

Given to Suroju/

YUVAJ KHATPE

ADVOCATE

At/Post: Bhukum, Tal. Mulshi, Dist. Pune 412115

Phone no. 9763386177

Ref.: L/N/NR/ /

Date: 21/06/2024

TO WHOMSOEVER IT MAY CONCERN TITLE INVESTIGATION AND SEARCH REPORT

Under the instruction of **M/s Dhanlaxmi Associates**, a registered partnership firm duly registered under the provisions of Indian Partnership Act, 1932, having its registered office at shop no.2 S.No.30/2, Sitaram Apartment, Erandawana, Pune-411004 through its partners: Mr. Umesh Pukhraj Choudhari and Mr. Jyotiprakash Dhalaram Choudhari to cause the Search and investigate the title of property bearing Survey No. **68A/1** totally admeasuring about **01 H. 96.00 Ares** and assessed at **Rs. 07.04 ps.** out of an area about **00 H. 20 Ares** which is situated at Village "Manjari Bk.", Tal.Haveli, Dist. Pune which are more particularly described in Schedule written herein under and hereinafter referred as "**Captioned Property**"

1. That, the partner of **M/s Dhanlaxmi Associates Shri. Jyotiprakash Dhalaram Choudhari** R/at- Flat no.5/1B Aaykar Society, Paud Road, Kothrud, Pune-38 had supplied me the relevant document pertaining to the said caption property is as under:

- I) 7/12 extract of Survey No. 68A from 1930 to 1942
- II) 7/12 extract of Survey No. 68A from 1943 to 1953
- III) 7/12 extract of Survey No. 68A from 1953 to 1964
- IV) 7/12 extract of Survey No. 68A from 1964 to 1974
- V) 7/12 extract of Survey No. 68A from 1975 to 1985
- VI) 7/12 extract of Survey No. 68A/1 from 1986 to 1996



- VII) 7/12 extract of Survey No. 68A/1 from 1996 to 2009
- VIII) 7/12 extract of Survey No. 68A/1 from 2009 to 2016
- IX) 7/12 extract of Survey No. 68A/1 from 2016 to 2020
- X) 7/12 extract of Survey No. 68A/1 from 2020 to 2024
- XI) 8A extract of Survey No. 68A in the name of M/s Dhanlaxmi Associates.
- XII) Mutation Entry Nos. 1024, 1025, 2025, 2600, 2601, 3646, 3750, 3958, 4515, 4908, 7061, 13266, 13267, 13280, 13546, 13547, 13548, 13549, 13589, 13619, 13620, 13621, 13622, 13623, 14528, 14726, 14782, 14919, 15005, 15017, 15414, 15510, 15812, 15813, 15922, 17159, 17160, 17161, 18177, 20191, 20821, 21088, 21359, 21817, 22318, 22420, 23797, 24980, 25014, 26156, 26172, 26231, 26395, 26665, 26666, 26667, 26959, 27008, 27197, 27312, 28073, 28247, 28713, 29419, 29456, 29588, 31031, 31297, 32332, 32251, 33478, 33479, 33481, 33482, 33487, 33488, 33489, 33530, 33534, 33535, 33537, 33538, 33665, 33954, 35035, 35598, 35734, 35738, 36312, 36472, 37071, 37386, 37708, 37875.
- XIII) Copy of Sale Deed dated 20/07/1985 bearing Reg. No. 7521/1985 (old) having its New No. 4920/1989 Registered with Sub-Registrar Haveli no. 2 executed between Smt. Chandrabhaga Shankar Takale and Pune Municipal Corporation
- XIV) Copy of Sale Deed dated 16/02/1990 bearing Reg. No. 2958/1990 Registered with Sub-Registrar Haveli no. 2 executed between 1) Mr. Umesh Dattatray Magar, 2) Mr. Dattatray Laxman Kudale, 3) Mr. Shashank Vishupant Khanse and 4) Mr. Vijay Suryakant Bhujbal and Mr. Dilip Narhari Takale etc.
- XV) Copy of Sale Deed dated 16/02/1990 bearing Reg. No. 2959/1990 Registered with Sub-Registrar Haveli no. 2 executed between 1) Mr.

Umesh Dattatray Magar, 2) Mr. Dattatray Laxman Kudale, 3) Mr. Shashank Vishupant Khanse and 4) Mr. Vijay Suryakant Bhujbal and Mr. Chandrakant Kashinath Ghule etc.

XVI) Copy of Sale Deed dated 16/02/1990 bearing Reg. No. 2960/1990 Registered with Sub-Registrar Haveli no. 2 executed between 1) Mr. Umesh Dattatray Magar, 2) Mr. Dattatray Laxman Kudale, 3) Mr. Shashank Vishupant Khanse and 4) Mr. Vijay Suryakant Bhujbal and Mr. Rajaram Nivrutti Kodre etc.

XVII) Copy of Sale Deed dated 16/02/1990 bearing Reg. No. 2961/1990 Registered with Sub-Registrar Haveli no. 2 executed between 1) Mr. Umesh Dattatray Magar, 2) Mr. Dattatray Laxman Kudale, 3) Mr. Shashank Vishupant Khanse and 4) Mr. Vijay Suryakant Bhujbal and Mr. Vitthal Namdeo Bhapkar etc.

XVIII) Copy of Sale Deed dated 27/05/1991 bearing Reg. No. 8536/1991 (old) having its New no. 4520/1995 Registered with Sub-Registrar Haveli no. 2 executed between Mr. Suresh K. Shetty etc. 3 and Mr. Umesh Dattatray Magar etc.

XIX) Copy of Sale Deed dated 31/03/2022 bearing Reg. No. 14256/2022 Registered with Sub-Registrar Haveli no. 21 executed between M/s Dhanlaxmi Associates and Mr. Suresh K. Shetty etc.

XX) Copy of Sale Deed dated 23/09/2021 bearing Reg. No. 11447/2021 registered with Sub-Registrar Haveli no. 14 executed between M/s Dhanlaxmi Associates and Mr. Chanvirappa Sharanappa Angdi etc.

XXI) Copy of demarcation certificate bearing MR.no. 9408/2023 dated 08/08/2023

2. That, I have taken the search of the Captioned property for the year 1994 to 2024 in the concern offices of Sub Registrar of Haveli by paying requisite fees vide **Receipt bearing No. 1113498379** dated 20/06/2024



However, the record of the Index II Registers with the concerned Sub Registrar offices are not properly maintained and are not in the readable condition and therefore I am not able to take the search of Index II registers for the year 1991 to 2001. However, I have not found any adverse entry pertaining to the Captioned property from the computer search which is made available in Joint District Registrar Office for the year 2002 to 2024.

3. That, I have perused the documents, paper and revenue record which are given to me for my perusal and after the scrutiny of the same my opinion as to the title of the owner of the Captioned Property is as under:-

- a. That the captioned property was originally recorded in the name of Pune Municipal Corporation and accordingly the name has been recorded in the 7/12 extract of the Captioned Property for the year 1931-32 to 1952-53 by M.E. no. 1025.
- b. It further reveals that in the other rights column of the 7/12 extract the name of Mr. Shankar Parashram Takale were recorded by M.E. no. 2601 as protected tenant. It further seems after the perusal of 7/12 extract of the Captioned Property, that the S.no. 68A it appears that the said land is falls under '**Inam Class 6B**'.
- c. After the perusal of M.E. no. 3750 the provisions of Inam Abolition Act were applicable to Survey No. 68A and by an order of Mamlatdar Haveli bearing no. Watan/Wa.Shi/941/1959 dated 24/05/1959 the captioned property was resumed by the government and shall be subject to the payment of land revenue under the provisions of the Code and the rules made there under as if it is unalienated land.
- d. It appears from the 7/12 extract for the year 1953/54 to 1963/64 that the effect of aforesaid order has been given in the revenue record of the captioned property by M.E. no 3958 and the said land were acquired under the provisions of Bombay Inferior Village Watan Abolition Act



and the same were resumed as the government land and therefore the names of government has been recorded in the 7/12 extract of the Captioned Property by M.E. no. 3958.

- e. From the perusal of 7/12 extract for the 1964-65 to 1984-85 the tenant Late Shankar Parshram Takale died and the names of his legal heirs' son, Ram Shankar Takale, wife Chandrabhaga Shankar Takale and daughters namely, 1) Yamunabai Shakar Takale 2) Shantabai Chandrabhan Shewale and 3) Ushabai Dattatray Shirke were recorded. However, the said land were cultivated by Chandrabhaga Shankar Takale and therefore her name has been recorded in the other rights column of the Captioned Property.
- f. The provisions of Weight and Measures Act, 1958 were made applicable and the effects of the said Act has been given by M.E. no. 4908.
- g. It seems from the record of 7/12 extract for the year 1986/87 to 1995/96 onwards that Smt. Chandrabhaga Shankar Takale purchased the captioned property i.e. S.no. 68A from Pune Municipal Corporation for Rs. 50,000/- on 29/07/1985. The said sale deed is duly registered with **Sub-Registrar Haveli no.7521/1985 (old) having its new registration no. 4920/1989.** Accordingly the name of Chandrabhaga Shankar Takale were recorded in the revenue record of the Captioned Property by **M.E. no. 13266.**
- h. It further reveals from the 7/12 extract of the captioned property and after the perusal of M.E. no.13267 that during the lifetime Smt. Chandrabhaga Shankar Takale executed her last will dated 09/07/1987 and thereby bequeathed the Captioned Property i.e. S.no. 68A to her son namely Shri Ram Shankar Takale. Accordingly his name was recorded in the 7/12 extract of the Captioned Property vide M.E. **no.13266.**
- i. It further reveals from the 7/12 extract of the captioned property that the

owner of Captioned Property, Shri Ram Shankar Takale sold the Captioned Property to 1) Shri Dilip Narhari Takale 2) Shri Chandrakant Kashinath Ghule 3) Shri Vitthal Namdev Bhapkar and 4) Shri Rajaram Nivrutti Kodre vide sale deed dated 28/04/1989. The said deed is duly registered in the office of Sub Registrar Haveli No. II bearing registration no. 7492/1989 and dated 28/04/1989. Accordingly the names of purchaser were recorded in the 7/12 extract by M.E. no. 13280.

j. That the aforesaid purchasers are each having 1/4th share in the captioned property and accordingly they sold their 1/4th share each to 1) Shri Umesh Dattatray Magar 2) Shri Dattatray Laxman Kudale 3) Shri Shashank Vishnupant Khanase and 4) Shri Vijay Suryakant Bhujbal vide sale deed dated 16/02/1990 duly registered in the office of Sub-Registrar Haveli no. II at Sr.no. 2958/1990, Sr.no. 2959/1990, Sr. no. 2960/1990 & Sr.no. 2961/1990 respectively. By virtue of said sale-deeds the name of aforesaid purchaser are duly recorded by M.E. no. 13546, 13547, 13548 and 13549.

k. That the said purchasers namely, 1) Shri Umesh Dattatray Magar 2) Shri Dattatray Laxman Kudale 3) Shri Shashank Vishnupant Khanase and 4) Shri Vijay Suryakant Bhujbal sold an area of 00 H 20 R to 1) Shri Shankarlal Ramnarayan Verma, 2) Shri Omprakash Shankarlal Verma 3) Shri Nandalal Shankarlal Verma 4) Shri Ramvilas Shankarlal Verma by sale deed dated 25/04/1990. The effect of said transaction is given in the revenue record by the M.E. no. 13589 and accordingly the name of purchaser were recorded in the 7/12 extract of **S.no. 68A/2 for the area admeasuring 00 H 20 R** and the names of **Vendor were recorded at S.no.68A/1 for an area admeasuring 02 H 36 R.**

l. It further seems that the said vendors namely, 1) Shri Umesh Dattatray Magar 2) Shri Dattatray Laxman Kudale 3) Shri Shashank Vishnupant



Khanase and 4) Shri Vijay Suryakant Bhujbal sold the Captioned Property by executing various sale deeds from time to time to different purchasers and accordingly, the names of the concerned purchasers are duly recorded in the 7/12 extract of the S.no. 68A/1.

- m. That from the perusal of the 7/12 extract for the year 1995/96 and the perusal of M.E. no. 15415 it seems that,, 1) Shri Suresh Kanthappa Shetty 2) Shri Chanvirappa Sharanappa Angdi 3) Shri Martand Chanvirappa Hemgaddi and 4) Shri Kalappa Bapusaheb Koruche purchased an area 00 H 40 R from the owners namely 1) Shri Umesh Dattatray Magar 2) Shri Dattatray Laxman Kudale 3) Shri Shashank Vishnupant Khanase and 4) Shri Vijay Suryakant Bhujbal vide sale deed dated 27/05/1991 which is duly registered in the office of **Sub-Registrar Haveli no. II at Sr.no. 8536/1991 (old) new no. 4520/1995.** The effect of the said transaction was given in the revenue record by **M.E. no. 15414.** The said mutation were duly certified by Circle Officer, Hadapsar on 31/03/1998.
- n. Thereafter, Mr. Martand Chanvirappa Hemgaddi expired on 02/05/2008 at Solapur and after his demise the names of his legal heirs namely sons, 1. Shri Vasant Martand Hemgaddi and 2. Shri. Anand Martand Hemgaddi and his widow Smt. Kamal Martand Hemgaddi were recorded in the revenue records by **M.E. no. 24980.**
- o. That Dhanalaxmi Associates purchased an area admeasuring **00 H 10 Ars** from Shri Chanvirappa Sharanappa Angdi vide Sale-Deed dated **23/09/2021** which is registered in the office of **Sub-Registrar Haveli no. XIV** at serial no. **11747/2021.** It appears from the perusal of the said Sale-Deed that Shri Mohan Bhimrao Jadhav has been impleaded as the Vendor no.2 alongwith the Vendor no.1 i.e., Shri Chanvirappa Sharanappa Angdi and the said Sale-Deed is consented by Shri Ramesh

Nandakumar Dandale and Mangesh Pralhad More.

- p. It is further revealed that Dhanalaxmi Associates purchased an area admeasuring 00 H 10 Ars from Shri Suresh Kanthappa Shetty by another sale-Deed **dated 31/03/2022** which is registered in the office of **Sub-Registrar Haveli no. XXI at serial no. 14256/2022** on **25/07/2022**. In the said Sale-Deed Shri Mohan Bhimrao Jadhav has been impleaded as the Vendor no.2 alongwith the Vendor no.1 i.e., Shri Suresh Kanthappa Shetty and the said Sale-Deed is consented by Ramesh Nandakumar Dandale and Mangesh Pralhad More. Accordingly the name of the purchaser Dhanlaxmi Associates was recorded in the revenue records vide **M.E. no. 36875**. The said Mutation were duly certified by the Circle Officer, Theur on 15/05/2023.
- q. That Dhanlaxmi Associates demarcated the Captioned Property owned and possessed by them from Dy. Superintendent of Land Records, Haveli, Pune vide **M.R. no. 9408/2023** dated **08/08/2023**.
- r. By perusal of records which are made available to me and from the title deeds, 7/12 extracts, Mutation Entries and demarcation certificated it reveals that, Dhanlaxmi Associates purchased an area of 00H 20 Ars by two different Sale-Deeds from the erstwhile owners of the captioned property as sated hereinabove.
- s. That, the public notice has been issued by Adv. Vishal Shivale and Associates and thereby calling objections public at large, if any, in edition of daily newspaper "Prabhat" dated 02/04/2024. However till the date no any third person has objected the said public notice in respect of the title and possession of the owners of captioned property.
- t. However, it seems from the remark made in the 7/12 extract of the captioned property for the year 1930/31 to 1963/64 the remark of "*New tenure Inam varga 6B*" has appeared but it seems that, the said remark



was deleted while rewriting of the 7/12 extract of captioned property by revenue authorities and did not appears henceforth. The record of Inam Alienation Register is not available to me for verification and consideration.

- u. That, the necessary permission under the provisions of Maharashtra Land Revenue Code, 1966 is required for obtaining the use of captioned property for Non-Agricultural Purposes from the concerned revenue department.

OPINION

That after perusal of documents which are being provided to me my opinion is that Dhanlaxmi Associates are the owners and possessors of the captioned property more particularly described in schedule written hereinunder subject to the permission and regularization of breach of conditions made under the provisions of Watan Abolition Act.

SCHEDULE

All that is piece and parcel of landed property bearing Survey No. 68A/1 admeasuring an area about 00 H. 20 Ares carved out of total area admeasuring about 01 H 96.00 Ares and assessed at Rs. 07.04 ps. which is situated at Village "Manjari Bk." within the Registration District- Pune, Sub-Registration District Tal. Haveli and also within local limits of Pune Municipal Corporation and is bounded as follows:-

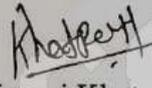
On or towards East : Property of Shri. Bhujbal & Shir Verma out of Sr. no. 68A/1
On or towards South : Kedar Residency Building
On or towards West : Village Manjari- Shewalewadi Road
On or towards North : Property of Shri Dandale & Shri More out of Sr. no. 68A/1

CONCLUSION

Considering all the above aspect and perusal of revenue record my opinion about:- That **Dhanlaxmi Associates through its parters Mr. Umesh Pukhraj Choudhari and Mr. Jyotiprakash Dhalaram Choudhari are the lawful owners and possessors** of property bearing Survey No. 68A/1 admeasuring an area about 00 H. 20 Ares (As per demarcation certificate issued by Deputy Superintendent of Land Record Haveli bearing M.R. no. 9408/2023) carved out of total area admeasuring about 01 H 96.00 Ares and assessed at Rs. 07.04 ps. and their title to the Captioned Property is **clean and clear and marketable as stated herein above.**

Pune

Dated: 21/06/2024


Yuvraj Khatpe
Advocate



Encl: The receipt of payment of search fee in the office of Sub-Registrar Haveli **Receipt bearing No. 1113498379** dated 20/06/2024 dated 20/06/2024

Note: All documents and revenue record which were given for perusal are returned to **M/s Dhanlaxmi Associates.**

MH003865007202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
20 Jun 2024	Receipt	Receipt no.: 1113498379
	Name of the Applicant :	ADV YUVRAJ K KHATPE
	Details of property of which document has to be searched :	Dist :Pune Village :Manjari Budruk S.No/CTS No/G.No. : 68
	Period of search :	From :2002 To :2024
	Received Fee :	575
The above mentioned Search fee has been credited to government vide GRN no :MH003865007202425E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php '.		



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