survey No.4 Hissa No.2/2 and Survey No.4 Hissa No.2/4 unto and in favour of Kalidas Bhivba Ghate minor through guardian Gajrabai Bhivba Ghate vide Sale Deed dated 23/02/1965 and accordingly the name of the said purchaser was entered on the 7/12 extract of the said lands.

From the perusal of **Mutation Entry No.813** it appears that (1) Kalidas Bhivba Ghate minor through guardian Gajrabai Bhivba Ghate (as Vendors) and (1) Tukaram Laxman Ghate and (2) Bhivba Laxman Ghate (as Consenting party) has sold the said lands bearing Survey No.4 Hissa No.2/2 and Survey No.4 Hissa No.2/4, unto and in favour of "**Depressed Classes Mission Society of India**" vide Sale Deed dated 11/02/1972 and accordingly the name of the said Society has been entered as Owner of the said lands subject to the said Society obtaining permission from the Collector u/s 63 of the BTAL Act. It appears that as per the enquiry conducted in respect of the said land the provisions of BTAL Act are not applicable to the said land and the name of the said Purchaser i.e. "**Depressed Classes Mission Society of India**" was confirmed as owner of the said land and the remark of "subject to permission from the Collector" was deleted from the revenue records of the said lands.

**AS TO THE ORDER ISSUED BY THE JOINT CHARITY COMMISSIONER,
PUNE REGION, PUNE IN APPLICATION NO.3/2015:-**

The said "Depressed Classes Mission Society of India" filed Application bearing No.3/2015, with the Hon'ble Joint Charity Commissioner, Pune Region, Pune under Section 36 (1) (a) of the Maharashtra Public Trusts Act, 1950, for

ADV. SHASHIRAJ N. NALAWADE
BSL, LLB.

Shop No.1, Sai Prasad Apartment
Chaitnaya Nagar, Dhankawadi,
Pune – 411043.

granting permission for development of the said land through M/s. Vedant Dynamic Associates and Application No.3/2015 was allotted for the same. The Hon'ble Joint Charity Commissioner, Pune Region, Pune was pleased to pass judgment in the said application on 09/09/2015, where under the said Application was allowed and the sanction was accorded under Section 36 (1) (a) of the Maharashtra Public Trusts Act, 1950 to the trustees of the said Society to develop the said Trust land through M/s. Vedant Dynamic Associates upon the terms and conditions recorded therein.

AS TO THE AGREEMENT AND POWER OF ATTORNEY IN RESPECT OF THE SAID LAND :-

In furtherance of the aforesaid Judgment dated 09/09/2015 passed by the Hon'ble Joint Charity Commissioner, Pune Region, Pune in Application No.3/2015 and per the terms and conditions mentioned therein, the said "Depressed Classes Mission Society of India" and M/s. Vedant Dynamic Associates have executed an Agreement dated 09/10/2015 for development of the said land upon the terms and conditions recorded therein. The said Agreement dated 09/10/2015 is duly registered at the Office of Sub-Registrar Haveli No.22 at Serial No.11128/2015. In pursuance of the said Agreement dated 09/10/2015, the said Society has executed a Power of Attorney unto and in favour of M/s. Vedant Dynamic Associates, represented by it's partners (1) Mr.Sandeep Deepak Agarwal and (2) Mr.Rajeev Shivnath Sonkar for doinf various acts, deeds, matters and things pertaining to the development of the said land. The said Power of Attorney is duly registered at the Office of Sub-Registrar Haveli No.22 at Serial No.11129/2015.

AS TO THE ZONE CERTIFICATE IN RESPECT OF SURVEY NO.4, PISOLI :-

From the perusal of the Copy of Zone Certificate bearing No.18794 dated 5/10/2017 issued by Pune Metropolitan Region Development Authority (PMRDA), it appears that Survey No.4 , Pisoli is under Residential Zone.



ADV. SHASHIRAJ N. NALAWADE
BSL, LLB.

Shop No.1, Sai Prasad Apartment
Chaitnaya Nagar, Dhankawadi,
Pune - 411043.

AS TO THE SEARCH OF INDEX II REGISTERS IN RESPECT OF THE SAID LAND:-

In view of investigation of the title of the said "Depressed Classes Mission Society of India" to the said land and the beneficial title of the said M/s. Vedant Dynamic Associates to the same, search of Index II registers maintained by the Offices of the concerned Sub-Registrar Offices was caused by me for the period of 30 years from 1987 to 2017 till date by depositing necessary fees for the same on the site of IGR, Maharashtra, in the name of Sub-Registrar Haveli No.10 under GRN No.MH006227718201718E on 11/10/2017. From the available records no adverse entries pertaining to the title of the said "Depressed Classes Mission Society of India" to the said land and the beneficial title of the said M/s. Vedant Dynamic Associates to the same were found to be existing.

OPINION :-

Upon the aforesaid foregoings and findings based on the scrutiny of the documents given for my perusal and having regard to the legal considerations which I deem relevant and which have been mentioned above, I opine that the title of the said "**DEPRESSED CLASSES MISSION SOCIETY OF INDIA**" to the said land and the beneficial title of **M/S. VEDANT DYNAMIC ASSOCIATES** appears to be clean, clear, marketable and free from any encumbrances, lien, charges and/or claims of any nature.

Pune

Date : 11 /10/2017

(ADV.SHASHIRAJ N. NALAWADE)

ADV.SHASHIRAJ N. NALAWADE
BSL,LLB

Mob.No:9561933779