



Mrs. Sunita Arvind Kadam
B.Com., L.L.B.
ADVOCATE

D-2/703, Gagan Vihar Co.op. Housing Society Ltd.,
Bibvewadi-Kondhawa Road, Bibvewadi, Pune-411 037,
Mobile : 7768841279 / 9422561475

Date-05/06/2023

FORMAT-A
[Circular No.28/2021]

To,
MAHARERA

LEGAL TITLE REPORT

Sub :- Title Clearance Certificate with respect to the following lands situated, lying and being in revenue **Village-Baner, Taluka-Haveli, District-Pune** within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune :-

- i] All that piece and parcel of land bearing Survey No.163/3A/4 [bearing Plot/Sub Division No.4] admeasuring an area 00 Hectare 04 Ares assessed at 00 Rs. 20 paise
- ii] All that piece and parcel of land bearing Survey No.163/3A/6 [bearing Plot/Sub Division No.3] admeasuring an area 00 Hectare 04 Ares assessed at 00 Rs. 20 paise
- iii] All that piece and parcel of land bearing Survey No.163/3A/7 [bearing Plot/Sub Division No.8] admeasuring an area 00 Hectare 04 Ares assessed at 00 Rs. 20 paise
- iv] All that piece and parcel of land bearing Survey No.163/3A/8 [bearing Plot/Sub Division Nos.5 to 7] admeasuring an area 00 Hectare 05 Ares assessed at 00 Rs. 30 paise

HEREINAFTER for sake of brevity collectively referred to as "the said properties".

I have investigated the title of the said property on the request of **Balaji Realty**, a proprietorship concern, through its Proprietor **Mr. Shrenik Nilesh Oswal**, R/at-Bungalow No.26/12, Survey No.319-115, Hill Town Road, [Sahebrao Karanjawane Chowk], Bhugaon, Pirangut, Mulshi, Pune-412115 and following documents i.e.

A] THE DOCUMENTS OF ALLOTMENT OF PROPERTY :-

- 1] Photo copy of the 7/12 extracts.
- 2] Photo copies of the Mutation Entries.
- 3] Photo copy of the Sale-Deed, dated-03/12/1987 which has been registered in the office of Sub-Registrar Haveli No.2 at Sr. No.15519/1987.
- 4] Photo copy of the Power of Attorney, dated-07/01/1991 which has been notarized by Advocate V. K. Hinge vide Sr. No.33/1991.
- 5] Photo copy of the Sale-Deed, dated-07/10/1991 which has been registered in the office of Sub-Registrar Haveli No.4 at Sr. No.P-64/1991.
- 6] Photo copy of the Sale-Deed, dated-07/10/1991 which has been registered in the office of Sub-Registrar Haveli No.4 at Sr. No.P-66/1991.
- 7] Photo copy of the Sale-Deed, dated-07/10/1991 which has been registered in the office of Sub-Registrar Haveli No.4 at Sr. No.P-68/1991.
- 8] Photo copy of the Sale-Deed, dated-13/04/1992 which has been registered in the office of Sub-Registrar Haveli No.4 at Sr. No.P-1627/1992.
- 9] Photo copy of Paper Notice, dated-12/01/2019 published by Adv.Chandrakant Nanekar in daily Prabhat Newspaper.
- 10] Photo copy of Search & Title Report, dated-19/01/2021 issued by Adv.Chandrakant Nanekar.
- 11] Photo copy of Reply, dated-06/05/2019 issued by Tahasildar Haveli Pune vide outword No. ABHI/SR/112641/2018

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regarding the non availability of 7/12 extracts from 1966 to 1987 and Ferfar Nos. 5466 and 5766 due to fire for the application of Shri. Ashok Shinde.

- 12] Photo copy of Zone Certificate, dated-06/02/2019.
- 13] Photo copy of the Sale-Deed, dated-09/05/2019 which is registered in the office of Sub-Registrar Haveli No.15 at Sr. No.7996/2019.
- 14] Photo copy of Power of Attorney, dated-09/05/2019 which is registered in the office of Sub-Registrar Haveli No.15 at Sr. No.7997/2019.
- 15] Photo copy of the Sale-Deed, dated-14/06/2019 which is registered in the office of Sub-Registrar Haveli No.15 at Sr. No.10482/2019.
- 16] Photo copy of Power of Attorney, dated-09/05/2019 which is registered in the office of Sub-Registrar Haveli No.15 at Sr. No.10483/2019.
- 17] Photo copy of the Sale-Deed, dated-07/09/2019 which is registered in the office of Sub-Registrar Haveli No.15 at Sr. No.16323/2019.
- 18] Photo copy of Power of Attorney, dated-07/09/2019 which is registered in the office of Sub-Registrar Haveli No.15 at Sr. No.16324/2019.
- 19] Photo copy of Paper Notice, dated-10/08/2021 published by Adv.Ashok Chhajed in daily Prabhat & Sakal Newspapers.
- 20] Photo copy of the Sale-Deed, dated-22/10/2021 which is registered in the office of Sub-Registrar Haveli No.23 at Sr. No.18022/2021.
- 21] Photo copy of Power of Attorney, dated-22/10/2021 which is registered in the office of Sub-Registrar Haveli No.23 at Sr. No.18036/2021.

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22] Photo copy of Indemnity cum Declaration, dated-22/10/2021.

22] Photo copy of Search and Title Report, dated-01/11/2021.

23] Photo copy of Commencement Certificate Nos. CC/1404/22, dated-01/09/2022 and CC/2480/22, dated-20/12/2022

C] 7/12 EXTRACT
Balaji Realty, a proprietorship concern, through its Proprietor
Mr. Shrenik Nilesh Oswal

OWNERS OF THE LAND

Balaji Realty, a proprietorship concern, through its Proprietor
Mr. Shrenik Nilesh Oswal

The report reflecting the flow of the title of the
Balaji Realty, a proprietorship concern, through its Proprietor
Mr. Shrenik Nilesh Oswal on the said properties.

On perusal of the above mentioned documents and all
other relevant documents relating to title of the said properties
I am of the opinion that the title of Balaji Realty, a
proprietorship concern, through its Proprietor Mr. Shrenik
Nilesh Oswal is clear, marketable and without any
encumbrances.

The report reflecting the flow of the title of Balaji Realty,
a proprietorship concern, through its Proprietor Mr. Shrenik
Nilesh Oswal on the said properties is enclosed herewith as
Annexure.

Encl. Annexure

1] The detail Search and Title Report is annexed herewith.

SUNITA ARVIND KADAM
B.Com., LL.B.
ADVOCATE
D-2/703, Gagan Vihar Co-op. Hsg.-
Soc. Ltd., Bibvewadi-Kondhwa Road,
Bibvewadi, Pune-411037.


SUNITA ARVIND KADAM
[ADVOCATE]



Date-05/06/2023

SEARCH & TITLE REPORT

THIS IS TO CERTIFY THAT,

I have investigated title to the property more particularly described hereunder as per the request of **Balaji Realty**, a proprietorship concern, through its Proprietor **Mr. Shrenik Nilesh Oswal**, R/at-Bungalow No.26/12, Survey No.319-115, Hill Town Road, [Sahebrao Karanjawane Chowk], Bhugaon, Pirangut, Mulshi, Pune-412115 and I have to state my opinion as follows :-----

A] LIST OF DOCUMENTS GIVEN FOR MY PERUSAL :-

- 1] Photo copy of the 7/12 extracts.
- 2] Photo copies of the Mutation Entries.
- 3] Photo copy of the Sale-Deed, dated-03/12/1987 which has been registered in the office of Sub-Registrar Haveli No.2 at Sr. No.15519/1987.
- 4] Photo copy of the Power of Attorney, dated-07/01/1991 which has been notarized by Advocate V. K. Hinge vide Sr. No.33/1991.
- 5] Photo copy of the Sale-Deed, dated-07/10/1991 which has been registered in the office of Sub-Registrar Haveli No.4 at Sr. No.P-64/1991.
- 6] Photo copy of the Sale-Deed, dated-07/10/1991 which has been registered in the office of Sub-Registrar Haveli No.4 at Sr. No.P-66/1991.
- 7] Photo copy of the Sale-Deed, dated-07/10/1991 which has been registered in the office of Sub-Registrar Haveli No.4 at Sr. No.P-68/1991.

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- 8] Photo copy of the **Sale-Deed**, dated-13/04/1992 which has been registered in the office of **Sub-Registrar Haveli No.4** at **Sr. No.P-1627/1992**.
- 9] Photo copy of **Paper Notice**, dated-12/01/2019 published by **Adv.Chandrakant Nanekar** in daily **Prabhat Newspaper**.
- 10] Photo copy of **Search & Title Report**, dated-19/01/2021 issued by **Adv. Chandrakant Nanekar**.
- 11] Photo copy of **Reply**, dated-06/05/2019 issued by **Tahasildar Haveli Pune** vide **outword No. ABHI/SR/112641/2018** regarding the non availability of 7/12 extracts from 1966 to 1987 and **Ferfar Nos. 5466 and 5766** due to fire for the application of **Shri. Ashok Shinde**.
- 12] Photo copy of **Zone Certificate**, dated-06/02/2019.
- 13] Photo copy of the **Sale-Deed**, dated-09/05/2019 which is registered in the office of **Sub-Registrar Haveli No.15** at **Sr. No.7996/2019**.
- 14] Photo copy of **Power of Attorney**, dated-09/05/2019 which is registered in the office of **Sub-Registrar Haveli No.15** at **Sr. No.7997/2019**.
- 15] Photo copy of the **Sale-Deed**, dated-14/06/2019 which is registered in the office of **Sub-Registrar Haveli No.15** at **Sr. No.10482/2019**.
- 16] Photo copy of **Power of Attorney**, dated-09/05/2019 which is registered in the office of **Sub-Registrar Haveli No.15** at **Sr. No.10483/2019**.
- 17] Photo copy of the **Sale-Deed**, dated-07/09/2019 which is registered in the office of **Sub-Registrar Haveli No.15** at **Sr. No.16323/2019**.
- 18] Photo copy of **Power of Attorney**, dated-07/09/2019 which is registered in the office of **Sub-Registrar Haveli No.15** at **Sr. No.16324/2019**.





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- 19] Photo copy of Paper Notice, dated-10/08/2021 published by Adv.Ashok Chhajed in daily Prabhat & Sakal Newspapers.
- 20] Photo copy of the Sale-Deed, dated-22/10/2021 which is registered in the office of Sub-Registrar Haveli No.23 at Sr. No.18022/2021.
- 21] Photo copy of Power of Attorney, dated-22/10/2021 which is registered in the office of Sub-Registrar Haveli No.23 at Sr. No.18036/2021.
- 22] Photo copy of Indemnity cum Declaration, dated-22/10/2021.
- 22] Photo copy of Search and Title Report, dated-01/11/2021.
- 23] Photo copy of Commencement Certificate Nos. CC/1404/22, dated-01/09/2022 and CC/2480/22, dated-20/12/2022

B] DESCRIPTION OF THE PROPERTY :-

- i] **ALL THAT** piece and parcel of land bearing Survey No.163/3A/4 [bearing Plot/Sub Division No.4] admeasuring an area 00 Hectare 04 Ares assessed at 00 Rs. 20 paise situated, lying and being in revenue Village-Baner, Taluka-Haveli, District-Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as follows:---

ON OR TOWARDS-

East - by 20 feet wide Road

South - by the land bearing Survey No.163/3A/6 [having Plot/Sub-Division No.3]

West - by remaining area out of Survey No.163

North - by remaining area out of Survey No.163 and the land bearing Survey No.163/3A/8 [having plots/ Sub-Division Nos. 5, 6 and 7]

[Hereinafter referred to as "the said property No.1"]

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- ii] **ALL THAT** piece and parcel of land bearing **Survey No.163/3A/6 [bearing Plot/Sub Division No.3]** admeasuring an area **00 Hectare 04 Ares** assessed at **00 Rs. 20 paise** situated, lying and being in revenue **Village-Baner, Taluka-Haveli, District-Pune** within the limits of **Pune Municipal Corporation** and within the jurisdiction of **Sub-Registrar Haveli, Pune** and bounded as follows:---

ON OR TOWARDS-

- East - by 20 feet wide Internal Road
- South - by the land bearing Plot/Sub-Division No.2 out of Survey No.163/3A
- West - by remaining area out of Survey No.163
- North - by the land bearing Survey No.163/3A/4 [plot/ Sub-Division No. 4]

[Hereinafter referred to as "the said property No.2"]

- iii] **ALL THAT** piece and parcel of land bearing **Survey No.163/3A/7 [bearing Plot/Sub Division No.8]** admeasuring an area **00 Hectare 04 Ares** assessed at **00 Rs. 20 paise** situated, lying and being in revenue **Village-Baner, Taluka-Haveli, District-Pune** within the limits of **Pune Municipal Corporation** and within the jurisdiction of **Sub-Registrar Haveli, Pune** and bounded as follows:---

ON OR TOWARDS-

- East - by part of Survey No.164
- South - by the land bearing Plot No.9 out of Survey No.163/3A
- West - by 20 feet wide road and Survey No.163/3A/8 [bearing Plot/Sub-Division Nos.5 to 7]
- North - by the land bearing Survey No.163/3A/8 [plot/ Sub-Division Nos.5 to 7]

[Hereinafter referred to as "the said property No.3"]

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- iv) **ALL THAT** piece and parcel of land bearing Survey No.163/3A/8 [bearing Plot/Sub Division Nos.5 to 7] admeasuring an area 00 Hectare 05 Ares assessed at 00 Rs. 30 paise situated, lying and being in revenue Village-Baner, Taluka-Havell, District-Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as follows:---

ON OR TOWARDS-

East - by part of Survey No.164

South - by the land bearing Survey No.163/3A/7 [bearing Plot/Sub-Division No.8] and Survey No.163/3A/4 [bearing Plot/Sub-Division No.4]

West - by part of Survey No.163 and Nala

North - by Nala

[Hereinafter referred to as "the said property No.4"]

c) **IT IS SEEN FROM THE PAPERS THAT :-**

a) That the land bearing Survey No.163/3A totally admeasuring an area 00 Hectare 47 Ares [hereinafter referred to as "the larger land"] was previously recorded in the name of Mr. Tukaram Bhikaji Jadhav.

b) The said Mr. Tukaram Bhikaji Jadhav died in the year 1969 leaving behind him son viz. Mr. Shankar Tukaram Jadhav, married daughter viz. Mrs. Anjanabai Shankarrao Shreemant [Gurav] and uncle viz. Mr. Ganpat Tatyaba Jadhav as his legal heirs and representatives. Accordingly the names of the said legal heirs were recorded to the 7/12 extract of the larger land vide Mutation Entry No.1700.

c) By Simple Mortgage, dated-01/07/1970 Mr. Shankar Tukaram Jadhav mortgaged the land bearing Survey No.163/3 in favour of Bank of Baroda, Shivajinagar Branch, Pune by obtaining loan from said bank. Accordingly the name

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of the said Bank of Baroda has been recorded to the column of other rights in 7/12 extract of Survey No.163/3 vide Mutation Entry No. 1591.

- d) By Sale-Deed, dated-21/08/1974 Mr.Ganpat Tatyaba Jadhav, Mr. Ramdas Ganpat Jadhav, Mr. Laxman Ganpat Jadhav, Mr.Shankar Tukaram Jadhav, Mrs.Gangubai Shankar Jadhav, Mr.Rajaram Shankar Jadhav and Mrs. Anjanabai Shankarrao Shreemant [Gurav] sold, transferred, conveyed and assigned the larger land bearing Survey No.163/3A to [1]Mr. Madhukar Ganpat Tamhane and [2]Mr. Tanhu Ganpati alias Ganpat Kudale.

The names of [1] Mr. Madhukar Ganpat Tamhane and [2]Mr. Tanhu Ganpati alias Ganpat Kudale were entered to the record of rights as the owners of the larger land bearing Survey No.163/3A vide Mutation Entry No.1817.

- e) By Deed of Mortgage, dated-20/05/1976 [1] Mr. Madhukar Ganpat Tamhane and [2]Mr. Tanhu Ganpati alias Ganpat Kudale mortgaged the larger land bearing Survey No.163/3A in favour of Bank of Maharashtra, Aundh Branch, Pune by obtaining loan from said bank. Accordingly the name of the said Bank of Maharashtra was recorded to the column of other rights in 7/12 extract of Survey No.163/3A vide Mutation Entry No. 1887.

- f) [1]Mr. Madhukar Ganpat Tamhane and [2]Mr. Tanhu Ganpati alias Ganpat Kudale repaid the entire amount of loan alongwith interest to Bank of Maharashtra, Aundh Branch, Pune. Therefore the charge of the said Bank was removed from the other rights column of the said larger land vide Mutation Entry No.1949.

- g) Mr. Tanhu Ganpati alias Ganpat Kudale expired at Pune on 29/06/1986 leaving behind him three sons viz. [i]Mr. Namdev Tanhu Kudale, [ii]Mr. Krushna Tanhu Kudale and [3]Mr. Arjun Tanhu Kudale, two married daughters-[i]Mrs. Tulsabai Eknath Satav and [ii] Mrs. Hausabai Jaywant Mane and wife Smt. Savitrabai Tanhu Kudale as his only





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surviving class-I legal heirs and representatives and accordingly their names were entered to the 7/12 extract by Mutation Entry No.4228.

h) By Sale Deed, dated-03/12/1987 Mr. Madhukar Ganpat Tamhane sold and conveyed his one half [1/2] undivided share in the said larger land bearing Survey No.163/3A to [i]Mr. Namdev Tanhu Kudale, [ii]Mr. Krushna Tanhu Kudale and [3]Mr. Arjun Tanhu Kudale. The said Sale Deed, dated-03/12/1987 has been registered in the office of Sub-Registrar Haveli No.2 at Sr.No.15519/1987. Accordingly the names of [i]Mr. Namdev Tanhu Kudale, [ii]Mr. Krushna Tanhu Kudale and [3]Mr. Arjun Tanhu Kudale were recorded to the record of rights of the larger land bearing Survey No.163/3A vide Mutation Entry No.3960.

i) By Deed of Sale/Conveyance, dated-07/10/1991 [i]Mr. Namdev Tanhu Kudale, [ii]Mr. Arjun Tanhu Kudale, [iii]Smt. Savitrabai Tanhu Kudale, [iv]Mr. Dyaneshwar Namdev Kudale, [v]Mr. Yuvraj Namdev Kudale, [vi]Mr.Sopan Krushna Kudale, [vii]Mrs. Tulsabai Eknath Satav, [viii] Mrs. Hausabai Jaywant Mane and [ix]Mr. Krushna Tanhu Kudale for himself and as a Power of Attorney Holder of Nos. iii to viii with the consent of Mr. C. P. Mohandas sold and conveyed the land admeasuring 00 Hectare 04 Ares (bearing Plot/Sub Division No.4) out of the larger land to Mr. Christopher De Souza Lawrence. The said Deed of Sale/Conveyance, dated-07/10/1991 has been registered in the office of Sub-Registrar /Haveli No.4 at Sr. No. P-64/1991 on 07/10/1991.

The said land admeasuring 04 Ares was assigned separate hissa i.e. Survey No.163, Hissa No.3A/4 and the name of Mr. Christopher De Souza Lawrence was entered as the owner of the land bearing Survey No.163, Hissa No.3A/4 i.e. the said property No.1 vide Mutation Entry No. 5433.

ii) By Deed of Sale/Conveyance, dated-07/10/1991 [i] Mr. Namdev Tanhu Kudale, [ii]Mr. Arjun Tanhu Kudale,

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[iii]Smt. Savitrabai Tanhu Kudale, [iv]Mr. Dyaneshwar Namdev Kudale, [v]Mr. Yuvraj Namdev Kudale, [vi]Mr. Sopan Krushna Kudale, [vii]Mrs. Tulsabai Eknath Satav, [viii] Mrs. Hausabai Jaywant Mane and [ix]Mr. Krushna Tanhu Kudale for himself and as a Power of Attorney Holder of Nos. iii to viii with the consent of Mr. C. P. Mohandas sold and conveyed the land admeasuring 04 Ares (bearing Plot/Sub Division No.3) out of the larger land to [1]Mr. Edwin Dsouza and [2]Mrs. Joan Dsouza. The said Deed of Sale/ Conveyance, dated-07/10/1991 has been registered in the office of Sub-Registrar Haveli No.4 at Sr. No. P-66/1991 on 07/10/1991.

The said land admeasuring 04 Ares was assigned separate hissa i.e. Survey No.163, Hissa No.3A/6 and the name of [1]Mr. Edwin Dsouza and [2]Mrs. Joan Dsouza were entered as the owner of the land bearing Survey No.163, Hissa No.3A/6 i.e. the said property No.2 vide Mutation Entry No. 5435.

k) By another Deed of Sale/Conveyance, dated-07/10/1991 [i] Mr. Namdev Tanhu Kudale, [ii]Mr. Arjun Tanhu Kudale, [iii] Smt. Savitrabai Tanhu Kudale, [iv]Mr. Dyaneshwar Namdev Kudale, [v]Mr. Yuvraj Namdev Kudale, [vi]Mr. Sopan Krushna Kudale, [vii]Mrs. Tulsabai Eknath Satav, [viii] Mrs. Hausabai Jaywant Mane and [ix]Mr. Krushna Tanhu Kudale for himself and as a Power of Attorney Holder of Nos. iii to viii with the consent of Mr. C. P. Mohandas sold and conveyed the land admeasuring 00 Hectare 04 Ares (bearing Plot/Sub Division No.8) out of the larger land to Mrs. Rosemary Trindade. The said Deed of Sale/Conveyance, dated-07/10/1991 has been registered in the office of Sub-Registrar Haveli No.4 at Sr. No. P-68/1991 on 07/10/1991.

The said land admeasuring 04 Ares was assigned separate hissa i.e. Survey No.163, Hissa No.3A/8 and the name of Mrs. Rosemary Trindade was entered as the owner of the land bearing Survey No.163, Hissa No.3A/8 i.e. the said property No.3 vide Mutation Entry No.5436.

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- l] By Deed of Sale/ Conveyance, dated-13/04/1992 [i]Mr. Namdev Tanhu Kudale, [ii]Mr. Arjun Tanhu Kudale, [iii]Smt. Savitrabai Tanhu Kudale, [iv]Mr. Dyaneshwar Namdev Kudale, [v]Mr. Yuvraj Namdev Kudale, [vi]Mr. Sopan Krushna Kudale, [vii]Mrs. Tulsabai Eknath Satav, [viii] Mrs. Hausabai Jaywant Mane and [ix]Mr. Krushna Tanhu Kudale for himself and as a Power of Attorney Holder of Nos. iii to viii with the consent of Mr. C. P. Mohandas sold and conveyed the land admeasuring 00 Hectare 05 Ares (bearing Plot/Sub Division Nos.5 to 7) out of the larger land to Mrs. Rosemary Trindade. The said Deed of Sale/Conveyance, dated-13/04/1992 has been registered in the office of Sub-Registrar Haveli No.4 at Sr. No. P-1627/1992 on 13/04/1992.

The said land admeasuring 04 Ares was assigned separate hissa i.e. Survey No.163, Hissa No.3A/8 and the name of Mr. Christopher De Souza Lawrence was entered as the owner of the land bearing Survey No.163, Hissa No.3A/8 i.e. the said property No.4 vide Mutation Entry No.5466.

- m] There were some mistakes/changes in the computerized 7/12 extract of the larger land bearing Survey No.163/3A. The Tahasildar, Haveli, Pune as per the powers granted by Government of Maharashtra vide Circular, dated-07/05/2016 rectified/corrected the said mistakes and accordingly updated the 7/12 extract of the larger land vide Mutation Entry No.20983.

- n] Mrs. Joan Dsouza expired at Pune on 17/01/2019 leaving behind her husband viz. Mr. Edwin Dsouza, one son viz. Mr. Colin Dsouza and two daughters namely [i]Ms. Donna Liane Dsouza and [ii]Ms. Sharon Dsouza as her only surviving class-I legal heirs and representatives and accordingly their names were entered to the 7/12 extract of the said property No.2 i.e. land bearing Survey No.163/3A/6 by the Mutation Entry No.22077.

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Sunita Arvind Kadam

- o) By Deed of Sale, dated-09/05/2019 Mr. Christopher De Souza Lawrence sold, transferred, conveyed and assigned the said property No.1 i.e. Survey No.163/3A/4 [bearing Plot/Sub-Division No.4] admeasuring an area 04 Ares to Mr. Avdhoot Subhash Lokhande. The said Deed of Sale, dated-09/05/2019 has been registered in the office of Sub-Registrar Haveli No.15 at Sr. No.7996/2019 on the same day.

Simultaneously with the execution of the aforesaid Deed of Sale, dated-09/05/2019 Mr. Christopher De Souza Lawrence executed Power of Attorney, dated-09/05/2019 in favour of Mr. Avdhoot Subhash Lokhande, thereby empowering him to do the acts, deeds and things mentioned therein. The said Power of Attorney, dated-09/05/2019 has been registered in the office of Sub-Registrar Haveli No.15 at Sr. No.7997/2019 on the same day.

The name of Mr. Avdhoot Subhash Lokhande has been entered to the record of rights as an owner of the said property No.1 vide Mutation Entry No.22248.

- p) By Deed of Sale, dated-14/06/2019 Mrs. Rosemary Trindade sold, transferred, conveyed and assigned the said property No.3 i.e. Survey No.163/3A/7 [bearing Plot/Sub-Division No.8] admeasuring an area 04 Ares and the said property No.4 i.e. Survey No.163/3A/8 [bearing Plot/Sub-Division Nos.5 to 7] admeasuring an area 05 Ares to Mr. Avdhoot Subhash Lokhande. The said Deed of Sale, dated-14/06/2019 has been registered in the office of Sub-Registrar Haveli No.15 at Sr. No.10482/2019 on the same day.

Simultaneously with the execution of the aforesaid Deed of Sale, dated-14/06/2019 Mrs. Rosemary Trindade executed Power of Attorney, dated-14/06/2019 in favour of Mr. Avdhoot Subhash Lokhande, thereby empowering him to do the acts, deeds and things mentioned therein. The said Power of Attorney, dated-14/06/2019 has been registered in the office of Sub-Registrar Haveli No.15 at Sr. No.10483/2019 on the same day.

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property No.3 i.e. land bearing Survey No.163/3A/7 [bearing Plot/Sub-Division No.8] and property No.4 i.e. land bearing Survey No.163/3A/8 [bearing Plot/Sub-Division Nos.5 to 7] to BALAJI REALTY, a proprietorship concern, through its Proprietor Mr. Shrenik Nilesh Oswal. The said Deed of Sale, dated-22/10/2021 has been registered in the office of Sub-Registrar Haveli No.23 at Sr. No.18022/2021 on the same day. By virtue the said Sale-Deed, dated-22/10/2021 Balaji Realty through its Proprietor Mr. Shrenik Nilesh Oswal has become the absolute owner of the said properties.

t] Balaji Realty has obtained sanctioned from the Pune Municipal Corporation vide Commencement Certificate Nos. CC/1404/22, dated-01/09/2022 and CC/2480/22, dated-20/12/2022.

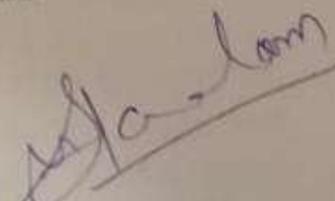
D] I have cause search of the Index-II registers taken at the offices of the Sub-Registrar Haveli in respect of the properties and I have also cause online search on the website www.igrmaharashtra.gov.in for the years 1994-2023. From the available record I state that no documents evidencing any subsisting mortgage, charge and encumbrances were found recorded. On the basis of the record made available for the inspection I have not found adverse entry which affects the title of the abovementioned properties, however, it is to be noted that most of the record is misplaced and found in torn condition. Therefore those records and documents made available for my inspection and subject to whatsoever stated above I am of the opinion that, the title of "Balaji Realty", through its Proprietor Mr. Shrenik Nilesh Oswal to the said properties is clean, clear and marketable which is free from any encumbrances, charges or claims and demands of whatsoever nature.

SUNITA ARVIND KADAM

B.Com., LL.B.

ADVOCATE

D-2/701, Gagan Vihar, Co-op. Hsg. Soc. Ltd., Bibwewadi-Komihwa Road, Bibwewadi, Pune-411037.


Mrs. Sunita Arvind Kadam
[Advocate]