

SEARCH AND TITLE REPORT

INTRODUCTION :

ALL THAT PIECE AND PARCEL OF PROPERTY bearing, Plot Nos. 95 (CTS No. 3434) and 96 (CTS No. 3435) area respectively admeasuring for each of the Plots as under :

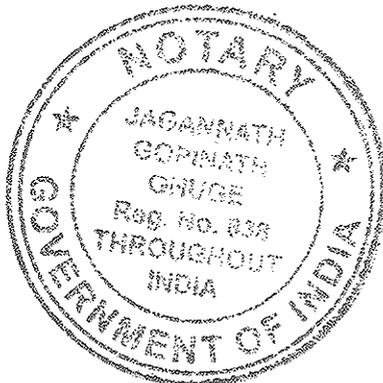
Plot No. 95

as per 7/12	as per property card	as per sanctioned layout	as per Sale Deed r/w Correction Deed	Present Owner
1088 sq.mtrs	1100 sq. mtrs	11700 sq. ft	17000 sq. ft	Meenu L. Sabunani. Shanu Rajan Sabunani. Sundri alias Bharati M. Mirpuri Asha Lachmandas Sabunani

Plot No. 96

as per 7/12	as per property card	as per sanctioned layout	as per Sale Deed r/w Correction Deed	Present Owner
1088 sq.mtrs	1100 sq. mtrs	11700 sq. ft	17000 sq. ft	Meenu L. Sabunani. Shanu Rajan Sabunani. Sundri alias Bharati M. Mirpuri Asha Lachmandas Sabunani

totally admeasuring 21.76 Ares, carved out of the layout sanctioned of S. No. 604/1+ 605 + 608 situated at Village Lullanagar, Bibvewadi within the limits of Pune Municipal Corporation, Taluka Pune City, District Pune.



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TRUE COPY

JAGANNATH G. GHUGE  
NOTARY  
GOVT. OF INDIA

I have effected the search of the register of Index II of the captioned property for the last 30 years i.e. from the year 1984 to 2013(Part). The search pertaining to the years 1984 to 1992(Part) was caused at the Office of the Sub Registrar Haveli No. 1 and 2 and from the year 1992 (Part) to 2013 (Part) was caused to be conducted from the available registers of Index II extracts at the Office of the Sub Registrar Haveli Nos. 3 and 11 and a e-search on the web site of igrmaharashtra.gov.in from 2002 to 2011.

**DEVOLUTION OF TITLE WITHIN LAST 30 YEARS :**

I have perused and based this report only on the following documents submitted and furnished to me :

1. 7/12 extracts for the period of :

Plot No.	Years
95	1957 – 1996, 2010 – 2012
96	1957 – 1996, 2010 – 2012

2. Extract of Mutation Entry Nos. 14431, 15668, 15669, 15670, 15671, 15330, 5587, 25533 and 24619.

3. Copy of registered Sale Deed dated 21/04/1955 registered at the Office of Sub Registrar Haveli No. 2 at Serial No. 499/1953 executed between Dharamdas Shivaldas Lulla AND Balramdas Valiram Sabunani and others.

4. Copy of registered Correction Deed dated 03/09/2012 registered at the Office of Sub Registrar Haveli No. 11 at Serial No. 8107/2012 executed between Smt. Tilibai Balram sabunani Trust through Managing trustee Smt. Bhagawati Lachamandas Sabunani AND Balramdas Valiram Sabunani and others.

5. Copy of registered Amendment of the Trust Deed dated 26/08/1993 registered at the Office of Sub Registrar Haveli No. 3 at Serial No. 3826/1993 executed by Smt. Bhagawati W/O Lachamandas Sabunani and others



*Asilwaj*

6. Copy of registered Deed of Admission of one trustee and retirement of one old trustee in Smt Tilibai Balram Sabunani Trust dated 10/07/1987 registered at the Office of Sub Registrar Haveli No. 2 at Serial No. 8862/1987 executed between Smt. Bhagawanti L. Sabunai and Sulochini alias Sarika R. Chellaram.
7. Copy of registered Deed of Appointment of New Trustees dated 12/01/1979 registered in the Office of Sub Registrar Haveli No. 1 at Serial No. 666/1979.
8. Copy of registered Private Deed of Trust dated 09/09/1966 registered in the Office of Sub Registrar Haveli No. 1 at Serial No. 6940/1983 by Balramdas Valiram Sabunani and others.
9. Copy of registered Sale Deed dated 03/09/2012 registered in the Office of Sub Registrar Haveli No. 11 at Serial No. 8106/2012 executed between M/s. Tilibai Balram Sabunani Trust through trustee Smt. Bhagwanti Lachmandas Sabunani and Meenu Mrs. Lachmandas Sabunani and others.
10. Copy of registered Amendment to Trust Deed dated 03/09/2012 registered in the Office of Sub Registrar Haveli No. 11 at Serial No. 8105/2012 executed by Smt. Bhagawati W/O Lachmandas Sabunani and others
11. Copy of Order by Additional Collector and Competent authority, Pune Urban Agglomeration, Pune dated 28/05/1985.
12. Copy of notarized Memorandum of Family Settlement and Understanding dated 28/08/1993 executed between Bhagwanti Lachmandas Sabunani and others with Ram Lachmandas Sabunani.

*Aditi Kshatriya*

13. Copy of Amendment of the Trust Deed dated 26/08/1993 registered at the Office of Haveli No. 3 at Serial No. 3826/93.
14. Copy of notarized Irrevocable General Power of Attorney dated 24/02/1979 executed by Mrs. Janaki Pritamdas Daswani.
15. Copy of Power of Attorney dated 11/10/1977 executed by Mrs. Savitri alias Jyoti Thakurdas Nanwani.
16. Copy of notarized General Power of Attorney dated 27/02/1979 executed by Mr. Balram Valiram Sabunani to appoint Mr. Lachamndas Balram Sabunani.
17. Copy of notarized Irrevocable General Power of Attorney dated 24/02/1979 executed by Mr. Balram Valiram Sabunani to appoint jointly Mr. Lachamndas Balram Sabunani and Mr. Rajan Lachmndas Sabunani
18. Copy of notarized General Power of Attorney dated 24/02/1979 executed by Mr. Balram Valiram Sabunani to appoint his daughter Smt Laxmi Alias Roopavati Arjandas Baxabi.
19. Copy of Death Certificate dated 10/10/1967 of Tilibai Balramdas Sabunani.
20. Copy of Death Certificate dated 18/08/1986 of Balram Valiram Sabunani
21. Copy of Death Certificate dated 21/07/1987 of Lachamandas Balram Sabunani.
22. Copy of Death Certificate dated 23/07/1992 of Rajan Lachamandas Sabunani.
23. Copy of Death Certificate dated 08/12/2008 of Mohandas Balram Sabunani.



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24. Copy of published Public Notices respectively dated 07/07/1988 and 01/08/1988.
25. Copy of notarized irrevocable Power of Attorney dated 24/01/1979 executed by Mr. Mohandas Balram Sabunani to appoint his brother Smt. Lachamandas Balram Sabunani.
26. Copy of Memorandum of Understanding dated 31/08/2012 executed between Bhagawati W/o Lachmandas Sanunani and others on Stamp Paper of Rs. 500/-.
27. Copy of Zone Certificate No. DPO/ 2012/626 dated 14/08/2012 issued by Town Planning authority Pune of Survey No. 604.
28. Copy of Zone Certificate No. DPO/ 2012/627 dated 14/08/2012 issued by Town Planning authority Pune of Survey No. 605.
29. Copy of Zone Certificate No. DPO/ 2012/628 dated 14/08/2012 issued by Town Planning authority Pune of Survey No. 608.

After perusing the documents as aforesaid and based thereon I herein below give the brief history of the captioned property as under :

As per the provided documents it appears that the Plot No. 95,96,97 &100 each admeasuring about 11700 sq ft being a part of Survey No. 604, 605 & 608 (hereinafter referred to as Said Property) were originally owned by Mr. Darmadas Shivaldas Lulla.

*Kalburgi*

Thereafter the said Mr. Dharamdas Shivaldas Lulla got the layout sanctioned for his land bearing Survey No. 604, 605 and 608 and the said entry is recorded vide Mutation Entry No. 5587.

The above mentioned Mr. Dharmadas Shivaldas Lulla executed a Sale Deed for Plot No. 95, 96, 97 & 100 each admeasuring about 11700 sq ft being a part of Survey No. 604, 605 & 608 in favour of Mr. Balramdas Valiram Sabunani, Tilibai Balram Sabunani, Lachmandas Balram Sabunani, Mohandas Balram Sabunani and Premchand Balram Sabunani duly executed at the Office of Sub registrar Haveli No. 2 at Serial No. 499/1953, read with a Deed of Correction bearing Serial No. 815/1963 (correcting the area and plot no. of the said property) and the said entry is accordingly duly recorded vide Mutation Entry No. 10285 dated 09/07/1969.

Thereafter the said property was brought into the said Smt. Tilibai Balram Sabunani Trust by Shri Balramdas Valiram Sabunani and his sons Lachmandas, Mohandas and Premchand for the beneficial interest of his said three sons and three married daughters (i.e. of Balramdas Valiram Sabunani) viz. Smt. Laxmibai Buxani, Smt. Jankibai Daswani and Smt. Savitribai Nanwani by means of a Trust Deed executed on 9/09/1966 and duly registered at Serial No: 6940 on 03/11/1983 with Sub Registrar Haveli No. II, Pune and the said entry is accordingly recorded vide Mutation Entry No. 15330 dated 07/11/1983.

By another Deed executed on 12/01/1979 and registered on 3/03/1979 at Sr. No. 666 with the Sub-Registrar Haveli I, Pune in respect of the same said trust and trust properties, - the names of

Shri Balramdas Valiram Sabunani (retiring Managing Trustee);

Shri Mohandas B Sabunani and Shri Premchand B Sabunani (retiring Trustees / Beneficiaries) alongwith Shrimati Laxmibai alias Roopvanti Arjandas Buxani, Shrimati Jankibai Pritamdas Daswani Shrimati Savitribai alias Jyotibai Nanwani (Consenting Parties and also retiring Beneficiaries)

were replaced by Shri Lachmandas Balramdas Sabunani, as the continuing Trustee and his wife Bhagwanti Lachmandas Sabunani,

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daughter - Meenu Lachmandas Sabunani (now known as Meenu Mirpuri),  
daughter - Sundri Lachmandas Sabunani (now known as Bharati Mirpuri),  
daughter - Asha Lachmandas Sabunani also known as Asha Daryanani and  
son Rajan Lachmandas Sabunani (expired in 1992 leaving behind him his wife  
namely Smt. Lata alias Shanu and daughter namely Naina), were all named and  
nominated as the new and replaced trustees and beneficiaries of the said Trust  
and of whom Lachmandas and his son Rajan were appointed as Managing  
Trustees by the said Deed; meaning thereby that the interest in all the said trust  
properties devolved exclusively on the members of the family of Lachmandas  
Balramdas Sabunani but with the specific exclusion of his son Shri. Ram  
Lachmandas Sabunani and the said entry is recorded vide Mutation Entry No.  
15668, 15669, 15670 and 15671 all dated 20/01/1986.

By a Deed of Admission of new Trustee and Retirement of one Managing  
Trustee dated 10/07/1987 registered on the same date at Serial No. 8862 with  
the Sub-Registrar Haveli II, Pune, Shri Lachmandas Sabunani retired from the  
said Trust, both as a trustee and as a beneficiary, and passed on his beneficial  
interest and stake in the said trust properties in favour of Smt. Sulochini alias  
Sarika R. Chellaram, and under the same Deed, Smt. Bhagwanti Lachmandas  
Sabunani was appointed as the Managing Trustee, with Rajan Sabunani being  
continued as the other Managing Trustee;

The immediate previous ancestor of the parties hereunto i.e. Shri Lachmandas  
Sabunani expired on 21/07/1987 and had transferred by way of Deed of  
Amendment of Trust (Retirement and Admission of New Trustee) and also by  
way of bequeath of his interests in the captioned trust properties and his ½ share  
in Plot 20 and ¼ share in bungalow located at 20/25 Lullangar, Pune 411040 in  
favour of Sulochini alias Sarika R. Chellaram.

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Thereafter another Deed of Amendment was executed by the Trustees on 31/05/1988 and lodged for registration on 28/09/1988 bearing Registration Serial No 15325 Haveli No 2, Pune on the terms and conditions mentioned therein by which the beneficial interests of the trustees and beneficiaries were re-defined

The erstwhile Managing Trustee and Beneficiary Shri Rajan Lachmandas Sabunani expired on 23/07/1992 and by his testamentary disposition, executed on 20/05/1989 he had bequeathed all his beneficial rights, stake, title and interest in the said properties in favour of his wife Ms. Shanu Sabnani and his then minor daughter today known as Ms. Naina Shetty (nee Naina Rajan Sabunani) as per his Last Will and Testament; hence Ms. Shanu Sabnani was appointed Trustee/Beneficiary in his place as per the Amendment of the Trust Deed dated 26/08/1993 bearing Registration Serial No. 3826 /93 Haveli No 3. Pune;

The said Smt. Tilibai Balram Sabunani Trust modified and redefined the specified shares of the Trustees and Beneficiaries in the equal proportion for each trustees as per the resolution of the Trustees dated 13/05/2012 by registering a Amendment to Trust Deed on 03/09/2012 registered at serial No. 8105/2012 and where under it was agreed and recorded that,

- i. Plots Nos 95, 96 and 100 Bibeewadi, Lullanagar Pune standing in the name of the Tilibai Balram Sabunani Private Trust be transferred in the individual names of the beneficiaries. This includes plot/s already transferred.
- ii. The three plots be sold together to a prospective purchaser at the best price available and all the Trustees and beneficiaries to be made party to any such sale.
- iii. To avoid any claim and dispute from Mr. Ram Sabunani, he be joined as a Consenting Party and the consideration received from the sale be divided amongst the trustees and Beneficiaries and Ram Sabunani equally i. e. 1/7<sup>th</sup> each thereby confirming that Trustees & Beneficiaries of Smt Tilibai Balramdas Sabunani Private Trust and Ram L. Sabunani will all receive equal share from the Sale Proceeds of the 3 Plots NO. 95 – 96 & 100 at Lulla Nagar, Pune

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iv. After receipt of the monetary net sale consideration the parties 1 to 6 and Ram Sabunani will not claim on each others' monetary shares and will be liable for their own taxation.

Thereafter the said Trust has accordingly duly transferred Plot Nos. 95, 96 out of the said property in favour of Miss Meenu Lachmandas Sabunani, Smt. Shanu Rajan Lachmandas Sabunani, Smt. Sundri alias Bharati M. Mirpuri, Mrs. Asha Lachmandas Sabunani by executing a Deed of Transfer dated 03/09/2012 duly registered at the office of Sub Registrar Haveli No. 11 at serial No. 8106/2012.

The transfer hereinabove mentioned was pursuant to and in terms of the resolution of the trust passed in the meeting of the trust held on 13/05/2012 which has decided unanimously that the said transfer was to be effected subject to the aforesaid conditions and procedure to be adopted by each of the Beneficiary while effecting the transfer of the said property and since the said terms were inadvertently not recorded in the said Deed of Transfer the same were clarified and recorded under/vide Deed of Correction executed on 10/01/2013 duly registered at the office of Sub Registrar Haveli No. 11 at Serial No. 335/2013 dated 15/01/2013

As per the zone certificate dated 16/06/2012 S. No. 604 falls in Public, Semi Public Zone and reserved for the 30 mtr D. P. road also there is a existing school namely Mount Carmel School.

**PERMISSIONS/NOC'S/DOCUMENTS REQUIRED:**

1. Copies of 7/12 extracts of,  
Plot No.                      Years  
95                                      1955 – 1956, 1997 – 2009, 2013

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along with all the relevant mutation entries.

2. Copies of latest demarcations of each plot.

### ENCUMBERANCE

At the outset I state that majority of the Index II registers at the Office of the Joint Sub Registrar Haveli Nos. 1 and 2 are extensively torn and hence I cannot comment upon the same in detail. However from the available registers of Index II extracts at the Office of the Sub Registrar Haveli Nos. 3 and 11, I did not come across any entry, which would hamper the title of the present owners. E-search on the web site of *igrmaharashtra.gov.in* where data from all the Sub Registrar Office is collected, subject to upgradation, has been carried out from 2002 till 2011 and I did not come across any entry which would hamper the title of the present owners.

### CONCLUSION

After narrating the facts as aforesaid, I state that from the documents perused, and subject to the documents requisitioned and the observations rendered herein and from the available registers of Index II at the Office of Sub Registrar Haveli Nos. 1, 2, 3 and 11 the said Miss Meenu Lachmandas Sabunani, Smt. Shanu Rajan Lachmandas Sabunani Smt. Sundri alias Bharati M. Mirpuri Mrs. Asha Lachmandas Sabunani are the owners of Plots abovementioned and their respective ownership and occupancy rights appear to be free, clear and marketable.

This report is accordingly issued and all documents are returned.

  
ADITI A. KALBURGI  
Advocate

Ref. No. : CMP/AK/13/2013  
Date : January 25, 2013



नोंदणी ३९ म.  
Regn. 39 म

दस्तावेजाचा/अर्जाचा अनुक्रमांक १४११/११

दिनांक १४/११/११ मन २०११

वस्तुऐवज/संपत्ती - शोध (३० वर्ष)

साधक/साधकाचे नाव - कृष्णिनी कृष्णकुमारी

साधक/साधकाचे वडील/माता - सुजती लुल्लनारा सु-ब  
वैवाहिक (कोलिको) १६४/१ + ६०१ + ६०२  
प्रत्येकसाठी एकूण पी  
रामचंद्रवर्मा  
संपत्ती किंवा साधने (कलम ६४ ते ६४) - ६४  
साधक किंवा साधकाचे (कलम ५७) (कोलिको)  
११/११/११  
साधक किंवा साधकाचे (कलम ५७) (कोलिको)  
११/११/११

र.	द.
	५४०५
	}
एकूण	५४०५

साधक/साधकाचे नाव - साधक/साधकाचे नाव

वस्तुऐवज/संपत्ती

रोजी तयार होईल व

नोंदणीकृत बाबते पाठवली जाईल.

या कार्यालयात देण्यात येईल.

११/११/११

वस्तुऐवज/संपत्ती नव्या दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत झाले. कुळम निबंधक वर्ग-२

हवेली करावा हवेली क्र. १०, पुणे

सादरकर्ता

गव. नोंदणीकृत (१०० मारी) - ३-२०१२ - गी. ४ - (इ. ३२४)



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