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Joshi and accordingly names of said Mukund Vyankatesh Kulkarni and Meghana Mukund Kulkarni entered on 7/12 extract by mutation entry no. 1635.

Thereafter Meghana Mukund Kulkarni from Surekha Shamkant Joshi and others with Opal Properties through Sanjay Harish Mirchandani exchanged said property as per registered Deed of Exchange Deed which is duly registered in the Office of Sub Registrar Haveli No.22 at Sr. No. 12456/2021 registered on dated 21/10/2021 and accordingly names of said M/s. Opal Properties through Sanjay Harish Mirchandani entered on 7/12 extract by mutation entry no. 7388.

Incident of Survey No. 84/1A:

That the said property originally owned by Gajanan Maruti Gaikwad as per Phalanibara of the said property and its effect given on 7/12 extract by mutation entry no.171.

Thereafter said property purchased by Padmakar Gopal Bhide, Bhaurao Appaji Teli from Gajanan Maruti Gaikwad and other and accordingly names of said purchasers Padmakar Gopal Bhide, Bhaurao Appaji Teli entered on 7/12 extract by mutation entry no. 1144.

Thereafter Bhaurao Appaji Teli died and he have legal heirs viz. wife – Laxmibai Bhaurao Teli, Son - Ramchandra Bhaurao Teli, Kisan Bhaurao Teli, Vishnu Bhaurao Teli, Murlidhar Bhaurao Teli, and daughters Parvatibai Shankar Chinchawade, Shailaja Satyappa Hundaragi but the name of Ramchandra Bhaurao Teli as Karta / Manager of HUF entered on 7/12 extract and names of daughters Parvatibai Shankar Chinchawade, Shailaja Satyappa Hundaragi entered on other rights column of the said property vide mutation entry no. 1265.



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Thereafter names daughters namely Parvatibai Shankar Chinchawade, Shailaja Satyappa Hundaragi deleted from other rights column of 7/12 extract as per mutation entry no. 1802.

Thereafter as per partition between Ramchandra Bhaurao Teli and Padmakar Gopal Bhide and order of partition from Tahasildar Mulshi vide no. TLG/SR/Vatap/17/99 dated 19/04/1991 said property partitioned to share of Ramchandra Baurao Teli and its effect was given on 7/12 extract vide mutation entry no.2121.

Thereafter owner Ramchandra Bhaurao Teli died and names his legal heirs Subhash Ramchandra Mhetre, Sunil Ramchandra Mhetre, Kusum Ramchandra Mhetre, Shobha Ramesh Banchode, Meena Vinayak Vibhute, Ashwini Atul Panase, Seema Sharad Panase entered on 7/12 extract vide mutation entry no. 5143.

Thereafter Ashwini Atul Panse relinquished her rights from said property vide registered Release Deed which is registered in the Office of Sub Registrar Haveli No.11 at Sr. No.6628/09 and name of said Ashwini Atul Panse deleted from 7/12 extract vide mutation entry no.5115. And further Meena Vinayak Vibhute relinquished her rights from said property vide registered Release Deed which is registered in the Office of Sub Registrar Haveli No.11 at Sr. No.6630/09 and name of said Meena Vinayak Vibhute deleted from 7/12 extract vide mutation entry no.5116. And Further Seema Sharad Panase relinquished her rights from said property vide registered Release Deed which is registered in the Office of Sub Registrar Haveli No.11 at Sr. No.6629/09 and name of said Seema Sharad Panase deleted from 7/12 extract vide mutation entry no.5117.

Thereafter said owners Ramchandra Bhaurao Teli, Aashutosh Sunil Teli and Jaya Sunil Teli executed registered Development Agreement in favour of M/s. Opal Properties through Sanjay Harish Mirchandani which is duly registered vide no. 8361/2006 on dated 28/11/2006 and as per order of Tahasildar Mulshi vide no. Hano/Kavi/1864/07 dated 18/08/07 name and remark of Development



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Agreement of M/s. Opal Properties through Sanjay Harish Mirchandani was entered in other rights column of said property vide mutation entry no.4347.

Thereafter said property purchased by M/s. Opal Properties through Sanjay Harish Mirchandani from owners namely Subhash Ramchandra Teli and others vide registered Sale Deed dated vide no. 8805/2009 which is registered in the Office of Sub Registrar Haveli No. 12. And as per said Sale Deed name of said M/s. Opal Properties through Sanjay Harish Mirchandani entered on 7/12 extract vide mutation entry no.5070.

Incident of Survey No. 84/2A:

That the said property originally owned by Gajanan Maruti Gaikwad as per Phalanibara of the said property and its effect given on 7/12 extract by mutation entry no.171.

Thereafter said property purchased by Padmakar Gopal Bhide, Bhaurao Appaji Teli from Gajanan Maruti Gaikwad and other and accordingly names of said purchasers Padmakar Gopal Bhide, Bhaurao Appaji Teli entered on 7/12 extract by mutation entry no. 1144.

Thereafter Bhaurao Appaji Teli died and he have legal heirs viz. wife – Laxmibai Bhaurao Teli, Son - Ramchandra Bhaurao Teli, Kisan Bhaurao Teli, Vishnu Bhaurao Teli, Murlidhar Bhaurao Teli, and daughters Parvatibai Shankar Chinchawade, Shailaja Satyappa Hundaragi but the name of Ramchandra Bhaurao Teli as Karta / Managaer of HUF entered on 7/12 extract and names of daughters Parvatibai Shankar Chinchawade, Shailaja Satyappa Hundaragi entered on other rights column of the said property vide mutation entry no. 1265.

Thereafter names daughters namely Parvatibai Shankar Chinchawade, Shailaja Satyappa Hundaragi deleted from other rights column of 7/12 extract as per mutation entry no. 1802.



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Thereafter as per partition between Ramchandra Bhaurao Teli and Padmakar Gopal Bhide and order of partition from Tahasildar Mulshi vide no. TLG/SR/Vatap/17/99 dated 19/04/1991 said property partitioned to share of Ramchandra Baurao Teli and its effect was given on 7/12 extract vide mutation entry no.2121.

Thereafter owner Ramchandra Bhaurao Teli died and names his legal heirs Subhash Ramchandra Mhetre, Sunil Ramchandra Mhetre, Kusum Ramchandra Mhetre, Shobha Ramesh Banchode, Meena Vinayak Vibhute, Ashwini Atul Panase, Seema Sharad Panase entered on 7/12 extract vide mutation entry no. 5143.

Thereafter Ashwini Atul Panse relinquished her rights from said property vide registered Release Deed which is registered in the Office of Sub Registrar Haveli No.11 at Sr. No.6628/09 and name of said Ashwini Atul Panse deleted from 7/12 extract vide mutation entry no.5115. And further Meena Vinayak Vibhute relinquished her rights from said property vide registered Release Deed which is registered in the Office of Sub Registrar Haveli No.11 at Sr. No.6630/09 and name of said Meena Vinayak Vibhute deleted from 7/12 extract vide mutation entry no.5116. And Further Seema Sharad Panase relinquished her rights from said property vide registered Release Deed which is registered in the Office of Sub Registrar Haveli No.11 at Sr. No.6629/09 and name of said Seema Sharad Panase deleted from 7/12 extract vide mutation entry no.5117.

Thereafter said owners Ramchandra Bhaurao Teli, Aashutosh Sunil Teli and Jaya Sunil Teli executed registered Development Agreement in favour of M/s. Opal Properties through Sanjay Harish Mirchandani which is duly registered vide no. 8361/2006 on dated 28/11/2006 and as per order of Tahasildar Mulshi vide no. Hano/Kavi/1864/07 dated 18/08/07 name and remark of Development Agreement of M/s. Opal Properties through Sanjay Harish Mirchandani was entered in other rights column of said property vide mutation entry no.4347.



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Thereafter said property purchased by M/s. Opal Properties through Sanjay Harish Mirchandani from owners namely Subhash Ramchandra Teli and others vide registered Sale Deed dated vide no. 8805/2009 which is registered in the Office of Sub Registrar Haveli No. 12. And as per said Sale Deed name of said M/s. Opal Properties through Sanjay Harish Mirchandani entered on 7/12 extract vide mutation entry no.5070.

Incident of Survey No. 84/3A:

That the said property originally owned by Vithu Tukaram Pawar as per Phalanibara of the said property and its effect given on 7/12 extract by mutation entry no.171.

Thereafter said owner Vithu Tukaram Pawar died and said Vithu Tukaram Pawar have legal heirs as – Wife – Yashavadabai Vithoba Pawar, Son - Mhatu Vithoba Pawar, Daughters – Parvatibai Damu Chinchawade, Jijabai Dnyanoba Jadhav, Yamunabai Vithoba Salunkhe but the name of Mhatu Vithoba Pawar as Kart Manager of HUF entered on 7/12 extract vide mutation entry no. 803.

Thereafter as per partition said property partitioned to share of Suresh, Prakash, Chandrakant, Shantaram Mhatu Pawar through guardian mother Indubai Mhatu Pawar and Shevantabai Mhatu Pawar and accordingly their names entered on 7/12 extract vide mutation entry no. 959.

Thereafter said property purchased by Padmakar Gopal Bhide, Bhaurao Appaji Teli from Mhatu Vithoba Pawar and others and accordingly names of said purchasers Padmakar Gopal Bhide, Bhaurao Appaji Teli entered on 7/12 extract by mutation entry no. 1145.

Thereafter Bhaurao Appaji Teli died and he have legal heirs viz. wife – Laxmibai Bhaurao Teli, Son - Ramchandra Bhaurao Teli, Kisan Bhaurao Teli, Vishnu Bhaurao Teli, Murlidhar Bhaurao Teli, and daughters Parvatibai Shankar Chinchawade, Shailaja Satyappa



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Hundaragi but the name of Ramchandra Bhaurao Teli as Karta / Managaer of HUF entered on 7/12 extract and names of daughters Parvatibai Shankar Chinchawade, Shailaja Satyappa Hundaragi entered on other rights column of the said property vide mutation entry no. 1265.

Thereafter names daughters namely Parvatibai Shankar Chinchawade, Shailaja Satyappa Hundaragi deleted from other rights column of 7/12 extract as per mutation entry no. 1802.

Thereafter as per partition between Ramchandra Bhaurao Teli and Padmakar Gopal Bhide and order of partition from Tahasildar Mulshi vide no. TLG/SR/Vatap/17/99 dated 19/04/1991 said property partitioned to share of Ramchandra Baurao Teli and its effect was given on 7/12 extract vide mutation entry no.2121.

Thereafter owner Ramchandra Bhaurao Teli died and names his legal heirs Subhash Ramchandra Mhetre, Sunil Ramchandra Mhetre, Kusum Ramchandra Mhetre, Shobha Ramesh Banchode, Meena Vinayak Vibhute, Ashwini Atul Panase, Seema Sharad Panase entered on 7/12 extract vide mutation entry no. 5143.

Thereafter Ashwini Atul Panse relinquished her rights from said property vide registered Release Deed which is registered in the Office of Sub Registrar Haveli No.11 at Sr. No.6628/09 and name of said Ashwini Atul Panse deleted from 7/12 extract vide mutation entry no.5115. And further Meena Vinayak Vibhute relinquished her rights from said property vide registered Release Deed which is registered in the Office of Sub Registrar Haveli No.11 at Sr. No.6630/09 and name of said Meena Vinayak Vibhute deleted from 7/12 extract vide mutation entry no.5116. And Further Seema Sharad Panase relinquished her rights from said property vide registered Release Deed which is registered in the Office of Sub Registrar Haveli No.11 at Sr. No.6629/09 and name of said Seema Sharad Panase deleted from 7/12 extract vide mutation entry no.5117.



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Thereafter said owners Ramchandra Bhaurao Teli, Aashutosh Sunil Teli and Jaya Sunil Teli executed registered Development Agreement in favour of M/s. Opal Properties through Sanjay Harish Mirchandani which is duly registered vide no. 8361/2006 on dated 28/11/2006 and as per order of Tahasildar Mulshi vide no. Hano/Kavi/1864/07 dated 18/08/07 name and remark of Development Agreement of M/s. Opal Properties through Sanjay Harish Mirchandani was entered in other rights column of said property vide mutation entry no.4347.

Thereafter said property purchased by M/s. Opal Properties through Sanjay Harish Mirchandani from owners namely Subhash Ramchandra Teli and others vide registered Sale Deed dated vide no. 8805/2009 which is registered in the Office of Sub Registrar Haveli No. 12. And as per said Sale Deed name of said M/s. Opal Properties through Sanjay Harish Mirchandani entered on 7/12 extract vide mutation entry no.5070.

Common Incidents of S. Nos. 85/1, 85/2, 84/1A, 84/2A, 84/3A:

Thereafter owner M/s. Opal Properties Through its Partner Mr. Sanjay Harish Mirchandani have executed Joint Controlled Development Agreement and Power of Attorney in respect with **Survey No. 85/1 area admeasuring 00 H 37 R, Survey No. 85/2 area admeasuring 00 H 17 R, Survey No. 84/1A area admeasuring 1 H 39 R, Survey No. 84/2A area admeasuring 00 H 27 R, Survey No. 84/3A area admeasuring 00 H 18 R, total area admeasuring 2 H 38 R out of area admeasuring 1 H 89.4 R** situated at village **Tathawade**, Tal. Mulshi, Dist. Pune in favour of **M/s. Austin Palms LLP, through its Partner Raju Tatyaba Bhise**. The said Joint Controlled Development Agreement and Power of Attorney is registered in the office of Sub Registrar Haveli No. 5 at Sr. No. 8853/2022 and 8854/2022 on 10/05/2022 in respect of said property mentioned in Para 1.



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Thereafter owner M/s. Opal Properties Through its Partner Mr. Sanjay Harish Mirchandani have executed Joint Controlled Development Agreement and Power of Attorney in respect with Survey No. 85/1 area admeasuring 00 H 37 R, Survey No. 85/2 area admeasuring 00 H 17 R, Survey No. 84/1A area admeasuring 1 H 39 R, Survey No. 84/2A area admeasuring 00 H 27 R, Survey No. 84/3A area admeasuring 00 H 18 R, total area admeasuring 2 H 38 R out of area admeasuring 00 H 17 R situated at village Tathawade, Tal. Mulshi, Dist. Pune in favour of M/s. Austin Palms LLP, through its Partner Raju Tatyaba Bhise. The said Joint Controlled Development Agreement and Power of Attorney is registered in the office of Sub Registrar Haveli No. 5 at Sr. No. 8968/2022 and 8970/2022 on 11/05/2022 in respect of said property mentioned in Para 1.

In the circumstances the said M/s. Austin Palms LLP, through its Partner Raju Tatyaba Bhise is absolutely entitled to implement ownership Flats Scheme on the above captioned land more particularly described in Para No. 1 having Survey No. 85/1 area admeasuring 00 H 37 R, Survey No. 85/2 area admeasuring 00 H 17 R, Survey No. 84/1A area admeasuring 2 H 6 R, Survey No. 84/2A area admeasuring 00 H 27 R, Survey No. 84/3A area admeasuring 00 H 18 R, total area admeasuring 2 H 38 R out of area admeasuring 2 H 6.4 R situated at village Tathawade, Tal. Mulshi, Dist. Pune and dispose of the Flat/Unit/Shop/Office to the intending buyers on ownership basis.

- 4) I also caused search in the office of Sub-Registrar Haveli in respect of Survey No. 85/1 area admeasuring 00 H 37 R, Survey No. 85/2 area admeasuring 00 H 17 R, Survey No. 84/1A area admeasuring 2 H 6 R, Survey No. 84/2A area admeasuring 00 H 27 R, Survey No. 84/3A area admeasuring 00 H 18 R, total area admeasuring 2 H 38 R out of area admeasuring 2 H 6.4 R situated at village Tathawade, Tal. Mulshi, Dist. Pune vide GRN No. MH003505749202223E dated 16/06/2022 of 30 years from 1992 to



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2022. During my search some year record could not be available because some register were in torn condition. During my search I did not come across with any entry showing any encumbrances charges or any other right, title or interest by any other person in any manner.

The Promoter / Developer M/s. Austin Palms LLP through their Advocate have published Notice in the usual form published in the Daily News Paper Punya Nagari which appeared on dated 09/06/2022 as part of investigation of title.

Opinion :- Therefore on the basis of the relevant document & revenue record made available & information given to me, I am of the opinion that:-

- i) Survey No. 85/1 area admeasuring 00 H 37 R, Survey No. 85/2 area admeasuring 00 H 17 R, Survey No. 84/1A area admeasuring 2 H 6 R, Survey No. 84/2A area admeasuring 00 H 27 R, Survey No. 84/3A area admeasuring 00 H 18 R, total area admeasuring 2 H 38 R out of area admeasuring 2 H 6.4 R situated at village Tathawade, Tal. Mulshi, Dist. Pune is absolutely owned by **M/s. Opal Properties Through its Partner Mr. Sanjay Harish Mirchandani** and the same is free from encumbrances and doubt and perfectly marketable.
- ii) In pursuance of the respective Joint Controlled Development Agreement and Power of Attorney dated 10/05/2022 and 11/05/2022 and being Developer of the land, **M/s. Austin Palms LLP, through its Partner Raju Tatyaba Bhise** is absolutely entitled to implement ownership Flats Scheme on the said land & dispose of the Flat/Unit to the intending buyers on ownership basis.

Pune

Date: 17/06/2022


ADVOCATE
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