

SEARCH & TITLE INVESTIGATION REPORT

To whomsoever it may concern,

I have got instructions from Mr. Rahul Suresh Navandar & Mrs. Namita Rahul Navandar, the partners of M/s Yashodhan Affordable Landmark LLP, to go through the documents & give my title report after its necessary search & investigation, in respect of the following properties:

DESCRIPTION OF THE PROPERTY:

All that piece and parcel of the lands situated at Village Kondhawa Budruk, Taluka Haveli, Dist. Pune within the limits of Pune Municipal Corporation and, within the registration jurisdiction of Sub-Registrar, Haveli, bearing :

(a) S. Nos. 51, Hissa No. 1/2+1/1A/1+1A/2+1A/3+ 2/2/1+2/2/2+ 2/2/3/
Plot No. A (as per Computerized 7/12 extract S. No. 51/1A/2B/3C/Plot
A admeasuring 217 0669R) admeasuring 21706.69 sq. mtrs. The
entire Plot A is bounded as under :

On or towards East : By Existing D.P. Road;

On or towards South : By Plot No. B;

On or towards West : By Part of S. No. 50 & 51

On or towards North : By part of S. No. 56.

(b) S. Nos. 51, Hissa No. 1/2+1/1A/1+1A/2+1A/3+ 2/2/1+2/2/2+ 2/2/3/
Plot No. B (as per Computerized 7/12 extract S. No. 51/1A/2B/3C/Plot
B admeasuring 1 H 60.9331 R) admeasuring 16093.31 sq. mtrs. The
entire Plot B is bounded as under :

(c)

On or towards East : Remaining part of S. No. 51;

On or towards South : By Existing DP Road;

On or towards West : By part of S. No. 50 & 51;

On or towards North : By Plot No. A;

Now properties (a) & (b) above are amalgamated under revised lay-out and plan bearing No. CC/0105/18 dated 12/04/2018 sanctioned by Pune Municipal Corporation. And the boundaries of amalgamated plots are as under :

On or towards East : Existing DP Road (24 M wide)
& remaining part of S. No. 51;

On or towards South : By Existing DP Road (24 M wide);

On or towards West : By part of S. No. 50 & 51;

On or towards North : By part of S. No. 56.

[hereinafter referred to as "Said Property or Captioned Property"]

2] OWNER OF THE SAID PROEPRTY /INSTRUCTING CLIENT:

M/s Yashodhan Affordable Landmark LLP,

PAN: AACFY1398K

A Limited Liability Partnership Firm, having its Office at
11204/14, Yashodhan House, Shivajinagar, Pune 411016.

Having partners as on this date

- 1) Mr. Rahul Suresh Navandar
- 2) Mrs. Namita Rahul Navandar,

I am instructed by the Instructing Client abovenamed to investigate its title, over the said property/ies and also to certify about the said property, whether it is free from encumbrance, charge of whatsoever nature. For that purpose, I have gone through the title papers produced before me and the records of rights documents which were made available to me for the purpose of search, at the office and after going through the same I am giving my title report as follows:

3] TRACING OF PARTY'S TITLE TO THE PROPERTY:

3.1) S. No. 51/1/2 (Old S. No. 84, Hissa No. 1/2) admeasuring 01 Hectare 38 R situated at village Kondhwa Bk, Pune.

- a) That it is seen from the records placed before me for scrutiny that, the land bearing property S. No. 84/1/2 (new S. No. 51, Hissa No. 1/2) admeasuring 01 Hectare 38 R situated at village Kondhwa Bk, Pune, was originally owned by Smt. Umabai Rama Memhane and after her demise on 13/11/1938 the said land transferred to her married daughter Mrs. Chitrabai Bala Kale as only legal heir and recorded on 7/12 extract by mutation entry No. 937.
- b) Further said Chitra Bala Kale sold the said land by Sale Deed dated 29/12/1943 to Mr. Baban Narayan Kamthe and his name is recorded on 7/12 extract by mutation entry No. 1126.
- c) Further the provisions of Indian weight & measures act were made applicable and the area of said land is converted in to Hectare-R from Acre-Gunthas and recorded by mutation entry No. 1936.
- d) Further it is seen that Mr. Baban Narayan Kamthe died on 4/2/1969 leaving behind his legal heirs sons Mr. Kaluram, Mr. Suresh & Mr. Eknath and their names are recorded by deleting the name of Mr. Baban Kamthe by mutation entry No. 1969, however only the name of Kaluram is recorded on 7/12 as Manager of HUF.
- e) Further it is seen that by a Government Gazette dated 30/10/2988 an area of Yewalewadi under Kondhawa Budruk has got separate Village entity and separated from Kondhawa Budruk and therefore the survey numbers remains under Kondhawa Budruk Village are renumbered and under the same process S. No. 84 has got new Survey No. 51 by mutation entry No. 8036 and Hissas continue remains.
- f) Further I have come across three separate Development Agreements dated 11/09/2000, which are registered at the office of Sub-Registrar, Haveli-3, Pune at serial No. 6270/2000, 6272/2000 & 6274/2000 followed by Power of Attorneys all date 11/09/2000 and same are also registered at the office of Sub-

Registrar, Haveli-3, Pune at serial No. 6270/2000, 6272/2000 & 6274/2000, whereby said Kaluram Kamathe and his family, Mr. Suresh Kamathe and his family and Mr. Eknath Kamathe and his family members have given development and selling rights to Mr. Sohali Dinku Chinoy for consideration in terms of money and entire consideration is paid by Mr. Chinoy under the same and the sister of said Kaluram, Surehs & Eknath Kamathe, mrs. Dropada Shivaji Katake has also given her rights to Mr. Sohali Dinku Chinoy by executing a separate Power of Attorney dated 24/02/2003, which is duly registered at the office of Sub-Registrar, Haveli-12 at serial No. 1026/2003.

- g) Further it is seen that, by the rights acquired from Development Agreements & Power of attorneys Mr. Dinku Sohali Chinoy has got registered three separate Sale Deeds of 1/3 undivided share of the said land all dated 29/12/2007 and registered at the office of Sub-Registrar, Haveli-10 Pune at serial no. 3238/2008, 3239/2008 & 3240/2008 respectively. And by virtue of the same the name of Mr. Sohli Dinku Chinoy has recorded on 7/12 extract by mutation entry No. 25885.
- h) Further it is seen that the previous owners had taken agricultural loan from Development credit societies for cultivation and same are repaid fully, therefore the charges of concern societies are deleted by concern mutation entries and presently there is no any charge in other rights column.

3.2) S. No. 51/2/21/ (Old part of S. No. 84, Hissa No. 2/2) admeasuring 00 Hectare 59 R situated at village Kondhwa Bk, Pune.

- a) That it is seen from the records placed before me for scrutiny that, the land bearing property S. No. 84/2/2 (new S. No. 51, Hissa No. 2/2) situated at village Kondhwa Bk, Pune, was originally owned by Mr. Vishnu Tukaram Mali and after his demise on 25/04/1939 the said land transferred to his legal heir son Shri Shirang Vishnu

Anil H. Kaulgekar
Advocate

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- Tilekar (@) Mali) and his wife Sakhubai Vishnu Tilekar and the same recorded on 7/12 extract by mutation entry No. 1002.
- b) Further on the statement and application of Shri Shrirang Vishnu Tilekar before Circle Officer the name of Mr. Govind Rama Tilekar the Cousin brother of Shri Shrirang Vishnu Tilekar is recorded as co-owner for half share of the said land under Mutation entry No. 1185.
- c) Further the provisions of Indian weight & measures act were made applicable and the area of said land is converted in to Hectare-R from Acre-Gunthas and recorded by mutation entry No. 1936.
- d) Further it is seen that on the statement recorded Talathi & Circle officer of Mr. Vishnu Tilekar, the names of Mr. Sampat, Bhausahab, Subhash & Minnath are recorded on 7/12 by mutation entry No. 2067 on the said land and also by mutation entry No. 2068 the names of Mr. Thaksen, Narayan Rama Tilekar & Sonabai Govind Tilekar area also recorded on 7/12 extract for the area of 2 aana 8 pai.
- e) Further it is seen that Mr. Sampat, Bhausahab, Subhash & Ninanath Shrirang Tilekar sold their share in the said land by a sale Deed dated 28/4/1976 to Mr. Bhagwan, Sopan, Pandurang & Pundalik Tilekar and their names are recorded on 7/12 by mutation entry No. 2311.
- f) Further it is seen that Mr. Thaksen Rama Tilekar died on 10/09/1983 leaving behind his legal heirs Sambhaji, Nivrutti, Namdeo Thaksen Tilekar, Subhadra Shekhar Chaugule, Anjali Shankar Radwan & Laxmibai Tilekar and their names are recorded by deleting the name of Mr. Thaksen Tilekar by mutation entry No. 6819.
- g) Further it is seen that by a Government Gazette dated 30/10/2088 an area of Yewalewadi under Kondhawa Budruk has got separate Village entity and separated from Kondhawa Budruk and therefore the survey numbers remains under Kondhawa Budruk Village are renumbered and under the same process S. No. 84 has got new Survey No. 51 by mutation entry No. 8036 and Hissas continue remains.

- h) Further it is seen that in 1990-91 the said S. No. 51/2/2 is sub divided in three sub-hissas in government record as S. No. 51/2/2/1 adm. 59R of Sonabai Govind Tilekar, S. No. 51/2/2/2 adm. 59R of Narayan Rama Tilekar & S. No. 51/2/2/3 adm. 59R of Sambhaji, Nivrutti, Namdeo & Laxmibai Tilekar.
- i) Further it is seen that, Sonabai Govind Tilekar died on 25/12/1994 leaving behind legal heirs Vishnubhai Narayan Kapare, Anusaya Baburao Gaikwad, Rukhmini Vidan Wadkar, Namdeo Maruti Hinge & Jayashri Maruti Hinge and their names are recorded on 7/12 by mutation entry No. 12224.
- j) Further it is seen from mutation entry No. 12387 that, Vishnubhai Narayan Kapare, Anusaya Baburao Gaikwad, Rukhmini Vidan Wadkar, Namdeo Maruti Hinge & Jayashri Maruti Hinge have sold their land to Mr. Harish Haremal Rodia, Kishor Hajarimal RODia, Prakash Chelaram Gidwani, Renu Madhav Gidwani & Arati Shrichai Galani, and their names are recorded on 7/12 extract.
- k) Further it is seen that, by a sale deed Mr. Harish Haremal Rodia, Kishor Hajarimal RODia, Prakash Chelaram Gidwani, Renu Madhav Gidwani & Arati Shrichai Galani, sold the said land adm. 59R to Mr. Dinku Sohali Chinoy and by virtue of the same the name of Mr. Sohli Dinku Chinoy has recorded on 7/12 extract by mutation entry No. 13870.
- l) Further it is seen that the previous owners had taken agricultural loan from Development credit societies for cultivation and same are repaid fully, therefore the charges of concern societies are deleted by concern mutation entries and presently there is no any charge in other rights column.
- m) Further it is also seen from the record that previously the names of some person was recorded as secured tenant of the said land, however after due inquiry of Tahasildar same are deleted because of they were not tenant for the said land and said entry of deletion is recorded by mutation entry No. 1819 and same is not found challenged thereafter.

3.3) S. No. 51/2/2/2 (Old part of S. No. 84, Hissa No. 2/2)
admeasuring 00 Hectare 59 R situated at village Kondhwa Bk,
Pune.

- a) That it is seen from the records placed before me for scrutiny that, the land bearing property S. No. 84/2/2 (new S. No. 51, Hissa No. 2/2) situated at village Kondhwa Bk, Pune, was originally owned by Mr. Vishnu Tukaram Mali and after his demise on 25/04/1939 the said land transferred to his legal heir son Shri Shrirang Vishnu Tilekar (@) Mali and his wife Sakhubai Vishnu Tilekar and the same recorded on 7/12 extract by mutation entry No. 1002.
- b) Further on the statement and application of Shri Shrirang Vishnu Tilekar before Circle Officer the name of Mr. Govind Rama Tilekar the Cousin brother of Shri Shrirang Vishnu Tilekar is recorded as co-owner for half share of the said land under Mutation entry No. 1185.
- c) Further the provisions of Indian weight & measures act were made applicable and the area of said land is converted in to Hectare-R from Acre-Gunthas and recorded by mutation entry No. 1936.
- d) Further it is seen that on the statement recorded Talathi & Circle officer of Mr. Vishnu Tilekar, the names of Mr. Sampat, Bhausaheb, Subhash & Minnath are recorded on 7/12 by mutation entry No. 2067 on the said land and also by mutation entry No. 2068 the names of Mr. Thaksen, Narayan Rama Tilekar & Sonabai Govind Tilekar area also recorded on 7/12 extract for the area of 2 aana 8 pai.
- e) Further it is seen that Mr. Sampat, Bhausaheb, Subhash & Ninanath Shrirang Tilekar sold their share in the said land by a sale Deed dated 28/4/1976 to Mr. Bhagwan, Sopan, Pandurang & Pundalik Tilekar and their names are recorded on 7/12 by mutation entry No. 2311.
- f) Further it is seen that Mr. Thaksen Rama Tilekar died on 10/09/1983 leaving behind his legal heirs Sambhaji, Nivrutti, Namdeo Thaksen Tilekar, Subhadra Shekhar Chaugule, Anjali Shankar Radwan & Laxmibai Tilekar and their names are recorded

- by deleting the name of Mr. Thaksen Tilekar by mutation entry No. 6619.
- g) Further it is seen that by a Government Gazette dated 30/10/2988 an area of Yewalewadi under Kondhawa Budruk has got separate Village entity and separated from Kondhawa Budruk and therefore the survey numbers remains under Kondhawa Budruk Village are renumbered and under the same process S. No. 84 has got new Survey No. 51 by mutation entry No. 8036 and Hissas continue remains.
- h) Further it is seen that in 1990-91 the said S. No. 51/2/2 is sub divided in three sub-hissas in government record as S. No. 51/2/2/1 adm. 59R of Sonabai Govind Tilekar, S. No. 51/2/2/2 adm. 59R of Narayan Rama Tilekar & S. No. 51/2/2/3 adm. 59R of Sambhaji, Nivrutti, Namdeo & Laxmibai Tilekar.
- i) Further it is seen from mutation entry No. 10188 that, by a Sale Deed dated 9/11/1990, Mr. Narayan Rama Tilekar sold said land S. No. 51/2/2/2 to Mr. Sunil Mahadeo Khandave, Vasnat Maruti Ghule, Aheree Sonba Abnawe, Raghunath Baban Raikar & Subhash Prabhakar Jadhav and their names are recorded on 7/12 extract.
- j) Further it is seen that by a Sale Deed dated 2/3/1994 said Mr. Sunil Mahadeo Khandave, Vasnat Maruti Ghule, Aheree Sonba Abnawe, Raghunath Baban Raikar & Subhash Prabhakar Jadhav sold the said land to Mr. Dharmesh Koshorbhai Gathani, Satyan Suresh Gathani, Mrs. Leena Mahesh Musani & Kisanlal Harishchand Dhariya & Mr. Vinayak Manilal Dhariya and their names are recorded on 7/12 extract by Mutation entry No. 11786.
- k) Further it is seen that, by a sale deed dated 21/12/1996 Mr. Dharmesh Koshorbhai Gathani, Satyan Suresh Gathani, Mrs. Leena Mahesh Musani & Kisanlal Harishchand Dhariya & Mr. Vinayak Manilal Dhariya, sold the said land adm. 59R to Mr. Dinku Sohali Chinoy and by virtue of the same the name of Mr. Sohali Dinku Chinoy has recorded on 7/12 extract by mutation entry No. 13868.

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- l) Further it is seen that the previous owners had taken agricultural loan from Development credit societies for cultivation and same are repaid fully, therefore the charges of concern societies are deleted by concern mutation entries and presently there is no any charge in other rights column.
- m) Further it is also seen from the record that previously the names of some person was recorded as secured tenant of the said land, however after due inquiry of Tahasildar same are deleted because of they were not tenant for the said land and said entry of deletion is recorded by mutation entry No. 1819 and same is not found challenged thereafter.

3.4) S. No. 51/2/2/3 (Old part of S. No. 84, Hissa No. 2/2) admeasuring 00 Hectare 59 R situated at village Kondhwa Bk, Pune.

- a) That it is seen from the records placed before me for scrutiny that, the land bearing property S. No. 84/2/2 (new S. No. 51, Hissa No. 2/2) situated at village Kondhwa Bk, Pune, was originally owned by Mr. Vishnu Tukaram Mali and after his demise on 25/04/1939 the said land transferred to his legal heir son Shri Shrirang Vishnu Tilekar (@) Mali and his wife Sakhubai Vishnu Tilekar and the same recorded on 7/12 extract by mutation entry No. 1002.
- b) Further on the statement and application of Shri Shrirang Vishnu Tilekar before Circle Officer the name of Mr. Govind Rama Tilekar the Cousin brother of Shri Shrirang Vishnu Tilekar is recorded as co-owner for half share of the said land under Mutation entry No. 1185.
- c) Further the provisions of Indian weight & measures act were made applicable and the area of said land is converted in to Hectare-R from Acre-Gunthas and recorded by mutation entry No. 1936.
- d) Further it is seen that on the statement recorded Talathi & Circle officer of Mr. Vishnu Tilekar, the names of Mr. Sampat, Bhausaheb, Subhash & Minnath are recorded on 7/12 by mutation entry No. 2067 on the said land and also by mutation entry No.

2068 the names of Mr. Thaksen, Narayan Rama Tilekar & Sonabai Govind Tilekar area also recorded on 7/12 extract for the area of 2 aana 8 pai

- e) Further it is seen that Mr. Sampat, Bhausahab, Subhash & Ninanath Shrirang Tilekar sold their share in the said land by a sale Deed dated 28/4/1976 to Mr. Bhagwan, Sopan, Pandurang & Pundalik Tilekar and their names are recorded on 7/12 by mutation entry No. 2311.
- f) Further it is seen that Mr. Thaksen Rama Tilekar died on 10/09/1983 leaving behind his legal heirs Sambhaji, Nivrutti, Namdeo Thaksen Tilekar, Subhadra Shekhar Chaugule, Anjali Shankar Radwan & Laxmibai Tilekar and their names are recorded by deleting the name of Mr. Thaksen Tilekar by mutation entry No. 6619.
- g) Further it is seen that by a Government Gazette dated 30/10/2988 an area of Yewalewadi under Kondhawa Budruk has got separate Village entity and separated from Kondhawa Budruk and therefore the survey numbers remains under Kondhawa Budruk Village are renumbered and under the same process S. No. 84 has got new Survey No. 51 by mutation entry No. 8036 and Hissas continue remains.
- h) Further it is seen that in 1990-91 the said S. No. 51/2/2 is sub divided in three sub-hissas in government record as S. No. 51/2/2/1 adm. 59R of Sonabai Govind Tilekar, S. No. 51/2/2/2 adm. 59R of Narayan Rama Tilekar & S. No. 51/2/2/3 adm. 59R of Sambhaji, Nivrutti, Namdeo & Laxmibai Tilekar.
- i) Further it is seen from mutation entry No. 10189 that, by a Sale Deed dated 9/11/1990, Sambhaji, Nivrutti, Namdeo & Laxmibai Tilekar have sold said land S. No. 51/2/2/3 to Mr. Sunil Mahadeo Khandave, Vasnat Maruti Ghule, Aheree Sonba Abnawe, Raghunath Baban Raikar & Subhash Prabhakar Jadhav and their names are recorded on 7/12 extract.
- j) Further it is seen that by a Sale Deed dated 10/1/1989 said Mr. Sunil Mahadeo Khandave, Vasnat Maruti Ghule, Aheree Sonba Abnawe, Raghunath Baban Raikar & Subhash Prabhakar Jadhav

sold the said land to Mr. Machram Rakhedas Mulchandani, Kamalesh Narayandas Mulchandani, Rajesh Ahiri Abnawe, Anita Rajesh Abnawe & Kusum Aheri Abnawe and their names are recorded on 7/12 extract by Mutation entry No. 11785.

- k) Further it is seen that, by a sale deed dated 19/12/1996 Mr. Machram Rakhedas Mulchandani, Kamalesh Narayandas Mulchandani, Rajesh Ahiri Abnawe, Anita Rajesh Abnawe & Kusum Aheri Abnawe, sold the said land adm. 59R to Mr. Dinku Sohali Chinoy and by virtue of the same the name of Mr. Sohli Dinku Chinoy has recorded on 7/12 extract by mutation entry No. 13869.
- l) Further it is seen that the previous owners had taken agricultural loan from Development credit societies for cultivation and same are repaid fully, therefore the charges of concern societies are deleted by concern mutation entries and presently there is no any charge in other rights column.
- m) Further it is also seen from the record that previously the names of some person was recorded as secured tenant of the said land, however after due inquiry of Tahasildar same are deleted because of they were not tenant for the said land and said entry of deletion is recorded by mutation entry No. 1819 and same is not found challenged thereafter.

3.5) Land adm. 00 H 21 R out of S. No. 51/1A/1 (Old part of S. No. 84, Hissa No. 1/1A) admeasuring 00 Hectare 28 R situated at village Kondhwa Bk, Pune.

- a) That it is seen from the records placed before me for scrutiny that, the land bearing property S. No. 84/1/1A (new S. No. 51, Hissa No. 1/1A) situated at village Kondhwa Bk, Pune, was originally owned by Mr. Vishnu Tukaram Mali and after his demise on 25/04/1939 the said land transferred to his legal heir son Shri Shrirang Vishnu Tilekar (@) Mali and his wife Sakhubai Vishnu Tilekar and the same recorded on 7/12 extract by mutation entry No. 1002.

- b) Further on the statement and application of Shri Shrirang Vishnu Tilekar before Circle Officer the name of Mr. Govind Rama Tilekar the Cousin brother of Shri Shrirang Vishnu Tilekar is recorded as co-owner for half share of the said land under Mutation entry No. 1185.
- c) Further it is seen that Mr. Govind Rama Tilekar died on 13/12/1954 leaving behind Sonabai Govind Tilekar, Sakharam Govind Tilekar & Narayan Govind Tilekar and their names are recorded by delting the name of Govind Tilekar by Mutation Entry No. 1545.
- d) Further the provisions of Indian weight & measures act were made applicable and the area of said land is converted in to Hectare-R from Acre-Gunthas and recorded by mutation entry No. 1936.
- e) Further it is seen that on the statement recorded Talathi & Circle officer of Mr. Vishnu Tilekar, the names of Mr. Sampat, Bhausaheb, Subhash & Minnath are recorded on 7/12 by mutation entry No. 2067 on the said land and also by mutation entry No. 2068 the names of Mr. Thaksen, Narayan Rama Tilekar & Sonabai Govind Tilekar area also recorded on 7/12 extract for the area of 2 aana 8 pai
- f) Further it is seen that by a Government Gazette dated 30/10/2988 an area of Yewalewadi under Kondhawa Budruk has got separate Village entity and separated from Kondhawa Budruk and therefore the survey numbers remains under Kondhawa Budruk Village are renumbered and under the same process S. No. 84 has got new Survey No. 51 by mutation entry No. 8036 and Hissas continue remains.
- g) Further it is seen that Sonabai Govind Tilekar, Sakharam Govind Tilekar & Narayan Govind Tilekar sold their share in the said land by a sale Deed dated 11/8/1988 registered at Haveli-1 at serial No. 11633/88 to Mr. Naruddin Ahmadali Sabuwalla, Nafisa Naruddin Sabuwalla, Shafakat Naruddin Santrampurwalla, Kashmira Shafakat Santramwalla, Yusuf A. Halella, Ulmeyamman Yusuf Halella, Khuzem Y. Acidwalla & Duriya Khuzem Acidwalla and their names are recorded on 7/12 by mutation entry No. 8316.

- h) Further it is seen from mutation entry No. 26832 that, by a Sale Deed dated 14/01/2011 registered at serial No. 515/2011, Mr. Shafakat Naruddin Santrampurwalla, Kashmira Shafakat Santramwalla, Yusuf A Halella, Ulmeyamma Yusuf Halella have sold their share adm. 14R in the said land S. No. 51/1/1A/1 to Ms. Rashana Sohali Chinoy and her name is recorded on 7/12 extract.
- i) Further it is seen from mutation entry No. 27606 that, by a Sale Deed dated 7/10/2011 registered at serial No. 11779/2011 Mr. Naruddin Ahmadali Sabuwalla, Nafisa Naruddin Sabuwalla have sold their share adm. 07R in the said land S. No. 51/1/1A/1 to Mr. Sohali Dinku Chinoy and his name is recorded on 7/12 extract.
- j) Further it is seen that the previous owners had taken agricultural loan from Development credit societies for cultivation and same are repaid fully, therefore the charges of concern societies are deleted by concern mutation entries and presently there is no any charge in other rights column.
- k) Further it is also seen from the record that previously the names of some person was recorded as secured tenant of the said land, however after due inquiry of Tahasildar same are deleted because of they were not tenant for the said land and said entry of deletion is recorded by mutation entry No. 1819 and same is not found challenged thereafter.

3.6) Land adm. 00 H 21 R out of S. No. 51/1A/2 (Old part of S. No. 84, Hissa No. 1/1A) admeasuring 00 Hectare 28 R situated at village Kondhwa Bk, Pune.

- a) That it is seen from the records placed before me for scrutiny that, the land bearing property S. No. 84/1/1A (new S. No. 51, Hissa No. 1/1A) situated at village Kondhwa Bk, Pune, was originally owned by Mr. Vishnu Tukaram Mali and after his demise on 25/04/1939 the said land transferred to his legal heir son Shri Shirang Vishnu Tilekar (@) Mali and his wife Sakhubai Vishnu Tilekar and the same recorded on 7/12 extract by mutation entry No. 1002.

- b) Further on the statement and application of Shri Shrirang Vishnu Tilekar before Circle Officer the name of Mr. Govind Rama Tilekar the Cousin brother of Shri Shrirang Vishnu Tilekar is recorded as co-owner for half share of the said land under Mutation entry No. 1185.
- c) Further it is seen that Mr. Govind Rama Tilekar died on 13/12/1954 leaving behind Sonabai Govind Tilekar, Sakharam Govind Tilekar & Narayan Govind Tilekar and their names are recorded by delting the name of Govind Tilekar by Mutation Entry No. 1545.
- d) Further the provisions of Indian weight & measures act were made applicable and the area of said land is converted in to Hectare-R from Acre-Gunthas and recorded by mutation entry No. 1936.
- e) Further it is seen that on the statement recorded Talathi & Circle officer of Mr. Vishnu Tilekar, the names of Mr. Sampat, Bhausaheb, Subhash & Minnath are recorded on 7/12 by mutation entry No. 2067 on the said land and also by mutation entry No. 2068 the names of Mr. Thaksen, Narayan Rama Tilekar & Sonabai Govind Tilekar area also recorded on 7/12 extract for the area of 2 aana 8 pai
- f) Further it is seen that by a Government Gazette dated 30/10/2988 an area of Yewalewadi under Kondhawa Budruk has got separate Village entity and separated from Kondhawa Budruk and therefore the survey numbers remains under Kondhawa Budruk Village are renumbered and under the same process S. No. 84 has got new Survey No. 51 by mutation entry No. 8036 and Hissas continue remains.
- g) Further it is seen that Sonabai Govind Tilekar, Sakharam Govind Tilekar & Narayan Govind Tilekar sold their share in the said land by a sale Deed dated 11/8/1988 registered at Haveli-1 at serial No. 11633/88 to Mr. Naruddin Ahmadali Sabuwalla, Nafisa Naruddin Sabuwalla, Shafakat Naruddin Santrampurwalla, Kashmira Shafakat Santramwalla, Yusuf A Halella, Ulmeyamman Yusuf Halella, Khuzem Y. Acidwalla & Duriya Khuzem Acidwalla and their names are recorded on 7/12 by mutation entry No. 8316.

- h) Further it is seen from mutation entry No. 26831 that, by a Sale Deed dated 14/01/2011 registered at serial No. 516/2011, Mr. Shafakat Naruddin Santrampurwalla, Kashmira Shafakat Santramwalla, Yusuf A Halella, Ulmeyamma Yusuf Halella have sold their share adm. 14R in the said land S. No. 51/1/1A/2 to Ms. Daeti Sohali Chinoy (after marriage Mrs. Daeti Cyrus America) and her name is recorded on 7/12 extract.
- i) Further it is seen from mutation entry No. 27606 that, by a Sale Deed dated 7/10/2011 registered at serial No. 11779/2011 Mr. Naruddin Ahmadali Sabuwalla, Nafisa Naruddin Sabuwalla have sold their share adm. 07R in the said land S. No. 51/1/1A/2 to Mr. Sohali Dinku Chinoy and his name is recorded on 7/12 extract.
- j) Further it is seen that the previous owners had taken agricultural loan from Development credit societies for cultivation and same are repaid fully, therefore the charges of concern societies are deleted by concern mutation entries and presently there is no any charge in other rights column.
- k) Further it is also seen from the record that previously the names of some person was recorded as secured tenant of the said land, however after due inquiry of Tahasildar same are deleted because of they were not tenant for the said land and said entry of deletion is recorded by mutation entry No. 1819 and same is not found challenged thereafter.

3.7) Land adm. 00 H 21 R out of S. No. 51/1A/3 (Old part of S. No. 84, Hissa No. 1/1A) admeasuring 00 Hectare 28 R situated at village Kondhwa Bk, Pune.

- i) That it is seen from the records placed before me for scrutiny that, the land bearing property S. No. 84/1/1A (new S. No. 51, Hissa No. 1/1A) situated at village Kondhwa Bk, Pune, was originally owned by Mr. Vishnu Tukaram Mali and after his demise on 25/04/1939 the said land transferred to his legal heir son Shri Shrirang Vishnu Tilekar (@) Mali and his wife Sakhubai Vishnu Tilekar and the same recorded on 7/12 extract by mutation entry No. 1002.

- m) Further on the statement and application of Shri Shrirang Vishnu Tilekar before Circle Officer the name of Mr. Govind Rama Tilekar the Cousin brother of Shri Shrirang Vishnu Tilekar is recorded as co-owner for half share of the said land under Mutation entry No. 1185.
- n) Further it is seen that Mr. Govind Rama Tilekar died on 13/12/1954 leaving behind Sonabai Govind Tilekar, Sakharam Govind Tilekar & Narayan Govind Tilekar and their names are recorded by delting the name of Govind Tilekar by Mutation Entry No. 1545.
- o) Further the provisions of Indian weight & measures act were made applicable and the area of said land is converted in to Hectare-R from Acre-Gunthas and recorded by mutation entry No. 1936.
- p) Further it is seen that on the statement recorded Talathi & Circle officer of Mr. Vishnu Tilekar, the names of Mr. Sampat, Bhausahab, Subhash & Minnath are recorded on 7/12 by mutation entry No. 2067 on the said land and also by mutation entry No. 2068 the names of Mr. Thaksen, Narayan Rama Tilekar & Sonabai Govind Tilekar area also recorded on 7/12 extract for the area of 2 aana 8 pai
- q) Further it is seen that by a Government Gazette dated 30/10/2988 an area of Yewalewadi under Kondhawa Budruk has got separate Village entity and separated from Kondhawa Budruk and therefore the survey numbers remains under Kondhawa Budruk Village are renumbered and under the same process S. No. 84 has got new Survey No. 51 by mutation entry No. 8036 and Hissas continue remains.
- r) Further it is seen that Sonabai Govind Tilekar, Sakharam Govind Tilekar & Narayan Govind Tilekar sold their share in the said land by a sale Deed dated 11/8/1988 registered at Haveli-1 at serial No. 11633/88 to Mr. Naruddin Ahmadali Sabuwalla, Nafisa Naruddin Sabuwalla, Shafakat Naruddin Santrampurwalla, Kashmira Shafakat Santramwalla, Yusuf A. Halella, Ulmeyamman Yusuf Halella, Khuzem Y. Acidwalla & Duriya Khuzem Acidwalla and their names are recorded on 7/12 by mutation entry No. 8316.

- s) Further it is seen from mutation entry No. 26830 that, by a Sale Deed dated 14/01/2011 registered at serial No. 517/2011, Mr. Shafakat Naruddin Santrampurwalla, Kashmira Shafakat Santramwalla, Yusuf A Halelia, Ulmeyamman Yusuf Halelia have sold their share adm. 14R in the said land S. No. 51/1/1A/3 to Ms. Rhea Sohali Chinoy (after Marriage Mrs. Rhea Sharon Mubarakai) and her name is recorded on 7/12 extract.
- t) Further it is seen from mutation entry No. 27606 that, by a Sale Deed dated 7/10/2011 registered at serial No. 11779/2011 Mr. Naruddin Ahmadali Sabuwalla, Nafisa Naruddin Sabuwalla have sold their share adm. 07R in the said land S. No. 51/1/1A/3 to Mr. Sohali Dinkoo Chinoy and his name is recorded on 7/12 extract.
- u) Further it is seen that the previous owners had taken agricultural loan from Development credit societies for cultivation and same are repaid fully, therefore the charges of concern societies are deleted by concern mutation entries and presently there is no any charge in other rights column.
- v) Further it is also seen from the record that previously the names of some person was recorded as secured tenant of the said land, however after due inquiry of Tahasildar same are deleted because of they were not tenant for the said land and said entry of deletion is recorded by mutation entry No. 1819 and same is not found challenged thereafter.

3.8) Further it is seen that, said Owners Mr. Sohali Dinkoo Chinoy, Mrs. Rashna Sohali Chinoy, Mrs. Daeti Cyrus Amaria & Mrs. Rhea Sharon Mubarakai have amalgamated all their lands bearing S. No. 51/1/2, 51/1/1A/1, 51/1/1A/2, 51/1/1A/3, 51/2/2/1, 51/2/2/2 & 51/2/2/3 totally admeasuring 03 Hectare 78 R (i.e. 37800 sq. mtrs.) and prepared a layout and building plan plots and got the same approved from Pune Municipal Corporation (hereinafter referred to as "PMC") under its sanction order and Commencement Certificate No. CC/1002/14 dated 01/07/2014 and Tahasildar, Haveli Pune by its Order No.NA/SR/91/2018 dated 26/03/2018 granted permission to use said

plots of Lands for Non-Agricultural Purposes and as per sanction of PMC under commencement Certificate No. CC/1002/14.

- 3.9) Further it is seen that, under sanction of the Lay-out of plots sanctioned by the PMC on 01/07/2014 the said Original Lands are amalgamated in a large piece of land totally admeasuring 37800 sq. mtrs. and also sub-divided in Two different Plots for the Different Purposes, which are as follows :

Sr. no.	Plot No. and its Use	Area in sq. mtrs.
1	Plot No. A (includes area of plot, area under DP Road, area of open space & area of amenity space)	21706.69
2	Plot No. B (includes area of plot, area under DP Road, area of open space & area of amenity space)	16093.31
	Total Area (Plot A+B)	37800.00

- 3.10) Further by Mutation Entry No. 31581, the Revenue Authority has amalgamated and sub-divided the said Original Lands as per sanctioned lay-out and after the sub-Division the 7/12 extracts of the plots are renumbered as follows.

Sr. no.	S. No. /Hissa No./Plot No. as per 7/12	Area in sq. mtrs. on 7/12 extract
1	S. Nos. 51, Hissa No. 1/2+1/1A/1+ 1A/2+ 1A/3+ 2/2/1+2/2/2+ 2/2/3/ Plot No. A	21706.69
2	S. Nos. 51, Hissa No. 1/2+1/1A/1+ 1A/2+ 1A/3+ 2/2/1+2/2/2+2/2/3/Plot No. B	16093.31
	Total	37800.00

- 3.11) Further it is seen that under a Gift Deed dated 09/01/2018 Mrs. Daeti Cyrus Amaria (Nee Miss. Daeti Sohli Chenoy) has gifted her undivided share admeasuring 00 H 07 R out of S. Nos. 51, Hissa No. 1/2+1/1A/1+1A/2+1A/3+ 2/2/1+2/2/2+ 2/2/3/ Plot No. A admeasuring 21706.69 sq. mtrs. & undivided share admeasuring 00 H 07 R out of S.

Anil H. Kaulgokar
Advocate

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Nos. 51, Hissa No. 1/2+1/1A/1+ 1A/2+1A/3+ 2/2/1+2/2/2+2/2/3/Plot No. B admeasuring 16093.31 sq. mtrs., both situated at revenue village Kondhawa Budruk, Pune, Tal. Haveli, Dist. Pune, to her mother Mrs. Rashna Sohli Chenoy and the said Gift Deed is duly Registered at the Office of Sub-Registrar, Haveli-11, Pune at Serial No. 364/2018 on same date and by Virtue of the said Gift Deed the name of Mrs. Rashna Sohli Chenoy is recorded on 7/12 extracts of said plots by Mutation Entry No. 34479.

3.12) Further said owners of said Two plots have prepared a revised Lay-out along with building plans of 12 building and got the same sanctioned from Pune Municipal Corporation under **revised Commencement certificate No. CC/0105/18, dt. 12/4/2018**, and in pursuance of the said lay-out both Plot Nos. A & B area again amalgamated and plans of 12 buildings are sanctioned with Open Space, Amenity Space and area under DP road widening.

3.13) Further it is seen that the 7/12 extracts of all survey numbers in Kondhawa Budruk village have made computerized under Government Orders and at the time of computerization the number S. Nos. 51, Hissa No. 1/2+1/1A/1+1A/2+1A/3+ 2/2/1+2/2/2+ 2/2/3/ Plot No. A admeasuring 21706.69 sq. mtrs. is changed as S. No. 51/1A/2B/3C/Plot No. A admeasuring 217.06.69R & S. Nos. 51, Hissa No. 1/2+1/1A/1+ 1A/2+1A/3+ 2/2/1+2/2/2+2/2/3/Plot No. B is changed as S. No. 51/1A/2B/3C/Plot No. B admeasuring 160.93.31R.

3.14) Further it is seen that, said Mr. Sohli Dinkoo Chenoy, Mrs. Rashna Sohli Chenoy & Mrs. Rhea Sharon Mubarakai sold the said plots as per sanctioned lay-out and plans to M/s Yashodhan Affordable Landmark LLP a limited liability partnership firm having details given above under executing a Sale Deed dated 05/04/2018 and said Sale Deed is Duly registered at the office of Sub Registrar, Haveli-19, Pune at serial No. 4455/2018 on same day and by virtue of the said Sale Deed the name of M/s Yashodhan Affordable Landmark LLP is recorded on 7/12 extract in the column of Owner Occupier by **mutation entry No. 34588**.

Further on the perusal of the said Sale Deed dated 5/4/2018, it is seen that M/s Yashodhan Affordable Landmark LLP has paid entire monetary consideration of said property to the seller-owners and agreed to give constructed area in the form of commercial premises in proposed building/s to be constructed on said property totally admeasuring carpet area about 222.96 sq. mtrs. commercial shops + 111.48 sq. mtrs. Loft and said consideration is due to be given the said sellers, within 24 months from the date of said Sale Deed.

3.15) Further it is seen that said owner has got demarcation from Land Record Officer as per the revised lay-out and Plans under Government Demarcation bearing Haveli/Most Urgent/NA/Govt. Demarc. Register No.45/2018 and copy of "C" extract is produced before me, whereby shown that an area admeasuring 34810.20 sq. mtrs. out of total area of 37800 sq. mtrs. is under Non-Agricultural (which includes area for construction, Open Space & Amenity Space as per lay-out) and area admeasuring 2989.98 is comes under road acquisition for two 24 mtr wide D.P.Roads under sanctioned DP plan of PMC.

3.16) Further I have come across the sanctioned plans of buildings sanctioned by Pune Municipal Corporation under its sanction and Commencement Certificate bearing No. CC/0105/18 dated 12/4/2018, whereby Pune Municipal Corporation has sanction 12 buildings each consisting of Ground parking + four upper floors.

4] SEARCH FROM INDEX-II EXTRACT:

As the property is situated at Village Kondhwa Budruk, Tal Haveli, Dist Pune, I took search from registers maintained at the Offices of various Sub Registrar Haveli, Dist. Pune for 30 Years. While taking the search of Index-II registers made available to me at the office of Joint Sub-Registrar, Haveli-I and II, Pune since 1988 till 1991, I have not come across any entry adverse showing the encumbrance over the captioned property.

Anil A. Kaulgekar
Advocate

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That thereafter I have perused the Index II registers for that area at the Office of Sub-registrar, Haveli-02 from 1991 till 31/12/2001, whatever registers and entries made available to me, no adverse entry was found by me.

Thereafter since 1/1/2002 I carried out search on authorized web-site www.igrmaharashtra.gov.in maintained by Department of Registration, Government of Maharashtra and during the search, whatever entries are made available to me, I have not come across any entry adverse to the title of M/s Yashodhan Affordable Landmark LLP.

5] SEARCH BY ISSUING PUBLIC NOTICE:

Before the purchase of said property by M/s Yashodhan Affordable Landmark LLP, my colleague Advocate Mr. Anil S. Hirve, address at: 9, Tirupati Complex, 355, Rasta Peth, Pune-411 011, had published a Public Notice pertaining to the Captioned Property in "Daily Prabhat", a daily news paper on 03/03/2018 to verify the title of Mr. Sohli Dinku Chinoy, Rashna Sohli Chinoy & Rhea Sohli Chinoy and called objections and information as to rights, title & interest of third party, if any, in any respect of the said property. However, as per the Certificate issued by Ad. Anil S. Hirve one vague objection from Mr. Bhagwan Vitthal Tilekar, the neighbor owner has issued a letter dated 13/03/2018, whereby accepted the ownership of said owners however has taken objection for demarcation done by said owners of their property.

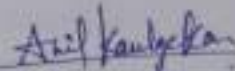
That after perusal of the said letter of objection it is seen that, said objector has no way right to object such type of objection after long time, when the nature of said property is changed in to Non-Agricultural and when the lay-out is sanctioned. Therefore as per my opinion, the said objection is not sustainable in the eyes of law.

6] OPINION:

In view of the above observations, I am of the opinion that, the present owner of the captioned property i.e. **M/s Yashodhan**

Affordable Landmark LLP, A Partnership Firm registered under the provisions of Limited Liability Partnership Act, having its Office at 1204/14, Yashodhan House, Shivajinagar, Pune 411004, having only two partners (1) Rahul suresh Navandar & (2) Mrs. Namita Rahul Navandar (each partner having 50% share), is the Owner of the said Property by virtue of Sale Deed dt. 05/04/2018 and the said Firm is holding the captioned property, free from any encumbrances, having clean, good, and marketable title and the said Firm is entitled to carry out construction of Building as per plans sanctioned by Pune Municipal Corporation and also entitled to surrender/handover the area under Road acquisition to the PMC and to get compensation in the name of partnership firm.

All documents returned herewith.



Anil Kaulgekar

Advocate

Date : 27/10/2018

Enclosed: Copy of the Search Receipt No. 1111435744 dt. 25/10/2018 under GRN No. MH0075880512018198.

MH007588051201819E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
25 Oct 2018	Receipt	Receipt no.: 1111435744
	Name of the Applicant :	Anil Anant Kaulgekar
	Details of property of which document has to be searched :	Dist :Pune Village :Kondhava Budruk S.No/CTS No/G.No. : 51
	Period of search :	From :2002 To :2018
	Received Fee :	425.
The above mentioned Search fee has been credited to government vide GRN no :MH007588051201819E		
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/fmSearchChallanWithoutReg.php '.		

Anil Kaulgekar