

525/0

इतर पावती

Original/Duplicate

Monday, 10 July 2017 7:11 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 6747 दिनांक: 10/07/2017

गाद्याचे नाव:

दस्तावेजाचा अन्वक्रमांक: हवल24-0-2017

दस्तावेजाचा प्रकार :

मादर करणाऱ्याचे नाव: अॅड मर्जेराव ना गायकवाड

वर्षाने अॅड मर्जेराव ना गायकवाड अर्ज क्र.343/17 मोजे पुनावळे येथील स नं 16/2-30 वर्षे 1988 ते 2017 ई चलतात

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

JSR Haveli 24

1); देयकाचा प्रकार: eChallan रकम: रु.325/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001706165201718E दिनांक: 10/07/2017

वॅकचे नाव व पत्ता:

2); देयकाचा प्रकार: eChallan रकम: रु.425/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003342991201718E दिनांक: 10/07/2017

वॅकचे नाव व पत्ता:

सह. दुर्यम निबंधक (वर्ग-२)

हवेली क्र. २४, पुणे.

Housiey.com



S. N. Gaikwad

Advocate

S. No. 112/1, Walhekarwadi, Chinchwad, Pune - 411 033.
M. No. 9850526755, 9421910121.

Date:15/07/2017

SEARCH AND TITLE REPORT

To,
Shri Krishna Associates
Joint Venture, AOP,

Subject: Legal opinion in respect of property situated at village Punawale, Tal. Mulshi, Dist. Pune, within the registration Sub-District of Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation -

- A. Area admeasuring 00 Hector 8.5 R out of S. No.16/2/1.
- B. Area admeasuring 00 Hector 6.8 R out of S. No.16/2/2.
- C. Area admeasuring 00 Hector 9.5 R out of S. No.16/2/3.
- D. Area admeasuring 00 Hector 16 R out of S. No.16/2/5.
- E. Area admeasuring 00 Hector 12 R out of S. No.16/2/6.
- F. Area admeasuring 00 Hector 4.8 R out of S. No.16/2/7.
- G. Area admeasuring 00 Hector 8.5 R out of S. No.16/2/8.
- H. Area admeasuring 00 Hector 06 R out of S. No.16/2/9.
- I. Area admeasuring 00 Hector 7.3 R out of S. No.16/2/10.

Total area admeasuring 00 Hector 79.4 R which is jointly bounded as -

On or towards **East** - property of Sambhaji Keru Shinde.

On or towards **South** - property of Waghchaure and Bhika Bhujbal.

On or towards **West** - Punawale Marunji Road.

On or towards **North** - property of Kashinath Dhavale.

Owners and Developers of the Properties:

1) Mr. Vishal Jawahar Sabhandasani, 2) Mr. Lachhman Gopichand Moryani, 3) Mr. Dilip Gurumukhdas Moryani, 4) Smt. Lata Gurumukhdas Moryani, 5) Mr. Mahesh Narayandas Bulchandani, 6) Mr. Narayandas Harumal Bulchandani, and 7) Mr. Harilal Lakhmichand Hinduja (Karta of HUF).

Sir,

On your request I have taken a search and submit my report regarding the marketability of the title of the subject mentioned properties, regarding the same as I state as follows:

I) That, I have taken a search of the Index II Records and Registers of subject mentioned properties at the Offices of the Sub-Registrar, Mulshi, Sub-Registrar Maval, Sub-Registrar Haveli No.I, II, 5, 14, 17 and 18 for the period of 30 years (i.e.1988 to 2017 both years inclusive) by paying requisite fee vide their receipt No.6747 dtd.10/07/2017. Within my search I do not found record of Index II in good and readable condition at all the Sub-Registers offices. I have also taken e search at for all the offices of the Sub-Registrar, Haveli, due to anywhere registration.

II) However from the available documents, information given to me and available e-search, I have not come across any adverse transaction pertaining to the said property. It is pertinent to note that, due to any where registration system of the



S. N. Gaikwad
Advocate

S. No. 112/1, Walhekarwadi, Chinchwad, Pune - 411 033.
M. No. 9850526755, 9421910121.

documents in the offices of the Sub-Registrar, in sub-District of Haveli, it is not practically possible to conduct search in all the Registration Offices in Sub-District of Haveli. Hence my opinion is strictly based on the documents submitted to me, information given to me and available e-search.

- III) I have perused the documents submitted to me by you, list of which is given below - (All the copies are Xerox only).
- A) 7/12 Extracts for the year 1985/86 to 2014/15.
 - B) Extracts of Mutation Entries appearing on 7/12 extract.
 - C) Deed of Partition Registration No.2982/2000.
 - D) Power of Attorney Registration No.2559/2002 along with Receipt.
 - E) Power of Attorney Registration No.3249/2006 along with Registration Receipt
 - F) Power of Attorney Registration No.3615/2006 along with Registration Receipt.
 - G) Development Agreement Registration No.4962/2006.
 - H) Power of Attorney Registration No.4963/2006.
 - I) Development Agreement Registration No.351/2007 along with Index II and Receipt.
 - J) Power of Attorney Registration No.352/2007 along with Registration Receipt.
 - K) Development Agreement Registration No.577/2007 along with Receipt.
 - L) Power of Attorney Registration No.578/2007.
 - M) Agreement to Sell Registration No.1212/2008 along with Index II and Receipt.
 - N) Power of Attorney Registration No.1213/2008 along with Registration Receipt
 - O) Deed of Consent Registration No.10215/2008 along with Index II and Receipt.
 - P) Power of Attorney Registration No.10216/2008.
 - Q) Sale Deed Registration No.10217/2008 along with Index II and Receipt.
 - R) Sale Deed Registration No.6331/2010 along with Index II and Receipt.

- S) Deed of Constitution of Association of Persons Registration No.6185/2012 along with Index II and Registration Receipt.
- T) Power of Attorney Registration No.6186/2012 along with Registration Receipt.
- U) Sale Deed Registration No.6355/2015 along with Index II and Receipt.
- V) Zone Certificate.
- W) Sanction Lay-out Certificate.
- X) N. A. Permission.

The Title history of last 30 years in respect of the subject mentioned properties bearing S. No.16/2/1 (Part), S. No.16/2/2 (Part), S. No.16/2/3 (Part), S. No.16/2/5 (Part), S. No.16/2/6 (Part), S. No.16/2/7 (Part), S. No.16/2/8 (Part), S. No.16/2/9 (Part) and S. No.16/2/10 (Part) situated at village Punawale Tal. Mulshi, Dist. Pune, shows the following chain of transactions.

1. It seems from the 7/12 extract of the subject mentioned properties bearing S. No.16/2/1, S. No.16/2/2, S. No.16/2/3, S. No.16/2/5, S. No.16/2/6, S. No.16/2/7, S. No.16/2/8, S. No.16/2/9 and S. No.16/2/10 situated at village Punawale, Taluka. Mulshi, Dist. Pune were initially owned by Mr. Ananda, Gopal, Vitthal Kondiba Bhujbal and others to the extent of ½ share and Bhika, Balu, Smt. Anjanabai Sopan Bhujbal to the extent of ½ share.

2. It is perused from the Mutation Entry No.1937 that, Dattoba Baburao Bhujbal died on 19/08/1996 leaving behind him two sons viz. Balasaheb Dattoba Bhujbal, Mallhari Dattoba Bhujbal, three married daughters viz. Asha Somnath Wavare, Pushpa Rambhau Shevkar, Meena Bajarang Dendage and a widow Smt. Sakhubai Dattu alias Dattoba Bhajbal. After the death of Dattoba Baburao Bhujbal his share in



S. N. Gaikwad

Advocate

S. No. 112/1, Walhekarwadi, Chinchwad, Pune - 411 033.
M. No. 9850526755, 9421910121.

the properties bearing S. No.16/2/2C, S. No.16/2/5B/2, S. No.16/2/8C, S. No.16/2/3C and S. No.16/2/8A inherited by his aforesaid heirs.

3. By order No.ह्नो/वाटप/एस आर/६/९९ दिनांक १९/०३/१९९९ of the Tahsildar, Mulshi partition took place between Bhujbal family of the properties bearing S. No.16/2/2B, S. No.16/2/5B, S. No.16/2/8B, S. No.16/2/3A and S. No.16/2/7A along with other properties. As per the said partition area admeasuring 00 Hector 19 R out of S. No.16/2/8B, came to the share of Sakharam Babu Bhujbal, area admeasuring 00 Hector 32 R came to the share of Kashinath Babu Bhujbal out of the property S. No.16/2/3A and area admeasuring 00 Hector 12 R came to the share of Sakhubai Dattoba Bhujbal, Balasaheb Dattoba Bhujbal, Malhari Dattoba Bhujbal, Asha Somnath Wavare, Pushpa Rambhu Shevkar, Meena Bajrang Dendge out of the property bearing S. No.16/2/7A. Accordingly their names were mutated on the 7/12 extract of the respective properties by Mutation Entry No.1961.

4. Further Mr. Bhika Sopan Bhujbal and Balu Sopan Bhujbal have executed a Partition Deed on 22/06/2000, in respect of their share in the property bearing S. No.16/2/1(P), S. No.16/2/2A(P), S. No.16/2/4(P), S. No.16/2/5A(P), S. No.16/2/6(P) and S. No.16/2/9A(P) along with other properties. The said Partition Deed is registered in the office of the Sub-Registrar, Mulshi at Sr. No.2982/2000. As per the said partition area shown in the following table comes to the share of Mr. Bhika Sopan Bhujbal and Balu Sopan Bhujbal -

S. No.	Bhika Sopan Bhujbal			Balu Sopan Bhujbal		
	S. No.	H.	R.	S. No.	H.	R.
1.	16/2/1(P)	00	04.3	16/2/1(P)	00	04.2
2.	16/2/2A(P)	00	03.4	16/2/2A(P)	00	03.4

3.	16/2/4(P)	00	00.6	16/2/4(P)	00	00.6
4.	16/2/5A(P)	00	02.4	16/2/5A(P)	00	02.4
5.	16/2/6(P)	00	04.3	16/2/6(P)	00	04.2
6.	16/2/9A(P)	00	03.6	16/2/9A(P)	00	03.6

Accordingly the names of Bhika Sopan Bhujbal and Balu Sopan Bhujbal were mutated on the 7/12 extract of the respective properties to their respective share, as per the Order No. हनु/एस आर/११२१/२००० दिनांक १४/०८/२००० of the Tahsildar, Mulshi, by Mutation Entry No.2204.

5. The said Balu Sopan Bhujbal and Mrs. Sunita Balu Bhujbal have executed a Power of Attorney on 09/05/2002, in favour of Mr. Hanumant Raghunath Saykar in respect of the properties bearing S. No.16/2/1, area admeasuring 00 Hectore 04.2 R out of total area admeasuring 00 Hectore 17 R, S. No.16/2/8A, area admeasuring 00 Hectore 03.6 R out of total area admeasuring 00 Hectore 14.7 R, S. No.16/2/6, area admeasuring 00 Hectore 04.2 R out of total area admeasuring 00 Hectore 17 R, S. No.16/2/2A, area admeasuring 00 Hectore 03.4 R out of total area admeasuring 00 Hectore 13.7 R, S. No.16/2/2A, area admeasuring 00 Hectore 03.4 R out of total area admeasuring 00 Hectore 13.7 R, S. No.16/2/5A, area admeasuring 00 Hectore 02.4 R out of total area admeasuring 00 Hectore 09.6 R, S. No.16/2/4, area admeasuring 00 Hectore 06 R out of total area admeasuring 00 Hectore 24 R. The said Power of Attorney is registered in the office of the Sub-Registrar, Mulshi, at Sr. No.2559/2002 on 14/05/2002.

6. Due to computerization in revenue department survey numbers are changed in the village Punawale by Mutation Entry No.2583 as follows -



S. No. 112/1, Walhekarwadi, Chinchwad, Pune - 411 033.
M. No. 9850526755, 9421910121.

Sr. No.	Old Survey No.	New Survey No.
1.	16/1/1/1A	16/1
2.	16/1/1/1B	16/2
3.	16/2/2A	16/2/2
4.	16/2/2B+2/5B+2/8B	16/2/3
5.	16/2/2C+2/3B+2/5C+2/7B+2/8C	16/2/4
6.	16/2/3A	16/2/5
7.	16/2/4	16/2/6
8.	16/2/5A	16/2/7
9.	16/2/6	16/2/8
10.	16/2/7A	16/2/9
11.	16/2/8A	16/2/10

7. The said Sakharam Babu Bhujbal died on 27/10/2003 intestate leaving behind him two sons viz. Tanaji Sakharam Bhujbal, Ramchandra Sakharam Bhujbal, a married daughter viz. Vithabai Kisan Shevkar and a widow Smt. Tanhubai Sakharam Bhujbal. After the death of Sakharam Babu Bhujbal, his share in the properties bearing S. No. 16/2/2B+2/5B+2/8B (Old) / S. No.16/2/3 (New), S. No.16/2/3A (Old) / S. No.16/2/5 (New) and S. No.16/2/7A (Old) / S. No.16/2/9 (New) along with other property inherited by his aforesaid heirs and accordingly their names were mutated on the 7/12 extract of the said properties by Mutation Entry No.2651.

8. Further Mr. Bhika Sopan Bhujbal, Smt. Anjanabai Sopan Bhujbal and Mrs. Sumanbai Baban Tilekar have entrusted their share in the properties bearing -

Sr. No.	New Survey No.	Area	
		Hector	R
1.	16/2/1	00	08.5
2.	16/2/2	00	06.8
3.	16/2/6	00	12.0
4.	16/2/7	00	04.8
5.	16/2/8	00	08.5
6.	16/2/10	00	07.3

by executing Development Agreement dtd.27/06/2006 in favour of M/s. Riya Builders and Developers Pvt. Ltd. through its Director Mr. Mathuw A. Pudusari. The said Development Agreement is registered in the office of the Sub-Registrar, Haveli No.16, at Sr. No.4962/2006.

9. Pursuant to the aforesaid Development Agreement having Registration No.4962/2006, the said Bhika Sapan Bhujbal, Smt. Anjanabai Sapan Bhujnal and Mrs. Samanbai Baban Tilekar have executed a Power of Attorney, in favour of M/s. Riya Builders and Developers Pvt. Ltd. through its Director Mr. Mathuw A. Pudusari on 27/06/2006, in respect of the properties bearing S. No.16/2/1, area admeasuring 00 Hector 8.5 R, S. No.16/2/2, area admeasuring 00 Hector 06.8 R, S. No.16/2/6, area admeasuring 00 Hector 12 R, S. No.16/2/7, area admeasuring 00 Hector 04.8 R, S. No.16/2/8, area admeasuring 00 Hector 08.5 R and S. No.16/2/10, area admeasuring 00 Hector 07.3 R. The said Power of Attorney is registered in the office of the Sub-Registrar, Haveli No.16, at Sr. No.4963/2006.

10. The said Balu Sopan Bhujbal, Smt. Anjanabai Sopan Bhujbal and Sumanbai Baban Tilekar have executed a Power of Attorney, in favour of Mr. Anil Sakharam



S. N. Gaikwad
Advocate

S. No. 112/1, Walhekarwadi, Chinchwad, Pune - 411 033.
M. No. 9850526755, 9421910121.

Kalekar, Mr. Bandu Lachhman Phatak and Mr. Ashok Shivajirao Nalawade in respect of the properties bearing S. No.16/2/1, area admeasuring 00 Hector 04.2 R out of total area admeasuring 00 Hector 17 R, S. No.16/2/2, area admeasuring 00 Hector 03.4 R out of total area admeasuring 00 Hector 13.7 R, S. No.16/2/6, area admeasuring 00 Hector 06 R out of total area admeasuring 00 Hector 24 R, S. No.16/2/7, area admeasuring 00 Hector 02.4 R out of total area admeasuring 00 Hector 09.6 R, S. No.16/2/8, area admeasuring 00 Hector 04.2 R out of total area admeasuring 00 Hector 17 R, S. No.16/2/10, area admeasuring 00 Hector 03.6 R out of total area admeasuring 00 Hector 14.7 R. The said Power of Attorney is registered in the office of the Sub-Registrar, Haveli No.18, at Sr. No.3249/2006 on 03/05/2006.

11. The said Balasaheb Dattatray Bhujbal and others have executed a Power of Attorney, in favour of Mr. Kevalkumar Kesarimal Jain and Mr. Inderkumar Kesarimal Jain on 16/05/2006, in respect of the properties bearing S. No.16/2/5, area admeasuring 00 Hector 16 R out of total area admeasuring 00 Hector 32 R, S. No.16/2/3, area admeasuring 00 Hector 09.5 R out of total area admeasuring 00 Hector 19 R and S. No.16/2/9, area admeasuring 00 Hector 06 R out of total area admeasuring 00 Hector 12 R. The said Power of Attorney is registered in the office of the Sub-Registrar, Haveli No.18, at Sr. No.3615/2006 on the same day.

12. It seems from the aforesaid Power of Attorney having Registration No.3615/2006 the said Balasaheb Dattatray Bhujbal and others have executed a Development Agreement, in favour of Mr. Kevalkumar Kesarimal Jain and Mr. Inderkumar Kesarimal Jain in respect of the properties bearing S. No.16/2/5, area admeasuring 00 Hector 16 R out of total area admeasuring 00 Hector 32 R, S. No.16/2/3, area admeasuring 00 Hector 09.5 R out of total area admeasuring 00

Hector 19 R and S. No.16/2/9, area admeasuring 00 Hector 06 R out of total area admeasuring 00 Hector 12 R on 16/05/2006, which is registered at Sr. No.3614/2006.

13. Further Mr. Balu Sopan Bhujbal, Mrs. Sunita Balu Bhujbal, Smt. Anjanabai Sopan Bhujbal and Mrs. Sumanbai Baban Tilekar have entrusted for development following area i.e. their share in the properties -

Sr. No.	New Survey No.	Area	
		Hector	R
1.	16/2/1	00	08.5
2.	16/2/2	00	06.8
3.	16/2/6	00	12.0
4.	16/2/7	00	04.8
5.	16/2/8	00	08.5
6.	16/2/10	00	07.3

by executing Development Agreement on 04/01/2007, with the consent of Mr. Hanumant Raghunath Saykar, Anil Sakharam Kalekar and others, in favour of M/s. Riya Builders and Developers Pvt. Ltd. through its Director Mr. Mathuw A. Pudasari. The said Development Agreement is registered in the office of the Sub-Registrar, Haveli No.20, at Sr. No.351/2007 on 09/01/2007.

14. Pursuant to the aforesaid Development Agreement having Registration No.351/2007, Mr. Balu Sopan Bhujbal, Mrs. Sunita Balu Bhujbal, Smt. Anjanabai Sopan Bhujbal and Mrs. Sumanbai Baban Tilekar have executed a Power of Attorney in favour of M/s. Riya Builders and Developers Pvt. Ltd. through its Director Mr. Mathuw A. Pudasari in respect of the properties -



S. N. Gaikwad

Advocate

S. No. 112/1, Walhekarwadi, Chinchwad, Pune - 411 033.

M. No. 9850526755, 9421910121.

	New Survey No.	Area	
		Hector	R
1.	16/2/1	00	08.5
2.	16/2/2	00	06.8
3.	16/2/6	00	12.0
4.	16/2/7	00	04.8
5.	16/2/8	00	08.5
6.	16/2/10	00	07.3

The said Power of Attorney is registered in the office of the Sub-Registrar, Haveli No.20, at Sr. No.352/2007 on 09/01/2007.

15. Further Mr. Balasaheb Dattoba Bhujbal, Mr. Malhari Dattoba Bhujbal and others have entrusted for development their share area admeasuring 00 Hecter 16 R out of S. No.16/2/5, area admeasuring 00 Hecter 09.5 R out of S. No.16/2/3 and area admeasuring 00 Hecter 06 R out of S. No.16/2/9 in favour of M/s. Riya Builders and Developers Pvt. Ltd. through its Director Mr. Mathuw A. Pudusari with the consent of M/s. Kumar Company through its partner Mr. Kevalkumar Kesarimal Jain by executing Development Agreement on 16/01/2007. The said Development Agreement is registered in the office of the Sub-Registrar, Haveli No.20, at Sr. No.577/2007 on the same day.

16. Pursuant to the aforesaid Development Agreement having Registration No.577/2007, Mr. Balasaheb Dattoba Bhujbal, Mr. Malhari Dattoba Bhujbal and others have executed a Power of Attorney in favour of M/s. Riya Builders and Developers Pvt. Ltd. through its Director Mr. Mathuw A. Pudusari in respect of the area admeasuring 00 Hecter 16 R out of S. No.16/2/5, area admeasuring 00 Hecter

09.5 R out of S. No.16/2/3 and area admeasuring 00 Hector 06 R out of S. No.16/2/9. The said Power of Attorney is registered in the office of the Sub-Registrar, Haveli No.20, at Sr. No.578/2007 on 16/01/2007.

17. Further Mr. Balasaheb Dattoba Bhujbal, Mr. Malhari Dattoba Bhujbal, Asha Somnath Wavare, Pushpa Rambhau Shevkar, Meena Bajrang Dendge, Smt. Sakhubai Dattoba Bhujbal, Tanaji Sakharam Bhujbal, Ramchandra Sakharam Bhujbal, Vithabai Shevkar, Tanhubai Sakharam Bhujbal, Mr. Balu Sakharam Bhujbal, Smt. Anjanabai Sopan Bhujbal, Mrs. Sumanbai Baban Tilekar, Mr. Bhika Sopan Bhujbal and others have executed an Agreement to Sell on 01/02/2008 with the consent of M/s. Riya Builders and Developers Pvt. Ltd. through its Director Mr. Mathuw A. Pudurari in favour of Mr. Vishal Jawahar Sabhandasani, Mr. Lachhman Gopichand Moryani, Mr. Dilip Gurumukhdas Moryani, Smt. Lata Gurumukhdas Moryani, Mr. Mahesh Narayandas Bulchandani, Mr. Narayandas Harumal Bulchandani, Mr. Jagdish Lilaram Thakur and Mrs. Shabnam Jagdish Thakur in respect of the properties -

Sr. No.	Survey No.	Area	
		Hector	R
1.	16/2/1(P)	00	8.5
2.	16/2/2(P)	00	6.8
3.	16/2/3(P)	00	9.5
4.	16/2/5(P)	00	16
5.	16/2/6(P)	00	12
6.	16/2/7(P)	00	4.8
7.	16/2/8(P)	00	8.5
8.	16/2/9(P)	00	06
9.	16/2/10(P)	00	7.3
	Total	00	79.4



S. No. 112/1, Walhekarwadi, Chinchwad, Pune - 411 033.
M. No. 9850526755, 9421910121.

The said Agreement to Sell is registered in the office of the Sub-Registrar, Haveli No.17, at Sr. No.1212/2008, on the same day.

18. Pursuant to the aforesaid Agreement to Sell having Registration No.1212/2008, the said Mr. Balasaheb Dattoba Bhujbal, Mr. Malhari Dattoba Bhujbal, Asha Somnath Wavare, Pushpa Rambhau Shevkar, Meena Bajrang Dendge, Smt. Sakhubai Dattoba Bhujbal, Tanaji Sakharam Bhujbal, Ramchandra Sakharam Bhujbal, Vithabai Shevkar, Tanhubai Sakharam Bhujbal, Mr. Balu Sakharam Bhujbal, Smt. Anjanabai Sopan Bhujbal, Mrs. Sumanbai Baban Tilekar, Mr. Bhika Sopan Bhujbal and others have executed a Power of Attorney on 01/02/2008, in favour of Mr. Vishal Jawahar Sabhandasani, Mr. Lachhman Gurumukhdas Moryani, Mr. Dilip Gurumukhdas Moryani, Smt. Lata Gurumukhdas Moryani, Mr. Mahesh Narayandas Bulchandani, Mr. Narayandas Harumal Bulchandani, Mr. Jagdish Lilaram Thakur and Mrs. Shabnam Jagdish Thakur in respect of the properties -

Sr. No.	Survey No.	Area	
		Hector	R
1.	16/2/1(P)	00	8.5
2.	16/2/2(P)	00	6.8
3.	16/2/3(P)	00	9.5
4.	16/2/5(P)	00	16
5.	16/2/6(P)	00	12
6.	16/2/7(P)	00	4.8
7.	16/2/8(P)	00	8.5
8.	16/2/9(P)	00	06
9.	16/2/10(P)	00	7.3
	Total	00	79.4

The said Power of Attorney is registered in the office of the Sub-Registrar, Haveli No.17, at Sr. No.1213/2008, on the same day.

19. Further Mrs. Shubhangi Raju Raskar, Mrs. Vijaya Satish Bhumkar, Mrs. Neeta Nitin Bhumkar and Mrs. Ratnamala Bhika Bhujbal have given consent to the Agreement to Sell having Registration No.1212/2008 by executing Consent Deed dtd.29/09/2008 in respect of the properties -

Sr. No.	Survey No.	Area	
		Hector	R
1.	16/2/1(P)	00	8.5
2.	16/2/2(P)	00	6.8
3.	16/2/6(P)	00	12
4.	16/2/7(P)	00	4.8
5.	16/2/8(P)	00	8.5
6.	16/2/10(P)	00	7.3

The said Consent Deed is registered in the office of the Sub-Registrar, Haveli No.17, at Sr. No.10215/2008 on the same day.

20. Pursuant to aforesaid Consent Deed having registration No.10215/2008, the said Mrs. Shubhangi Raju Raskar, Mrs. Vijaya Satish Bhumkar, Mrs. Neeta Nitin Bhumkar and Mrs. Ratnamala Bhika Bhujbal have executed a Power of Attorney in favour of Mr. Vishal Jawahar Sabhandasani, Mr. Lachhman Gopichand Moryani, Mr. Dilip Gurumukhdas Moryani, Smt. Lata Gurumukhdas Moryani, Mr. Mahesh Narayandas Bulchandani, Mr. Narayandas Harumal Bulchandani, Mr. Jagdish Lilaram Thakur and Mrs. Shabnam Jagdish Thakur in respect of the properties bearing -



S. N. Gaikwad
Advocate

S. No. 112/1, Walhekarwadi, Chinchwad, Pune - 411 033.
M. No. 9850526755, 9421910121.

Sr. No.	Survey No.	Area	
		Hector	R
1.	16/2/1(P)	00	8.5
2.	16/2/2(P)	00	6.8
3.	16/2/6(P)	00	12
4.	16/2/7(P)	00	4.8
5.	16/2/8(P)	00	8.5
6.	16/2/10(P)	00	7.3

The said Power of Attorney is registered in the office of the Sub-Registrar, Haveli No.17, at Sr. No.10216/2008.

21. Further that for the benefit of estate and legal necessity the said Mr. Balasaheb Dattoba Bhujbal, Mr. Malhari Dattoba Bhujbal, Asha Somnath Wavare, Pushpa Rambhau Shevkar, Meena Bajrang Dendge, Smt. Sakhubai Dattoba Bhujbal, Tanaji Sakharam Bhujbal, Ramchandra Sakharam Bhujbal, Vithabai Shevkar, Tanhubai Sakharam Bhujbal, Mr. Balu Sakharam Bhujbal, Smt. Anjanabai Sopan Bhujbal, Mrs. Sumanbai Baban Tilekar, Mr. Bhika Sopan Bhujbal, Mrs. Shubhangi Raju Raskar, Mrs. Vijaya Satish Bhumkar, Mrs. Neeta Nitin Bhumkar, Mrs. Ratnamala Bhika Bhujbal and others have sold their share in the properties -

Sr. No.	Survey No.	Area	
		Hector	R
1.	16/2/1(P)	00	8.5
2.	16/2/2(P)	00	6.8
3.	16/2/3(P)	00	9.5
4.	16/2/5(P)	00	16
5.	16/2/6(P)	00	12

6.	16/2/7(P)	00	4.8
7.	16/2/8(P)	00	8.5
8.	16/2/9(P)	00	06
9.	16/2/10(P)	00	7.3
	Total	00	79.4

to Mr. Vishal Jawahar Sabhandasani, Mr. Lachhman Gopichand Moryani, Mr. Dilip Gurumukhdas Moryani, Smt. Lata Gurumukhdas Moryani, Mr. Mahesh Narayandas Bulchandani, Mr. Narayandas Harumal Bulchandani, Mr. Jagdish Lilaram Thakur and Mrs. Shabnam Jagdish Thakur by executing Sale Deed on 29/09/2008. The said Sale Deed is registered in the office of the Sub-Registrar, Haveli No.17, at Sr. No.10217/2008. Accordingly the names of Mr. Vishal Jawahar Sabhandasani, Mr. Lachhman Gopichand Moryani, Mr. Dilip Gurumukhdas Moryani, Smt. Lata Gurumukhdas Moryani, Mr. Mahesh Narayandas Bulchandani, Mr. Narayandas Harumal Bulchandani, Mr. Jagdish Lilaram Thakur and Mrs. Shabnam Jagdish Thakur are mutated on the 7/12 extracts of the said properties bearing S. No.16/2/1, S. No.16/2/2, S. No.16/2/3, S. No.16/2/5, S. No.16/2/6, S. No.16/2/7, S. No.16/2/8, S. No.16/2/9 and S. No.16/2/10 to their purchased area by Mutation Entry No.3738.

22. The said Mr. Bhika Sopan Bhujbal died on 02/08/2010 intestate leaving behind him three married daughters viz. 1) Mrs. Shubhangi Raju Raskar, 2) Mrs. Vijaya Satish Bhumkar, 3) Mrs. Neeta Nitin Bhumkar and a widow Smt. Ratnamala Bhika Bhujbal. After the death of Bhika Sopan Bhujbal his share in properties bearing S. No.16/2/1, S. No.16/2/2, S. No.16/2/3, S. No.16/2/5, S. No.16/2/6, S. No.16/2/7, S. No.16/2/8, S. No.16/2/9 and S. No.16/2/10 inherited by his aforesaid heirs and accordingly their names were mutated on the 7/12 extract of the said properties along with other properties by Mutation Entry No.3673.



S. N. Gaikwad

Advocate

S. No. 112/1, Walhekarwadi, Chinchwad, Pune - 411 033.
M. No. 9850526755, 9421910121.

23. Further Mr. Jagdish Lilaram Thakur and Mrs. Shabnam Jagdish Thakur have sold their share in the properties bearing S. No.16/2/1, S. No.16/2/2, S. No.16/2/3, S. No.16/2/5, S. No.16/2/6, S. No.16/2/7, S. No.16/2/8, S. No.16/2/9 and S. No.16/2/10 with the consent of Mr. Vishal Jawahar Sabhandasani, Mr. Lachhman Gopichand Moryani, Mr. Dilip Gurumukhdas Moryani, Smt. Lata Gurumukhdas Moryani, Mr. Mahesh Narayandas Bulchandani, Mr. Narayandas Harumal Bulchandani to Mr. Ratanlal Narayandas Wadhava and Mr. Harilal Lakhmichand Hinduja as a Karta of HUF by executing Sale Deed on 09/07/2010. The said Sale Deed is registered in the office of the Sub-Registrar, Haveli No.12, at Sr. No.6331/2010. Accordingly the names of Mr. Ratanlal Narayandas Wadhava and Mr. Harilal Lakhmichand Hinduja as a Karta of HUF, are mutated on 7/12 extract of the said properties to their purchased area by Mutation Entry No.3739.

24. Further the said Mr. Harilal Lakhmichand Hinduja as a Karta of HUF, Mr. Vishal Jawahar Sabhandasani, Mr. Lachhman Gopichand Moryani, Mr. Dilip Gurumukhdas Moryani, Smt. Lata Gurumukhdas Moryani, Mr. Mahesh Narayandas Bulchandani, Mr. Narayandas Harumal Bulchandani and Mr. Ratanlal Narayandas Wadhava have form and constitute a Association of Persons to carry out a business of development of their share in the properties bearing -

Sr. No.	Survey No.	Area	
		Hector	R
1.	16/2/1(P)	00	8.5
2.	16/2/2(P)	00	6.8
3.	16/2/3(P)	00	9.5
4.	16/2/5(P)	00	16
5.	16/2/6(P)	00	12

6.	16/2/7(P)	00	4.8
7.	16/2/8(P)	00	8.5
8.	16/2/9(P)	00	06
9.	16/2/10(P)	00	7.3
	Total	00	79.4

by executing Deed of Constitution of Association of Persons on 16/06/2012. The said Deed of Constitution of Association of Persons (hereinafter referred to as the Promoters) is registered in the office of the Sub-Registrar, Haveli No.5, at Sr. No.6185/2012.

25. Pursuant to the aforesaid Deed of Constitution of Association of Persons, having Registration No.6185/2012, AOP has appointed Mr. Harilal Lakhmichand Hinduja and Mr. Dilip Gurumukhdas Moryani as their Attorney's by executing a Power of Attorney on 16/06/2012. The said Power of Attorney is registered in the office of the Sub-Registrar, Haveli No.5, at Sr. No.6186/2012.

26. Further Mr. Ratanlal Narayandas Wadhava has sold his share in the properties bearing S. No.16/2/1, S. No.16/2/2, S. No.16/2/3, S. No.16/2/5, S. No.16/2/6, S. No.16/2/7, S. No.16/2/8, S. No.16/2/9 and S. No.16/2/10 to Mr. Harilal Lakhmichand Hinduja as a Karta of HUF and Mr. Vishal Jawahar Sabhandasani with the consent of Mr. Lachhman Gopichand Moryani, Mr. Dilip Gurumukhdas Moryani, Smt. Lata Gurumukhdas Moryani, Mr. Mahesh Narayandas Bulchandani and Mr. Narayandas Harumal Bulchandani by executing Sale Deed on 21/07/2015. The said Sale Deed is registered in the office of the Sub-Registrar, Haveli No.5, at Sr. No.6355/2015. Accordingly share of Mr. Ratanlal Narayandas Wadhava owned and occupied by Mr. Harilal Lakhmichand Hinduja as a Karta of HUF and Mr. Vishal Jawahar



S. No. 112/1, Walhekarwadi, Chinchwad, Pune - 411 033.
M. No. 9850526755, 9421910121.

Sabhandasani and the name of Mr. Ratanlal Narayandas Wadhava is removed from the 7/12 extract of the said properties.

27. Further the said Mr. Harilal Lakhamichand Hinduja as a Karta of HUF, Mr. Vishal Jawahar Sabhandasani, Mr. Lachhman Gopichand Moryani, Mr. Dilip Gurumukhdas Moryani, Smt. Lata Gurumukhdas Moryani, Mr. Mahesh Narayandas Bulchandani and Mr. Narayandas Harumal Bulchandani have form and constitute a Association of Persons to carry out a business of development of their share in the properties bearing -

Sr. No.	Survey No.	Area	
		Hector	R
1.	16/2/1(P)	00	8.5
2.	16/2/2(P)	00	6.8
3.	16/2/3(P)	00	9.5
4.	16/2/5(P)	00	16
5.	16/2/6(P)	00	12
6.	16/2/7(P)	00	4.8
7.	16/2/8(P)	00	8.5
8.	16/2/9(P)	00	06
9.	16/2/10(P)	00	7.3
	Total	00	79.4

by executing Deed of Constitution of Association of Persons (Partnership Deed) on 21/07/2015. The said Deed of Constitution of Association of Persons (hereinafter referred to as the Promoters) is registered in the office of the Sub-Registrar, Haveli No.5, at Sr. No.6356/2015.

28. As per information given to me and documents submitted to me, it is observed that, one Mrs. Sunanda Sudhakar Waghchaure has filed a RTS Appeal No.RTS/RV/SR/837/2013 dtd.20/02/2014 before the Sub-Divisional Officer, Maval-Mulshi, Sub-Division, Pune against Mr. Tukaram Babu Bhujbal, Mr. Kashinath Babu Bhujbal and constituents of Sri Krishna Associates. In the said RTS Appeal she has challenged Mutation Entry No.1227. The said RTS Appeal is pending before the Sub-Divisional Officer, Maval-Mulshi, Sub-Division, Pune for hearing and final order.
29. While perused Mutation Entry No.1227, it is observed that, the words, ए. कु. मॅ. (एकर कुटुंब मॅनेजर) were appeared after the name of Mr. Tukaram Babu Bhujbal, are deleted from the 7/12 extract of the properties bearing S. No.16/2/2B+2/5B+2/8B, S. No.16/2/7A and S. No.16/2/3A and including some other properties and the names of Mr. Sakharam Babu Bhujbal, Mr. Kashinath Babu Bhujbal and Mr. Dattoba Babu Bhujbal are added with the name of Mr. Tukaram Babu Bhujbal in individual capacity.
30. It is perused from the Sale Deed of Mrs. Sunanda Sudhakar Waghchaure, having Registration No.894//1984, Mr. Tukaram Babu Bhujbal has executed it in individual capacity. Accordingly Mutation Entry No.2516 is passed by transferring Tukaram Babu Bhujbal's share i.e. area admeasuring 00 Hector 16 R.
31. The Circle Officer has certified the said Mutation Entry No.2516 with the remark as "Certified only for the seller's share".
32. It is also observed that, the Survey Number of one of the property, out of the properties mentioned in Sale Deed having Registration No.10217/2008 and its Index II, is not concern with the subject mentioned properties.



S. N. Gaikwad
Advocate

S. No. 112/1, Walhekarwadi, Chinchwad, Pune - 411 033.
M. No. 9850526755, 9421910121.

33. All other Mutation Entries are appear on the 7/12 extracts of the properties bearing S. No.16/2/1, S. No.16/2/2, S. No.16/2/3, S. No.16/2/5, S. No.16/2/6, S. No.16/2/7, S. No.16/2/8, S. No.16/2/9 and S. No.16/2/10 are irrelevant to the subject mentioned properties.

34. By Zone Certificate bearing No.नरवि/कावि/झोदा/२७०/२०१०, दिनांक २८/०५/२०१० issued by Pimpri Chinchwad Municipal Corporation, it is seen that, out of S. No.16 of village Punawale, some part is affected by a 18 meter wide road and a 30 meter road widening and remaining part is in residential zone.

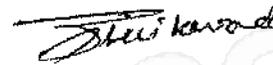
35. Further the Promoters have submitted Lay-out Plan to the Pimpri Chinchwad Municipal Corporation for its sanction and accordingly obtain sanction vide its Order No.BP/Layout/Punawale/06/2012 dtd.21/05/2012.

36. The Hon'ble District Collector, Pune, has granted N. A. permission in respect of subject mentioned properties, vide its order bearing No.पमह/एनए/एसआर/४५४/१२, पुणे १, दिनांक ०३/०९/२०१३.

37. Thus by abovementioned Sale Deeds having Registration Nos.10217/2008 and 6331/2010, the Promoters herein becomes the owners of the subject mentioned properties and are entitle to Sell, Transfer or Develop the subject mentioned properties by constructing building/s on the said properties comprising of various Flats/Shops/ Units/Parking/Space/Open Space/Terrace, etc. in the said building/s and sell the same to the prospective purchasers and appropriate the sale proceeds thereof.

38. AND subject to documents given for my perusal, subject to whatever stated hereinabove and my e search, I state that, the title of the owners of the subject mentioned properties is clean, clear and marketable subject to judgment in RTS Appeal No.RTS/RV/SR/837/2013 dtd.20/02/2014, pending before the Sub-Divisional Officer, Maval-Mulshi, Sub-Divesion, Pune. The Promoter is fully entitled to develop said properties and is also entitle to take all the benefits including FSI/TDR.

All the documents are returned herewith.



SARJERAO N. GAIKWAD
Advocate
S. No. 112/1, Gaikwad Niwas,
Near Vitthal Mandir,
Walhekarwadi, Chinchwad,
Pune - 411033.
Mob.: 9850526755