



*Adv. Devanand Arjun Survase*

(B.SL, LL.B, D.L.P.O.)

Add: - AaradhyaHeights,Nanded,sinhgad Road, Pune-41. Mobile No. 9764405123

Email Id:-devanandsurvase@gmail.com

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## **-LEGAL NOTES-**

**To,**

Director- Infratech, Pune  
Office:-Kudale Patil Prestige, 1<sup>st</sup>Floor,  
Above Pavan Electronics,  
Near Pushpak Mangal Karyalaya,  
Manikbaug, Sinhagad Road,  
Pune-411051.

**Subject:- Verification of the title of Gat No. 909 (1175) Total admeasuring 00 H. 28 R. (including potkharaba) assessed at Rs. 0.19 lying, being and situated at village: Vanganiwadi (Vangani), Taluka: Velhe, District:Pune.**

**Respected Sir,**

This is the LEGAL OPINION in respect of the piece and parcel of landed property, bearing new Gat No. 909 (1175), admeasuring 00 H. 22R. + Pot kharaba 00H. 6 R, thus totally admeasuring 00H. 28 R. assessed at Rs. 0.19 lying, being and situated at village: Vanganiwadi, Taluka: Velhe, District:-Pune, within the local limits of Gram Panchayat Vanganiwadi, within the revenue jurisdiction of Sub-Registrar Velhe.

- 1) That I have investigated the title for the last 40 years in respect of the landed property, bearing Gat No. 909 (1175), totally admeasuring 00 H. 28 R assessed at Rs. 0.19 lying, being and situated at village: Vanganiwadi, Taluka: Velhe, District: - Pune, which is more particularly described in the Schedule, written hereunder, and for the sake of convenience hereinafter referred to as the “**Said property**”.

- 2) Besides the above, the following list of revenue records (since) of last 40 years perused for my inspection –
  - a. 7/12 extract (since) of last 40 years. (1980 to 2020)
  - b. Mutation Entries.
  - c. Original sale Deed Dated 01/04/2009.
  - d. Zone Certificate.
  - e. Gaon Map.
- 3) That the **Mutation Entry No.1** indicates that, as per the
- 4) It appears from the list of documents supplied for my perusal pertaining to “**Said property**” that “**Said property**” was originally belonging to Shri. Sadashiv Namdev Gade. That means as per the revenue records and the mutation entries “**Said property**”.
- 5) **That the Mutation Entry No.518** that Shri. Sadashiv Namdev Gade has sold 28 R land to Shri. Bandu Vithoba Dhamal vide Sale Deed which is registered at the office of the Sub Registrar, Velhe on 22/03/1984. Accordingly, an effect has been given to the record of rights of the “**Said property**”.
- 6) **That the Mutation Entry No.1241** that Shri.Dnyaneshwar Pandurang Zende has purchased from Shri. Bandu Vithoba Dhamal the “**Said property**” bearing Gut No. 909 (1175), totally admeasuring 00 H. 28 R. for the way of registered sale deed Sr. No.506/2009 dated 01/04/2009. Accordingly, an effect has been given to the record of rights of the “**Said property**”.
- 7) Thus based on the said registered document, the above Shri.Dnyaneshwar Pandurang Zende acquired absolute and clear ownership rights in the “**Said property**” more particularly described in the Schedule written hereunder.
- 8) From the above, it would be seen that Shri.Dnyaneshwar Pandurang Zende has acquired absolute, clear right, title and interest in respect of the “**Said property**” which is free from all encumbrances, and I am of the opinion that Shri.Dnyaneshwar Pandurang Zende has clean and clear marketable title to the “**Said property**” specifically mentioned in the Scheduled given hereunder. Accordingly his name is also appearing in 7/12 extract.

## **SCHEDULE**

### (DESCRIPTION OF PROPERTY)

All piece and parcel of landed property, bearing Gat No. 909 (1175), admeasuring 00 H. 22 R. + pot kharaba 00 H. 6 R, thus totally admeasuring 00 H. 28 R. assessed at Rs. 0.19 lying, being and situated at village: Vanganiwadi, Taluka: Velhe, District:-Pune, within the local limits of Gram Panchayat Vanganiwadi, within the revenue jurisdiction of Sub-Registrar Velhe and bounded as under:

On or towards East : - Gat No.1176 & 1177

On or towards South: - Gat No.1186

On or towards West: - Gat No.1173

On or towards North: - Gat No.1156

**Hence this is Legal Notes.**

**On reference, the file is returned.**

**Place: - Pune**

**Date: -**

**Name: Devanand Arjun Survase  
(Advocate)**