

Anil S. Hirve

ADVOCATE HIGH COURT

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2/12/2016.

TITLE & SEARCH REPORT.

M/s. Greenlife Construction of S. no. 129/2, Pashan, Pune 21 through its partner Mr. Jayant V. Kaneria has requested me to issue search and title report of their title to the land admeasuring 0 H. 26.8 Ares out of the land bearing S. no. 108 Hissa no. 3/2B, Wakad, Tal. Mulshi, District Pune totally admeasuring 0 H. 51 Ares and also the title of Mr. Yuvraj Eknath Sandbhor to the land admeasuring 0 H. 4.7 Ares out of the land bearing S. no. 108 Hissa no. 3/2B, Wakad, Tal. Mulshi, District Pune totally admeasuring 0 H. 51 Ares.

For my perusal xerox copies of the following documents are referred by me.

1. Copies of the 7/12 extract in respect of the said land since the year 1990 - 91 till 2012-13.
2. Copies of the relevant mutation entries since the year 1990 - 91 till 2012-13 in respect of the said land.
3. Copy of the Sale Deed dated 22/5/2013 registered at sr. no. 3848/13 with Sub registrar, Haveli no. 15 executed by Piyush R. Dedania and others in favour of M/s. Greenlife Constructions in respect of the said land admeasuring 0 H. 15.5 Ares out of the land bearing S. no. 108 Hissa no. 3/2B, Wakad, Tal. Mulshi, District Pune totally admeasuring 0 H. 51 Ares.
4. Copy of the Sale Deed dated 11/7/2016 registered at sr. no. 5245/16 with Sub registrar, Haveli no. 15 executed by Mr. Jogen H. Kochery and Mrs. Dipti J. Kochery in favour of M/s. Greenlife Constructions in respect of the land admeasuring 0 H. 5.6 Ares out of the land bearing S. no. 108 Hissa no. 3/2B, Wakad, Tal. Mulshi, District Pune totally admeasuring 0 H. 51 Ares.
5. Copy of the Sale Deed dated 11/7/2016 registered at sr. no. 5247/16 with Sub registrar, Haveli no. 15 executed by Mr. Sameer R. Oak



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and Mrs. Smita R. Oak in favour of M/s. Greenlife Constructions in respect of the land admeasuring 0 H. 5.7 Ares out of the land bearing S. no. 108 Hissa no. 3/2B, Wakad, Tal. Mulshi, District Pune totally admeasuring 0 H. 51 Ares.

6. Copy of the Development Agreement dated 13/10/2016 registered at sr. no. 7374/16 with Sub registrar, Haveli no. 15 executed by Mr. Yuvraj Eknath Sandbhor in favour of M/s. Greenlife Constructions in respect of the land admeasuring 0 H. 4.7 Ares out of the land bearing S. no. 108 Hissa no. 3/2B, Wakad, Tal. Mulshi, District Pune totally admeasuring 0 H. 51 Ares.

1. HISTORY OF THE SAID LAND.

It appears that the land purchased by M/s. Greenlife Construction and Mr. Yuvraj Eknath Sandbhor are carved out of the land bearing S. no. 108 Hissa no. 3/2B, Wakad, Tal. Mulshi, District Pune totally admeasuring 0 H. 51 Ares. The said land bearing S. no. 108 Hissa no. 3/2B, Wakad, Tal. Mulshi, District Pune admeasuring 0 H. 51 Ares is in turn carved out of the land bearing S. no. 108 Hissa no. 3/2, Wakad, Tal. Mulshi, District Pune totally admeasuring 2 H. 33.2 Ares.

It appears from the letter dt. 19/12/2013 of Tahasildar, Mulshi that the 7/12 extracts of S. no. 108/3, Wakad since the period from 1966 to 1990 are not available for inspection as the same are in a torn condition. From the 7/12 extract of the said land since the year 1990-91 it appears that in the year 1990-91 the said land bearing S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares stood in the name of Dnyanoba Sopan Wakadkar.

It appears vide mutation entry no. 4705 dated 7/10/1991 that pursuant to the order of Tahasildar, Mulshi dt. 4/10/1991 passed in Case no. SR/Vatap/82/89 u/s. 85 of Maharashtra Land Revenue Code, 1966, the lands mentioned in the said mutation entry including the said land bearing S. no. 108/3/2, Wakad was divided amongst Narayan, Dnyanoba,

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Kashinath, Arun & Vishwanath Sopan Wakadkar and land admeasuring 0 H. 51 Ares out of the land bearing S. no. 108/3/2, Wakad was allotted to the share of Dnyanoba Sopan Wakadkar and the same was numbered as S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares and new 7/12 extract in respect of the said land admeasuring 0 H. 51 Ares was created.

Thereafter it appears vide mutation entry no. 7204 dated 21/8/1998 that Dnyanoba Sopan Wakadkar & others had sold land admeasuring 0 H. 17 Ares out of the land bearing S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares to Mr. Rohit Vinayak Jail vide registered Sale Deed dated 1/7/1998 registered with the Sub registrar, Mulshi at sr. no. 2738/98 and accordingly the name of Rohit Vinayak Jail was entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 17 Ares.

Thereafter it appears vide mutation entry no. 7205 dated 21/8/1998 that Dnyanoba Sopan Wakadkar & others had sold land admeasuring 0 H. 18 Ares out of the land bearing S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares to Mr. Rohit Vinayak Jail vide registered Sale Deed dated 1/7/1998 registered with the Sub registrar, Mulshi at sr. no. 2740/98 and accordingly the name of Rohit Vinayak Jail was entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 18 Ares.

Thereafter it appears vide mutation entry no. 7206 dated 21/8/1998 that Dnyanoba Sopan Wakadkar & others had sold land admeasuring 0 H. 16 Ares out of the land bearing S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares to Mr. Rohit Vinayak Jail and Vaishali Rohit Jail vide registered Sale Deed dated 1/7/1998 registered with the Sub registrar, Mulshi at sr. no. 2739/98 and accordingly the names of Rohit Vinayak Jail and Vaishali Rohit Jail were entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 16 Ares.

Thereafter it appears vide mutation entry no. 7713 dated 23/7/1999 that Rohit Vinayak Jail had sold land admeasuring 0 H. 08



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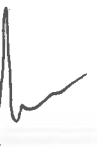
Ares i.e. 8632 sq. ft. out of the land bearing S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares to Mr. Sharad Narayan Tulpule and Sanjiv Sharad Tulpule vide registered Sale Deed dated 26/3/1999 registered at sr. no. 1175/99 and accordingly the names of Mr. Sharad Narayan Tulpule and Sanjiv Sharad Tulpule were entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 08 Ares.

Thereafter it appears vide mutation entry no. 7715 dated 23/7/1999 that Rohit Vinayak Jail had sold land admeasuring 0 H. 7.5 Ares i.e. 8092 sq. ft. out of the land bearing S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares to Mr. Sharad Narayan Tulpule and Rajiv Sharad Tulpule vide registered Sale Deed dated 26/3/1999 registered at sr. no. 1176/99 and accordingly the names of Mr. Sharad Narayan Tulpule and Rajiv Sharad Tulpule were entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 7.5 Ares.

Thereafter it appears vide mutation entry no. 7940 dated 5/2/2000 that Rohit Vinayak Jail had sold land admeasuring 0 H. 3.7 Ares i.e. 4000 sq. ft. out of the land bearing S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares to Mrs. Sarita Yashpal Sharma & Mr. Yashpal Sharma vide registered Sale Deed dated 15/12/1999 registered at sr. no. 4731/99 and accordingly the names of Mrs. Sarita Yashpal Sharma & Mr. Yashpal Sharma were entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 3.7 Ares.

Thereafter it appears vide mutation entry no. 8363 dated 6/10/2000 that Rohit Vinayak Jail had sold land admeasuring 0 H. 4.7 Ares out of the land bearing S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares to Mr. Rohan Vijay Pradhan vide registered Sale Deed dated 16/9/2000 registered at sr. no. 4418/2000 and accordingly the name of Mr. Rohan Vijay Pradhan was entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 4.7 Ares.

Thereafter it appears vide mutation entry no. 8791 dated 10/8/2001 that Rohit Vinayak Jail had sold land admeasuring 0 H. 2.8



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Ares out of the land bearing S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares to Mr. Prakash Gangaram Salvi & Mrs. Smita Prakash Salvi vide registered Sale Deed dated 30/7/2001 registered at sr. no. 4004/2001 and accordingly the names of Mr. Prakash Gangaram Salvi & Mrs. Smita Prakash Salvi were entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 2.8 Ares.

Thereafter it appears vide mutation entry no. 8792 dated 10/8/2001 that Rohit Vinayak Jail had sold land admeasuring 0 H. 4.2 Ares out of the land bearing S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares to Mr. Avinash Krishnaji Dixit & Kirti Avinash Dixit vide registered Sale Deed dated 30/7/2001 registered at sr. no. 4002/2001 and accordingly the names of Mr. Avinash Krishnaji Dixit & Kirti Avinash Dixit were entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 4.2 Ares.

Thereafter it appears vide mutation entry no. 8793 dated 10/8/2001 that Rohit Vinayak Jail had sold land admeasuring 0 H. 03 Ares out of the land bearing S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares to Mr. Prakash Gangaram Salvi & Mrs. Smita Prakash Salvi vide registered Sale Deed dated 30/7/2001 registered at sr. no. 4003/2001 and accordingly the names of Mr. Prakash Gangaram Salvi & Mrs. Smita Prakash Salvi were entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 03 Ares.

Thereafter it appears vide mutation entry no. 9526 dated 13/6/2003 that Rohit Vinayak Jail had sold land admeasuring 0 H. 3.7 Ares out of the land bearing S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares to Mr. Samir Ravindra Oak and Smita Ravindra Oak vide registered Sale Deed dated 17/5/2003 registered at sr. no. 2327/03 and accordingly the names of Ravindra Oak and Smita Ravindra Oak were entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 3.7 Ares.



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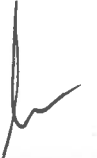
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Thereafter it appears vide mutation entry no. 10658 dated 17/10/2006 that Rohit Vinayak Jail had sold land admeasuring 0 H. 02 Ares out of the land bearing S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares to Mr. Samir Ravindra Oak and Smita Ravindra Oak vide registered Sale Deed dated 28/6/2005 registered at sr. no. 4673/2005 and accordingly the names of Mr. Samir Ravindra Oak and Smita Ravindra Oak were entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 02 Ares.

Thereafter it appears vide mutation entry no. 10659 dated 17/10/2006 that Rohit Vinayak Jail had sold land admeasuring 0 H. 5.6 Ares out of the land bearing S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares to Mr. Jojain Kocheri & Mrs. Dipti Kocheri vide registered Sale Deed dated 28/6/2005 registered at sr. no. 4673/2005 and accordingly the names of Mr. Jojain Kocheri & Mrs. Dipti Kocheri were entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 5.6 Ares.

Thereafter it appears vide mutation entry no. 11505 dated 19/7/2008 that Sarita Yashpal Sharma & Yashpal Sharma had sold land admeasuring 0 H. 3.7 Ares out of the land bearing S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares to Sangita Ramsagar Prasad vide registered Sale Deed dated 6/6/2008 registered at sr. no. 5823/08 and accordingly the name of Sangita Ramsagar Prasad was entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 3.7 Ares.

Thereafter it appears vide mutation entry no. 11667 dated 18/11/2008 that pursuant to the order dt. 30/7/2008 of the Civil Judge, Ratnagiri in Spl. Civil Suit no. 70/08 a charge of the claim of the plaintiff therein viz. Vijay Vasant Dhavale was entered upon the 7/12 extract of the said land and accordingly an entry to that effect showing the charge of Vijay Vasant Dhavale upon the land admeasuring 0 H. 4.2 Ares of the ownership of Mr. Avinash Dixit and Kirti Dixit was entered upon in the other rights column of the 7/12 extract of the said land.



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Thereafter it appears vide mutation entry no. 12087 dated 25/9/2009 that pursuant to the order dt. 7/8/2009 of the J.M.F.C. Khed, Ratnagiri in Case no. 794/09, a charge upon the land of Avinash Dixit out of the said land was entered upon in the other rights column of the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 12188 dated 20/11/2009 that Rohit Vinayak Jail had sold land admeasuring 0 H. 01 Are out of the land bearing S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares to Ramesh Ankush Jagtap & Iqbal Nasir Shaikh vide registered Sale Deed dated 9/10/2009 registered with the Sub registrar, Haveli no. 14 at sr. no. 5004/09 and accordingly the names of Ramesh Ankush Jagtap & Iqbal Nasir Shaikh were entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 01 Are.

Thereafter it appears vide mutation entry no. 12190 dated 21/11/2009 that Rohan Vijay Pradhan had sold land admeasuring 0 H. 4.7 Ares out of the land bearing S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares to Yuvraj Eknath Sandbhor vide registered Sale Deed dated 12/11/2009 registered with the Sub registrar, Haveli no. 13 at sr. no. 6069/09 and accordingly the name of Yuvraj Eknath Sandbhor was entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 4.7 Ares.

Thereafter it appears vide mutation entry no. 12515 dated 4/5/2010 that Rohit Vinayak Jail had sold land admeasuring 0 H. 2.6 Ares out of the land bearing S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares to Jitendra Ramchandra Wadghare vide registered Sale Deed dated 30/4/2010 registered with the Sub registrar, Haveli no. 17 at sr. no. 5209/10 and accordingly the name of Jitendra Ramchandra Wadghare was entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 2.6 Ares.

Thereafter it appears vide mutation entry no. 13597 dated 2/12/2011 that Kirti Avinash Dixit with the consent of Avinash



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Dixit had sold land admeasuring 0 H. 2.1 Ares out of the land bearing S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares to Shankar Dattatraya Bodke vide registered Sale Deed dated 25/11/2011 registered with the Sub registrar, Haveli no. 13 at sr. no. 9843/11 and accordingly the name of Shankar Dattatraya Bodke was entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 2.1 Ares.

Thereafter it appears vide mutation entry no. 13754 dated 13/3/2012 that Prakash Gangaram Salvi & Smita Prakash Salvi had sold land admeasuring 0 H. 03 Ares out of the land bearing S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares to Kirti Kishor Pingalikar & Kishor Madhukar Pingalikar vide registered Sale Deed dated 3/1/2012 registered with the Sub registrar, Haveli no. 19 at sr. no. 87/12 and accordingly the names of Kirti Kishor Pingalikar & Kishor Madhukar Pingalikar were entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 03 Ares.

Thereafter it appears vide mutation entry no. 13755 dated 13/3/2012 that Prakash Gangaram Salvi & Smita Prakash Salvi had sold land admeasuring 0 H. 2.8 Ares out of the land bearing S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares to Kirti Kishor Pingalikar & Kishor Madhukar Pingalikar vide registered Sale Deed dated 3/1/2012 registered with the Sub registrar, Haveli no. 19 at sr. no. 86/12 and accordingly the names of Kirti Kishor Pingalikar & Kishor Madhukar Pingalikar were entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 2.8 Ares.

Thereafter it appears vide mutation entry no. 13896 dated 18/6/2012 that pursuant to the order dt. 2/6/2012 passed by the Civil Judge, J.D. Khed in case no. 94/09 the entries showing the two charges upon the land of Avinash K. Dixit in the other rights column of the 7/12 extract of the said land were deleted.

Thereafter it appears vide mutation entry no. 13899 dated 19/6/2012 that Avinash Dixit with the consent of Kirti Avinash

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Dixit had sold land admeasuring 0 H. 2.1 Ares out of the land bearing S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares to Siddheshwar Narayan Anarase vide registered Sale Deed dated 13/6/2012 registered with the Sub registrar, Haveli no. 13 at sr. no. 5015/12 and accordingly the name of Siddheshwar Narayan Anarase was entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 2.1 Ares.

Thereafter it appears vide mutation entry no. 14185 dated 22/2/2013 that Shankar Dattatraya Bodke and Siddheshwar Narayan Anarase had sold land admeasuring 0 H. 4.2 Ares out of the land bearing S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares to Savita Pradip Gaikwad and Pritam Shankar Khedekar vide registered Sale Deed dated 29/1/2013 registered with the Sub registrar, Haveli no. 19 at sr. no. 1045/13 and accordingly the names of Savita Pradip Gaikwad and Pritam Shankar Khedekar were entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 4.2 Ares.

Thereafter it appears vide mutation entry no. 14189 dated 26/2/2013 that Sharad Narayan Tulpule, Sanjiv Sharad Tulpule and Rajiv Sharad Tulpule had sold land admeasuring 0 H. 15.5 Ares out of the land bearing S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares to Piyush R. Dedania and others vide registered Sale Deed dated 6/12/12 registered with the Sub registrar, Haveli no. 1 at sr. no. 10207/12 and accordingly the names of Piyush R. Dedania and others were entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 15.5 Ares.

Thereafter it appears vide mutation entry no. 14191 dated 26/2/2013 that Ramesh Ankush Jagtap & Iqbal Nasir Shaikh had sold land admeasuring 0 H. 01 Are out of the land bearing S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares to M/s. Apex Multicons Pvt. Ltd. vide registered Sale Deed dated 23/11/2010 registered with the Sub registrar, Haveli no. 14 at sr. no. 10095/10 and accordingly the name of M/s. Apex Multicons Pvt. Ltd. was entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 01 Are.



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Thereafter it appears vide mutation entry no. 14278 dated 17/5/2013 that Sangita Ramsagar Prasad and Jitendra Ramchandra Wadghare had sold land admeasuring 0 H. 6.3 Ares out of the land bearing S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares to M/s. S.S. Developers through partners Sukhbir Choudhary and Sanjay Vaswani vide registered Sale Deed dated 3/5/13 registered with the Sub registrar, Haveli no. 26 at sr. no. 14/13 and accordingly the name of M/s. S.S. Developers through partners Sukhbir Choudhary and Sanjay Vaswani was entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 6.3 Ares.

Thereafter it appears vide mutation entry no. 14299 dated 10/6/2013 that Piyush R. Dedania and others had sold land admeasuring 0 H. 15.5 Ares out of the land bearing S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares to M/s. Greenlife Constructions through partner Mr. Jayant V. Kaneria vide registered Sale Deed dated 22/5/13 registered with the Sub registrar, Haveli no. 15 at sr. no. 3848/13 and accordingly the name of M/s. Greenlife Constructions through partner Mr. Jayant V. Kaneria was entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 15.5 Ares.

Thereafter it appears vide mutation entry no. 15268 dated 31/8/2016 that Mr. Jojen H. Kochery and Mrs. Dipti J. Kochery had sold land admeasuring 0 H. 5.6 Ares out of the land bearing S. no. 108/3/2B, Wakad admeasuring 0 H. 51 Ares to M/s. Greenlife Constructions through partner Mr. Jayant V. Kaneria vide registered Sale Deed dated 11/7/2016 registered at sr. no. 5245/16 with Sub registrar, Haveli no. 15 and accordingly the name of M/s. Greenlife Constructions through partner Mr. Jayant V. Kaneria was entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 5.6 Ares.

Thereafter it appears vide mutation entry no. 15272 dated 2/9/2016 that Mr. Sameer R. Oak and Mrs. Smita R. Oak had sold land admeasuring 0 H. 5.7 Ares out of the land bearing S. no. 108/3/2B,



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Wakad admeasuring 0 H. 51 Ares to M/s. Greenlife Constructions through partner Mr. Jayant V. Kaneria vide registered Sale Deed dated 11/7/2016 registered at sr. no. 5247/16 with Sub registrar, Haveli no. 15 and accordingly the name of M/s. Greenlife Constructions through partner Mr. Jayant V. Kaneria was entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 5.7 Ares.

As on today land admeasuring 0 H. 26.8 Ares out of the said land bearing S. no. 108/3/2B, Wakad totally admeasuring 0 H. 51 Ares stands in the name of M/s. Greenlife Constructions through partner Mr. Jayant V. Kaneria as an owner thereof.

As on today land admeasuring 0 H. 4.7 Ares out of the said land bearing S. no. 108/3/2B, Wakad totally admeasuring 0 H. 51 Ares stands in the name Mr. Yuvraj Eknath Sandbhor as an owner thereof. The said Mr. Yuvraj Eknath Sandbhor vide Development Agreement dt. dated 13/10/2016 registered at sr. no. 7374/16 with Sub registrar, Haveli no. 15 has conferred the development rights of the said land admeasuring 0 H. 4.7 Ares to and/or in favour of M/s. Greenlife Constructions and the said M/s. Greenlife Constructions subject to the terms of the said Development Agreement dt. 13/10/2016 is entitled to develop the said land admeasuring 0 H. 4.7 Ares.

2. SEARCH OF INDEX II REGISTERS.

In addition to the examination of the documents referred to by me as aforesaid, I have also caused to be taken through Adv. Mr. Sachin Ingule the search of Index II registers kept at the offices of the concerned Sub-Registrar, Maval, Mulshi and Haveli nos. 1 to 26 since the last thirty years in respect of the said land.

As per the search report dt. 30/11/2016 of Adv. Mr. Sachin Ingule, it appears that there are no adverse entries pertaining to the said land referred to hereinabove in the relevant available records and registers at the said offices and the said search report dt. 30/11/2016 of Adv. Sachin Ingule forms part and parcel of this search and title report.

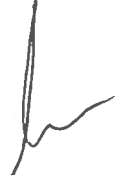
Anil S. Hirve

ADVOCATE HIGH COURT

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In the premises, based upon the documents referred to hereinabove and search taken as aforesaid, I am of the opinion that the title of M/s. Greenlife Construction through partner Mr. Jayant V. Kaneria to the land admeasuring 0 H. 26.8 Ares out of the land bearing S. no. 108 Hissa no. 3/2B, Wakad, Tal. Mulshi, District Pune totally admeasuring 0 H. 51 Ares and the title of Mr. Yuvraj Eknath Sandbhor to the land admeasuring 0 H. 4.7 Ares out of the land bearing S. no. 108 Hissa no. 3/2B, Wakad, Tal. Mulshi, District Pune totally admeasuring 0 H. 51 Ares is clear, marketable and free from encumbrances.



Advocate.