

APRD / UCR
TITLE OPINION AND TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

This Title Opinion and Title Certificate is respect of the Survey No.48, admeasuring 4-Hector 87-Ares plus Ptd Khambha 8-Hector 4-Ares thus total admeasuring 4-Hector 91-Ares, situated at Mouje Hadapsar, Taluka - Haveli, Dist. - Pune, within the limits of Pune Municipal Corporation and within registration Sub District Taluka Haveli and within Registration District of Pune (Hereinafter referred to as "the entire property" and which is more particularly described in Schedule I written hereunder) is given by me in continuation of my previous Title Opinion and Title Certificate, dated 28.04.2014, 26.10.2015, 05.02.2016 and 01.12.2016, pursuant to the request of my client M/S. NEW FRONT HOUSING, a partnership firm registered under The Indian Partnership Act, 1932 having its office at 799B, Kshitij Apartment, Dapodi Gynkhana, Shivajinagar, Pune - 411 004, through its duly authorized Partners, 1. Shri. Pravin Jagannath Ghadge, 2. Shri. Mukund Raghunath Deshpande 3. Shri. Mahesh Jayprakash Lalvani,

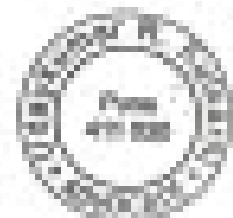
01. (i) Name of the Owner of western side area admeasuring 2 Hectar 60 Area out of the entire property bearing Survey No.48, situated at Mouje Hadapsar, Taluka - Haveli, Dist. - Pune, (Hereinafter referred to as the western side property)

M/S. NEW FRONT HOUSING,
Through its duly authorized Partners,

1. Shri. Pravin Jagannath Ghadge,
2. Shri. Mukund Raghunath Deshpande
3. Shri. Mahesh Jayprakash Lalvani

(Hereinafter referred to as the owner of the western side)

(ii) Name of the Owners of eastern side area admeasuring 2 Hectar 41 Area out of the entire property bearing Survey No.48, situated at Mouje



Hadapsar, Taluka - Haveli, Dist - Pune, (Hereinafter referred to as the eastern side property)

1. Mr. Shoaib (Shohel) Abdul Aziz
Flat - Ghar No. 102 Ganesh Path Pune - 411002
2. Mohammed Iqbal Mohammed Shafi
Flat -S.No. 584/3, Gulmohar Society,
Market Yard, Pune - 411007
3. Mrs. Shoheda begum Abdul Aziz
Flat - Ghar No. 102 Ganesh Path Pune - 411002
4. Mrs. Hamida Mohammed Iqbal
Flat -S.No. 584/3, Gulmohar Society,
Market Yard, Pune - 411007
5. Mr. Ekbal (Ikbal) Abdul Aziz
Flat -Ghar No. 102 Ganesh Path Pune - 411002
6. Mr. Abdul Aziz Mohammed Shafi
Flat -Ghar No. 102 Ganesh Path Pune - 411002
7. Mr. Asif Mohammed Iqbal
Flat -S.No. 584/3, Gulmohar Society, Market Yard, Pune.
8. Mr. Abid Mohammed Iqbal
Flat - S.no. 584/3, Gulmohar Society, Market Yard, Pune
9. Mr. Asif Mohammed Iqbal
Flat - S.no. 584/3, Gulmohar Society, Market Yard, Pune.
10. Mr. Farooq Ahmed Abdul Aziz
Flat - Ghar No. 102 Ganesh Path Pune - 411002
11. Mr. Mohammed Inshad Mohammed Shafi
Flat- 32/33, Arif Terrace, Al Arifin Society
Market Yard, Pune - 411 007.
12. Mr. Mushtahique Mohammed Shamsud
Flat -102, Ganesh Path, Pune - 411002
13. Mr. Razaan Mohammed Inshad
Flat - 32/33, Arif Terrace, Al Arifin Society
Market Yard, Pune - 411 007.
14. Mr. Faraz Mohammed Inshad
Flat-32/33, Arif Terrace, Al Arifin Society
Market Yard, Pune - 411 007.

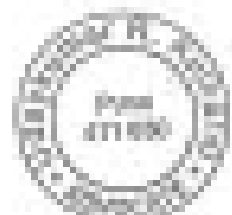


15. Mr. Ashfaqus Ahmad Mohammed Inshad
Flat- 32/33, Amit Terrace, Al Amin Society
Market Yard, Pune – 411 037.
16. Mr. Mohammed Mohsin Mohammed Inshad
Flat- 32/33, Amit Terrace, Al Amin Society
Market Yard, Pune – 411 037.
17. Mr. Mohammed Zahir Mohammed Shamsad
since deceased through his legal heirs
- 17a. Mr. Muhtasique Mohammed Shamsad
Flat -102, Ganesh Path, Pune-411002
18. Mrs. Farida Begum Mohammed Shamsad
Flat - Ghar No. 102 Ganesh Path Pune – 411002
19. Mrs. Fahmida Mohammed Inshad
Flat- 32/33, Amit Terrace, Al Amin Society
Market Yard, Pune – 411 037.
20. Mrs. Tasleem Begum Mohammed Shamsad
Flat - Ghar No. 102 Ganesh Path Pune – 411002
21. Mrs. Shahida Anjum Sait
through her Power of Attorney holder Mrs. Shaheen M. Parwani
Flat - 9 Kahun Road, Camp, Pune – 411001
22. Ashfaq Ibrahim Poonawala
Flat - 9 Kahun Road, Camp, Pune – 411001
23. Mr. Tariq Parwani
Flat- 9 Kahun Road, Camp, Pune – 411001
24. Shaqiq Ibrahim Parwani also Shaqiq Ibrahim Ashraf
Flat- 9 Kahun Road, Camp, Pune – 411001
25. Mr. Shabeel Memon
through her Power of Attorney holder Mrs. Shaheen M. Parwani
Flat-9 Kahun Road, Camp, Pune – 411001

(Hereinafter collectively referred to as 'the owners of eastern side')

- CC. Description of the entire property-

SCHEDULE I
(Description of the entire property)



All that piece and parcel of the property bearing Survey No.48, admeasuring 4-Hector 87-Ares plus Pot Khamba 0-Hector 4-Ares thus total admeasuring 4-Hector 91-Ares, situated at Mouja Hadapsar, Taluka - Haveli, Dist. - Pune, within the limits of Pune Municipal Corporation and within registration Sub District Taluka Haveli and within Registration District of Pune, and being bounded on its four sides as under:-

On or towards -

East : By Survey No. 42B and 43A
West : By Nala
South : By Survey No. 50
North : By Survey No. 43A

together with all rights of easement and appurtenances thereto,

53. The Collector of Pune has issued Sanad bearing No. PNC/Sanad/SR/G28/2015-Pune dated 31.07.2015 in respect of the said property for change in use i.e. non-agricultural use of the respective parts reserved under the development plan for various purposes. As per the Order No. Ka/Ja.Pu/5.RL/24/15 issued by Deputy Superintendent and as per the Order No. Janubandi/Ka/A/887/2015 dated 08.08.2015 issued by Tahasildar Haveli as per the Kamjast Patrak, separate 712 Extracts in respect of Five plots out of the sanctioned layout of bearing Survey No.48, admeasuring 4-Hector 87-Ares plus Pot Khamba 0-Hector 4-Ares thus total admeasuring 4-Hector 91-Ares, situated at Mouja Hadapsar, Taluka - Haveli, Dist. - Pune are prepared by the concerned Revenue Authorities as per Mutation Entry No. 40563. The details regarding the said Five plots and the name of the owners and their respective shares are mentioned in the Schedule II written hereunder -

Schedule - II

Sr. No.	Name of the owner	Survey No. 48, Plot No. 1 (non-agricultural) Area in	Survey No. 48, Plot No. 2 (Garden)	Survey No. 48, Plot No. 3 (Bhandal & Shopping	Survey No. 48, Plot No. 4 (DP road)	Survey No. 48, Plot No. 5 (Nala part) Area in
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		sq.mtrs.	Area in sq.mtrs.	Control Area in sq.mtrs.	Area in sq.mtrs.	sq.mtrs.
1	Mr. Shweh (Shahel) Abdel Aziz	233.48	338.38	208.32	172.78	83.08
2	Mr. Khaled Mohammed Ishak	233.48	338.38	208.32	172.78	83.08
3	Mr. Feroz Mohammed Ishak	233.48	338.38	208.32	172.78	83.08
4	Mohammed Ishak Mohammed Shaf	376.41	544.55	333.44	282.78	89.34
5	Mrs. Shafada Begum Abdel Aziz	176.11	281.82	143.89	128.98	39.88
6	Mr. Ashfaq Ahmed Mohammed Ishak	233.48	338.38	208.32	172.78	83.08
7	Mr. Mohammed Mohsin Mohammed Ishak	233.48	338.38	208.32	172.78	83.08
8	Mrs. Tasleem Begum Mohammed Chamshad	233.48	338.38	208.32	172.78	83.08
9	Mrs. Farida Begum Mohammed Shamshad	186.48	283.08	174.32	148.98	45.11
10	Mr. Asif Mohammed Ishak	233.48	338.38	208.32	172.78	83.08
11	Mrs. Fahmeda Mohammed Ishak	234.33	283.44	179.88	161.78	48.13
12	Mr. Asif Mohammed Ishak	233.48	338.38	208.32	172.78	83.08
13	Mr. Asad Mohammed Ishak	233.48	338.38	208.32	172.78	83.08
14	Mr. Farooq Ahmed Abdel Aziz	233.48	338.38	208.32	172.78	83.08
15	Ashfaq Bashim Poonawala	233.48	338.38	208.32	172.78	83.08
16	Shafiq	176.14	167.98	142.68	85.38	36.33



	Brain Parvati alias Shafiq Brain Ashraf					
17	Mr. Taseq Farooq	233.48	338.36	338.32	172.78	63.66
18	Mr. Shakeel Memon	233.48	338.36	338.32	172.78	63.66
19	Mr. Mushafiq Mohammed Chunshad	291.86	418.30	336.64	215.87	68.33
20	Mrs. Farida Mohammed Inshad	233.48	338.36	338.32	172.78	63.66
21	Mr. Asad Asad Mohammed Shafiq	486.97	870.71	473.83	346.66	108.33
22	Mr. Ekmal (alias) Abdul Asad	233.48	338.36	338.32	172.78	63.66
23	Mr. Mohammed Inshad Mohammed Shafiq	176.11	361.32	183.06	120.58	39.66
24	Mrs. Shahida Amjad Sadi	116.74	187.68	102.86	68.39	36.53
25	REG. NEW FRONT HOUSING, Through its duly authorized Partners - 1. Shri. Pravin Jagannath Shedga, 2. Shri. Mukund Raghunath Deshpande 3. Shri. Mukesh Jyotsnabai Lalwani	5837.21	8383.86	811.82	4319.35	1328.77
	TOTAL	11464.11	16486	16067	8463.42	2505.47



The owner of the Western side and the owners of the Eastern side of the said entire property submitted the sub division layout of the said entire property to Pune Municipal Corporation and the Pune Municipal Corporation has sanctioned the sub division layout in respect of the said entire property vide Commencement Certificate No.CC/256/14 dated 25.01.2014. M/s. New Front Housing as the owner and as the Power of Attorney holder for Mr. Shoeb (Shahab) Abdul Aziz and others submitted the revised Layout and got the said revised layout duly sanctioned by sub dividing residential Plot No.1, total admeasuring about 11454.11 sq. mtrs. into Plot No.1A, admeasuring about 5527.00 sq. mtrs. and Plot No.1B admeasuring about 5527.11 sq. mtrs. and has also got the Plot No.3, total admeasuring about 10581 sq. mtrs. sub divided into Plot No.3a, admeasuring about 5132.82 sq. mtrs. and 3b, admeasuring about 4948.18 sq. mtrs. vide Revised Commencement Certificate No. CC/0693/15, dated 20th June, 2015.

04. Nature of Tenure:-

Freehold

05. Whether agricultural or non agricultural:-

Out of the said entire property part of the property is reserved for two 18 meter wide and one 12 meter wide D.P. roads and the part of the said entire property is reserved for Nala Garden, Garden (G-10), Vegetable market and shopping center and remaining part is situated in the Residential Zone where the building activities are permitted by Pune Municipal Corporation pursuant to its development plan. The said entire property is duly measured by the concerned Government authorities vide Mopani Register No. 4854/2013 dated 05.04.2013 and colour zoning certificate is issued by the concerned authorities of Pune Municipal Corporation. The Collector of Pune, has issued Non Agriculture Use Order (N.A.Order) vide Order No. PMA/land/5R/58/2015, dated 31.07.2015 in respect of the land admeasuring 11454.11 sq. mtrs.



D6. Brief history of devolution of title:-

a) All that piece and parcel of the land bearing Survey No.45, admeasuring 12-Acre 7-Guntha plus Pot Khastha 0-Acre 4-Guntha total admeasuring about 12-Acre 11-Guntha assessed at Papeen Twenty Five and Eight Ann, situate at Mouje Hadapsar, Taluka - Haveli, Dist. - Pune, (Hereinafter referred to as 'The said entire property' which is more particularly described in the Schedule - I) was belonged to and owned by Aspendar Rustom Irani.

b) Mr. Aspendar Rustom Irani, as Mortgagor, mortgaged 'The said entire property' along with two wells and five range trees to Manikchand Poonamchand and Company, Keshu Vardichand, Ghansal Sheshmal, Churilal Rajmal, Churilal Manikchand, and Hastmal Manikchand, for the period of six months on 24th September, 1934, pursuant to the Mortgage Deed, dated 24th September, 1934, which was duly registered at the Office of Sub Registrar, Haveli No.2, Pune, at serial No.1145/1934, on the same day, and accordingly, the names of the said Mortgagees were mutated pursuant to Mutation Entry No.2025, which was certified on 30th March, 1935.

c) The said Mortgagees viz. Manikchand Poonamchand and Company and others on receipt of entire amount on 6th March, 1935, from Mr. Aspendar Rustom Irani and Rustom Aspendar Irani, executed Release Deed, whereby the said Mortgagees released all their rights acquired by them pursuant to the said Mortgage Deed, dated 24th September, 1934, in favour of the Mortgagors and accordingly the names of the Mortgagees were deleted pursuant to the Mutation Entry No.2043, which was certified on 15th December, 1935.

d) Mr. Aspendar Rustom Irani submitted an application to the concerned revenue authorities and requested to delete his name from the revenue records and to mutate the name of his son Sohab Aspendar Irani as owner / holder of 'The said entire property' and accordingly, the name of Aspendar Rustom Irani was deleted from the Taluq extract and the concerned revenue records and the name of Mr.



Sohnab Aspendiar Irani was mutated as owner / holder pursuant to Mutation Entry No.2848, which was certified on 25th November, 1936.

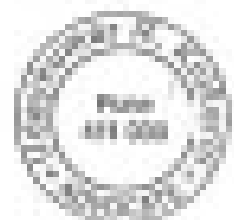
e) The name of Mr. Shankar Vishram Mali was mutated as the tenant in respect of an area admeasuring 12-Acre 1-Guntha out of Survey No.48, Hadapsar, Taluka - Haveli, Dist. - Pune, pursuant to Mutation Entry No.4354, certified on 23rd June, 1948.

f) As per the Panchanama, conducted on 9th July, 1957, it was found that, the tenant Mr. Shankar Vishram Mali was not cultivating the land as a tenant for last two years i.e. prior to 1957, and hence, his name was deleted from other rights column of Tx12 extract and other concerned revenue records pursuant to Mutation Entry No.4889, which was certified on 31st July, 1957, by Tenancy Awwal Karkoon.

g) The name of Mr. Ruston Aspendiar Irani was mutated as owner / holder in respect of Eight Ana Share in 'the said entire property' pursuant to the application submitted by and the statement given by Mr. Sohnab Aspendiar Irani to the concerned revenue authority (Circle Officer) on 19th April, 1957, pursuant to Mutation Entry No.5511, which was certified by Circle Officer, Hadapsar, on 23rd May, 1957, and since then 'the said entire property' was standing in the name of Mr. Sohnab Aspendiar Irani and Mr. Ruston Aspendiar Irani for Eight Ana Share each.

h) After application of Maharashtra Weights and Measures Act, 1955 and Indian Coinage Act, 1955, and as per the Order of Special District Inspector of Land Records, the Acres and Gunthas and Rupas and Annas were converted into Hectors and Aas and accordingly the area of the said property was converted into 4-Hectors 87-Aas plus Pot Khoraba 0-Hector 4-Aas and assessed at Rs.25=90ps.

i) Mr. Sohnab Aspendiar Irani submitted an application and requested to sub divide 'the said entire property' bearing Survey No.48, into two parts i.e. Survey No.48/1 and Survey No.48/2, each



admeasuring 2-Hector 43.5-Area plus 0-Hector 2-Area Pot Khambha, and accordingly, Mutation Entry No.8945 was made by Tahsil and the said Mutation Entry was cancelled by the Circle Officer recording that, the owners should have obtained Order s/s.85 of Maharashtra Land Revenue Code from the Tahsildar, Haveli.

ii Mrs. K. A. Inani, Mr. Rustom Apendkar Inani, and Mr. Sohrab Apendkar Inani filed Returns s/s.8(1) of Urban Land (Ceiling & Regulation) Act, 1976, bearing Case No.11-4R-12-4R-13-4R, which were decided by the Additional Collector and Competent Authority, Pune Urban Agglomeration, Pune, Mr. Pramod Mane, on 25th April, 1976, and an Order s/s.8(4) of Urban Land (Ceiling & Regulation) Act, 1976 was issued by him declaring that, the said Declarants are declared to be Non Surplus Holders.

iii It is held by the Additional Collector and Competent Authority, Pune Urban Agglomeration, Pune under the erstwhile Urban Land (Ceiling & Regulation) Act, 1976 that, the land at Survey No-48, Village Hadapsar, Pune was non-surplus under the said (Ceiling & Regulation) Act, 1976.

iv Mr. Rustom Apendkar Inani, and Mr. Sohrab Apendkar Inani sold 'the said entire property' to in all 52 persons pursuant to the registered Sale Deeds, and their names are duly mutated as per the mutation entries as mentioned in the table written hereunder -

The property purchased from Mr. Rustom Apendkar Inani

Sl. No.	Name Of Owners/Purchasers	Area	Date of Sale Deed, Regn. No. Haveli No.	Mutation Entry No.
1	Mr. Asad Abdul Salam	0 H. 10 Area	12.06.1985 530585 HvL No. 3	32236
2	Mr. Mohammed Anwar Bakh	0 H. 10 Area	12.06.1985 510585 HvL No. 3	32237
3	Mr. Shabbir Abdul Aziz	0 H. 10	12.06.1985	32239



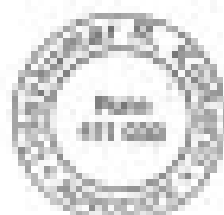
		Area	492/96 Hv/L No. 3 12.08.1996	
4	Rizwan Mohammed Inshad	0 H. 10 Area	494/96 Hv/L No. 3 12.08.1996	32240
5	Feroz Mohammed Inshad	0 H. 10 Area	495/96 Hv/L No. 3 12.08.1996	32241
6	Mohammed Iqbal Mohammed Shafi	0 H. 4.50 Area	492/96 Hv/L No. 3 12.08.1996	32242
7	Shaheda Begum Abdul Aziz	0 H. 10 Area	480/96 Hv/L No. 3 12.08.1996	32243
8	Ashfaq Ahmad Mohammed Inshad	0 H. 10 Area	525/96 Hv/L No. 3 12.08.1996	32245
9	Mohammed Mohsin Mohammed Inshad	0 H. 10 Area	524/96 Hv/L No. 3 12.08.1996	32246
10	Abdul Gani Mohammed Usman	0 H. 10 Area	504/96 Hv/L No. 3 12.08.1996	32247
11	Abdul Majid Mohammed Ilyas	0 H. 10 Area	505/96 Hv/L No. 3 12.08.1996	32248
12	Zahid Mohammed Ilyas	0 H. 10 Area	512/96 Hv/L No. 3 12.08.1996	32249
13	Abdul Hal Usman Gani	0 H. 10 Area	513/96 Hv/L No. 3 12.08.1996	32250
14	Mohammed Ilyas Mohammed Shafi	0 H. 10 Area	503/96 Hv/L No. 3 12.08.1996	32256
15	Mohammed Iqbal Mohammed Shafi	0 H. 4.25 Area	487/96 Hv/L No. 3 12.08.1996	32259
16	Mohammed Zanir Mohammed Shamshad	0 H. 10 Area	505/96 Hv/L No. 3 12.08.1996	32261
17	Farida Begum Mohammed Shamshad	0 H. 8.50 Area	500/96 Hv/L No. 3 12.08.1996	32262
18	Aad Mohammed Iqbal	0 H. 10 Area	501/96 Hv/L No. 3 12.08.1996	32263
19	Fahmeda Mohammed Inshad	0 H. 8.75 Area	500/96 Hv/L No. 3 12.08.1996	32264
20	Aad Mohammed Iqbal	0 H. 10	12.08.1996	32265



		Area	408/98 HVL No. 3	
21	Azif Mohammed Iqbal	D.H. 10 Area	12.08.1998 408/98 HVL No. 3	32265
22	Farooq Ahmed Abdul Aziz	D.H. 10 Area	12.08.1998 408/98 HVL No. 3	32267
23	Malik I. Poonswala	D.H. 10 Area	12.08.1998 401/98 HVL No. 3	32268
24	Agha M. Parvazi	D.H. 10 Area	19.08.1998 403/98 HVL No. 3	32275
25	Shehbaz M. Parvazi	D.H. 10 Area	19.08.1998 403/98 HVL No. 3	32285
26	Sayyed Habib Sayyed Muhammad	D.H. 10 Area	12.08.1998 405/98 HVL No. 3	32330

The property purchased from Mr. Schrab Aspendiar Inani

Sr. No.	Name Of Owners/Purchasers	Area	Date of Sale Deed, Regn. No. Haveli No.	Mutation Entry No.
1	Zaida Adnan Arbani	D.H. 10 Area	20.08.1998 511/98 HVL No. 3	32238
2	Hameed Ahmed Mohammed Shamshad	D.H. 10 Area	12.08.1998 488/98 HVL No. 3	32344
3	Taskeen Begum Mohammed Shamshad	D.H. 10 Area	12.08.1998 487/98 HVL No. 3	32289
4	Masood M Mamoon	D.H. 10 Area	12.08.1998 528/98 HVL No. 3	32268
5	Shahreen M. Maricar	D.H. 10 Area	12.08.1998 518/98 HVL No. 3	32270
6	Tariq Parvazi	D.H. 10 Area	20.08.1998 504/1998 HVL No. 3	32277
7	Khalid M Parvazi	D.H. 10 Area	20.08.1998 515/98 HVL No. 3	32272
8	Ashfaqur Ibrahim Poonswala	D.H. 10 Area	12.08.1998	32273



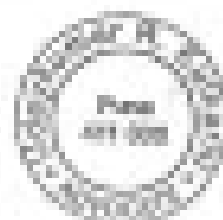
			523/94 H/L No. 3 20.06.1994	
9	Shafiq Ibrahim Farwani	O.H. 10 Acres	524/94 H/L No. 3 20.06.1994	32274
10	Ayaz Jaskariya Memon	O.H. 10 Acres	525/94 H/L No. 3 20.06.1994	32275
11	Farida Munir Mohammed Poonswala	O.H. 10 Acres	526/94 H/L No. 3 20.06.1994	32276
12	Mushtaq Maniar	O.H. 10 Acres	517/94 H/L No. 3 20.06.1994	32279
13	Shakeel Memon	O.H. 10 Acres	545/94 H/L No. 3 12.06.1994	32280
14	Sakina Maniar	O.H. 10 Acres	518/94 H/L No. 3 12.06.1994	32281
15	S.A. Jaidi (the name as per the Sale Deed) S A Sait (the name as per the Correction Deed)	O.H. 83 Acres	527/94 H/L No. 3 12.06.1994	32282
16	Iqbal Gulch	O.H. 10 Acres	527/94 H/L No. 3 20.06.1994	32283
17	Saim M. Memon	O.H. 10 Acres	528/94 H/L No. 3 12.06.1994	32284
18	S.A. Jaidi (the name as per the Sale Deed) S A Sait (the name as per the Correction Deed)	O.H. 82 Acres	514/94 H/L No. 3 20.06.1994	32285
19	Ronald Haydnika	O.H. 10 Acres	528/94 H/L No. 3 12.06.1994	32287
20	Sarfraz I. Sheikh	O.H. 10 Acres	523/95 H/L No. 3 12.06.1995	32288
21	Humera Maniar	O.H. 10 Acres	521/94 H/L No. 3 12.06.1995	32289
22	Rashid Khan (the name as per the Sale Deed) Abdul Rashid Sheikh (the name as per the Correction Deed)	O.H. 10 Acres	528/95 H/L No. 3 12.06.1995	32290
23	Javed Khan	O.H. 10 Acres	528/95 H/L No. 3 12.06.1995	32291
24	Abdul Majid Sayyad (the name as per the Sale Deed) Abdul Majid Memon (the name	O.H. 10 Acres	522/95 H/L No. 3 12.06.1995	32292



	as per the Correction Deed)			
25	Zaba Khan (the name as per the Sale Deed) Zaba Memon (the name as per the Correction Deed)	O H. 15 Area	12.05.1995 51555 H/L No. 3	32250
26	Sayyad Abdul Samad	O H. 15 Area	20.05.1995 52055 H/L No. 3	32271

re) Mr. Rudron Aspendar Inani, and Mr. Sohrah Aspendar Inani executed Correction Deeds in favour of the Purchasers as mentioned hereunder to correct the names as well as to add the names of the Purchaser which were inadvertently not mentioned in the aforesaid Sale Deeds and further as per the said Correction Deeds, the Purchasers have mentioned their respective share, percentage in the property purchased by them. The details whereof are as under -

	Name Of Owners/Purchasers	Area	Date of Correction Deed, Regn. No. Haveli No.	Mutation Entry No.
1	S. A. Jaji (the name as per two Sale Deeds both dated 20.06.1995 registered at Sr. No. 51455 & 53155 respectively) S. A. Sait (the name as per the Correction Deed)	O H 02 Area O H 03 Area	19.04.2011 2883/2011 H/L No. 8	44428
2	Rashid Khan (the name as per the Sale Deed dated 20.06.1995 registered at Sr. No. 52655) Abdul Rashid Sheikh (the name as per the Correction Deed)	O H 10 Area	09.03.2011 2882/2011 H/L No. 8	44431
3	Abdul Majid Sayyad (the name as per the Sale Deed dated 20.06.1995 registered at Sr. No. 52255) Abdul Majid Memon (the name as per the Correction Deed)	O H 10 Area	17.11.2008 8883/2008 H/L No. 8	44433
4	Zaba Khan (the name as per the Sale Deed dated 20.06.1995 registered at Sr. No. 51655) Zaba Memon (the name as per the	O H 10 Area	17.11.2008 8881/2008 H/L No. 8	44434



	Correction Deed)			
5	As per the correction deed name of Mr. Mohammed Mahfouz Mohammed Shamsheh is included in the Sale Deed for 99% share and Mr. Javed Khan retains 1% share in the property purchased by him	0 H 10 Area	8.10.2008 3715/2008 HVL No.2	44432
6	As per the correction deed name of Abdul Aziz Mohammed Shah is included in the Sale Deed for 99% share and Ronald Haydrick retains 1% share in the property purchased by him	0 H 10 Area	8.10.2008 3714/2008 HVL No.2	44436
7	As per the correction deed name of Mohammed Mahfouz Mohammed Shamsheh is included in the Sale Deed for 99% share and Sayyad Abdul Samad retains 1% share in the property purchased by him	0 H 10 Area	3715/2008 HVL No.2	44438

n) Ronald Haydrick sold his 1% share i.e. 10 Sq.mtrs. to Tariq Panwari by executing Sale Deed dated 03.12.2008 which is duly registered in the Office Of Sub Registrar Haveli No. 8, Pune at Serial No. 9256/2008, and accordingly the name of Mr. Tariq Panwari is mutated on 7/12 extract and other Revenue Records as Owner vide Mutation entry No. 44503

o) Sayyad Abdul Samad sold his 1% share i.e. 10 Sq.mtrs. to Tariq Panwari by executing Sale Deed dated 03.12.2008 which is duly registered in the Office Of Sub Registrar Haveli No. 8, Pune at Serial No. 9256/2008, and accordingly the name of Tariq Panwari is mutated on 7/12 extract and other Revenue Records as Owner vide Mutation Entry No. 44910

p) Mr. Rafeel Malik and Mr. Ibrahim Ghaffar Sheikh as the alleged Power of Attorney Holders of Mr. Fustoon Apendiar Irani and Mr. Sohail Apendiar Irani had filed R.T.B. Appeal No.15G007, against



Farooq Ahmed Abdul Aziz and others challenging the Mutation Entry Nos.32235 to 32250, 32258 to 32263 regarding recording the names of the aforesaid purchasers on the 7x12 extract and other concerned revenue records before the Sub Divisional Officer, Bhor Sub Division, Pune, and the Sub Divisional Officer, Bhor, partly allowed the said Appeal and cancelled the said Mutation Entries and directed the Tahsildar Havell to make a fresh inquiry in respect of the points mentioned in the Decision given by him.

q) Mr. Krishna Waman Marimote, through his Power of Attorney holder, Mr. Anand Anas Akunte, filed R.T.S. Appeal No.162007, against Aai Abdul Salam and others challenging the Mutation Entry Nos.32235 to 32250, 32258 to 32263 regarding recording the names of the aforesaid purchasers on the 7x12 extract and other concerned revenue records before the Sub Divisional Officer, Bhor Sub Division, Pune, and the Sub Divisional Officer, Bhor, partly allowed the said Appeal and cancelled the said Mutation Entries and directed the Tahsildar Havell to make a fresh inquiry in respect of the points mentioned in the Decision given by him.

i) Mr. Farooq Ahmed Abdul Aziz filed Appeal No.RT82/Appeal/300/2007 before the Additional Collector, Pune, challenging the decision given by Sub Divisional Officer, Bhor Sub Division, Pune, in RTS Appeal No.15/2007 (due to the typographical mistake the said RTS Appeal No.15/2007 was mentioned as RTS Appeal No.15/2006) , and accordingly the Additional Collector, Pune, allowed the said Appeal by his Judgment and Order, dated 30th June, 2006, and has cancelled the decision given by the Sub Divisional Officer, Bhor Sub Division, Pune, and, therefore, as per the Mutation Entry Nos.32235 to 32250 and 32258 to 32263, the names of the purchasers therein as aforesaid were duly mutated on the 7x12 extract and other concerned records as owners / holders for the respective areas purchased by them.



s) Mr. Mohammed Anwar Salki filed Appeal No.RTSG/Appeal22TG087 before the Additional Collector, Pune, challenging the decision given by Sub Divisional Officer, Bhor Sub Division, Pune, in RTI Appeal No.16G087 (due to the typographical mistake the said RTI Appeal No.16G087 was mentioned as RTI Appeal No.16G088) and accordingly the Additional Collector, Pune, allowed the said Appeal by his Judgment and Order, dated 20th June, 2008, and has cancelled the decision given by the Sub Divisional Officer, Bhor Sub Division, Pune, and, therefore, as per the Mutation Entry Nos.32235 to 32250 and 32258 to 32263, the names of the purchasers therein as aforesaid were duly mutated on the Tax record and other concerned records as owners / holders for the respective area purchased by them.

t) The following owners have orally gifted out (HIBA) their respective land to as per the provisions of the Muslim Law to the following persons.

Sr. No.	Name of Donor	Name of Donee	Area
1	Aqbal Abdul Salari	Mohammed Inshad Mohammed Shafi	0 H. 10 Area
2	Mohammed Anwar Salki	Mushtahque Mohammed Shamshad	0 H. 10 Area
3	Abdul Qari Mohammed Usman	Hamida Mohammed Iqbal	0 H. 10 Area
4	Abdul Majid Mohammed Ilyas	Ekulsa Abdul Aziz	0 H. 10 Area
5	Zahid Mohammed Ilyas	Abdul Aziz Mohammed Shafi	0 H. 10 Area
6	Abdul Hal Usman Qari	Mohammed Iqbal Mohammed Shafi	0 H. 10 Area
7	Mohammed Ilyas Mohammed Shafi	Abdul Aziz Mohammed Shafi	0 H. 10 Area
8	Sayed Habib Sayyed Mohamed	Mahabooj Mohammed Shamshad	0 H. 10 Area

u) The aforesaid Donors had given their respective land by way of oral Gift (HIBA) as per the provisions of the Muslim Law to the Donees by observing three essentials of gift under the Mohammedan Law viz. 1) declaration of the gift by the Donor 2) acceptance of the gift by the



Donee and 3) delivery of possession without executing any gift deed and the Donees are in actual, vacant and peaceful possession of their respective lands since the land is gifted out by the Donor to the Donee. It is specifically asserted by the aforesaid Donees that there is no need to get the gift deed executed as well as registered under Sec. 17 of Indian Registration Act, under the Muslim Law, which is confirmed by Hon'ble Supreme Court of India in Civil Appeal No. 1714 of 2005 in case of *Hakeem Bibi & Others Vs. Shaikh Farid (dead) by LRs. & others*;

v) The names of the aforesaid Donees are duly mutated on T12 extract and on other concerned revenue record as owner / holder pursuant to Mutation Entry No.40485;

w) Mr. Malik Ibrahim Poonawala, expired intestate on 21st May, 2006, leaving behind him his only legal heir and representative viz. Smt. Farhana Malik Poonawala, who is entitled to inherit his movable and immovable properties absolutely and her name is mutated as absolute owner on T12 extract and other concerned revenue records vide Mutation Entry No. 44656

x) Mr. Abdul Majid Memon expired intestate on 20.02.2009, leaving behind him his legal heirs and representatives viz. Mr. Masood Abdul Majid Memon alias Abdul Kader Abdul Majid Memon, Mr. Salim Abdul Majid Memon, Mr. Shabaz Abdul Majid Memon, Mrs. Shahida Anjad Sait, Mrs. Farzana Harid Sait and Mrs. Shahnaz M. Parsani and their names are mutated on the T12 extract and other concerned revenue records vide Mutation Entry No. 44657.

y) Mr. Mohammed Zamir Mohammed Sharshad, expired intestate on 5th October, 2010, leaving behind him his legal heirs and representatives viz. 1) Mrs. Farida Begum Mohammed Sharshad, 2) Mr. Harid Mohammed Sharshad, 3) Mr. Mahabub Mohammed Sharshad, and 4) Mr. Mushtaque Mohammed Sharshad, and their



names are mutated on the 7x12 extract and other concerned revenue records, vide Mutation Entry No.41584.

c) The property bearing Survey No. 48, Hadapsar, Taluka - Haveli, Dist. - Pune, is partly reserved for Garden (Reservation No.18), Market and Shopping Center (Reservation No.16), 18 Meter Wide Road, 12 Meter Wide Road, and 7.50 Meter wide Nala Garden and the remaining part falls under the residential zone.

aa) Mrs. Shaheen M. Maniar and others with the consent of Mr. Shoaib (Shohab) Abdul Aziz and others i.e. the owners of the eastern side have sold, conveyed their respective undivided shares located on or towards western side of 'the said entire property' as per their mutual understanding and the total area sold is admeasuring 5-Hector 50-Ares out of Survey No.48, admeasuring 4-Hector 01-Ares inclusive of Plot Khamba situated at Mouje Hadapsar, Taluka - Haveli, Dist. - Pune, to the present eastern side owners viz. New Front Housing as per the Sale Deed dated 31/12/2013, which is inclusive of the reservations for Garden (Reservation No.18), Market and Shopping Center (Reservation No. 16), 18 Meter Wide Road, 12 Meter Wide Road, and 7.50 Meter wide Nala Garden and the remaining part that falls under the residential zone. The said Sale Deed is duly registered at the Office of Sub Registrar, Haveli No.2, Pune, at serial No.2805/2014, on 7th April, 2014. The said owners viz. Mrs. Shaheen M. Maniar and others have also executed General Power of Attorney, dated 7th April, 2014, in respect of their western side property in favour of the Partners of New Front Housing which is also duly registered at the Office of Sub Registrar, Haveli No.2, Pune, at serial No.2806/2014, on 7th April, 2014.

ab) Mrs. Shaheen M. Maniar and others have executed Deed of Correction, dated 28.04.2014, in favour of New Front Housing which is duly registered at the Office of Sub Registrar, Haveli No.2, Pune, at serial No.3250/2014 on 28.04.2014 to correct the inadvertent mistake. The name of Mr. Abdul Aziz Mohammed Shafi was wrongly mentioned



instead of name of Mrs. Shahwala begum Abdul Aziz who has executed the said Sale Deed, dated 31st December, 2013 and Power of Attorney, dated 7th April, 2014 in favour of New Front Housing.

ac) The name of New Front Housing is mutated on the Tx12 extract and other concerned revenue records vide mutation entry no-44811 in respect of the western side property.

ad) The eastern side owners viz. Mr. Shoeb (Shohab) Abdul Aziz and others have executed Development Agreement, dated 31st December, 2013, in favour of New Front Housing, a Partnership Firm, in respect of the eastern side property. The said Development Agreement is duly registered at the Office of Sub Registrar, Havell No.2, Pune, at serial No.2807/2014, on 7th April, 2014.

ae) The eastern side owners viz. Mr. Shoeb (Shohab) Abdul Aziz and others have also executed a General Power of Attorney, dated 7th April, 2014, in favour of Partners of New Front Housing in respect of the eastern side property above to enable it to carry out and complete the entire development and construction on the said entire property. The said Power of Attorney, is duly registered at the Office of Sub Registrar, Havell No.2, Pune, at serial No.2808/2014, on 7th April, 2014.

af) M/s. Bharucha and Sons Realtors and Developers Private Limited, claims to have entered in to oral agreement of sale, by paying substantial consideration and has carried out development by incurring expenses and then dispute arose. M/s. Bharucha and Sons Realtors and Developers Private Limited, had filed Special Civil Suit No.918/2013, in the Court of Civil Judge, Senior Division, Pune, at Pune, for Specific Performance, Declaration and Injunction and Damages against the owners of the entire property (Mr. Shoeb (Shohab) Abdul Aziz and others).



ag) M/s. Bharucha and Sons Realtors and Developers Private Limited, as the plaintiff and all the owners of the entire property as the defendants in the said Special Civil Suit 616/2013, along with New Front Housing have agreed to settle the dispute outside the Court as per the Compromise that took place between them and as per the Compromise the New Front Housing has agreed to pay total monetary compensation of Rs.35 000 000/- (Rupees Thirty Five millions Only) to M/s. Bharucha and Sons Realtors and Developers Private Limited, which is paid by New Front Housing pursuant to the registered Sale Deed and registered Development Agreement for relinquishment of its rights and repayment of the earnest money alongwith expenses incurred for the development in the said property for withdrawal of the said Special Civil Suit unconditionally without reserving any rights in the said property. M/s. Bharucha and Sons Realtors and Developers Private Limited, signed the aforesaid Sale Deed and Development Agreement, both dated 31st December, 2013, as the Consenting Party. M/s. Bharucha and Sons Realtors and Developers Private Limited, has withdrawn the said Special Civil Suit No.616/2013, unconditionally and accordingly the Hon'ble Court has passed an Order, and has disposed off the said Suit.

ah) One Mr. Malik Zakaria Memon joined as a Consenting Party to the aforesaid registered Sale Deed and registered Development Agreement, both dated 31st December, 2013, as he claims to have tenancy rights in the said property. As per the compromise arrived between the owners of the entire property and New Front Housing, the New Front Housing paid the consideration to him for surrender of his Tenancy Rights in its favour as per the aforesaid registered Sale Deed and registered Development Agreement.

aj) The owner of the Western side and the owners of the Eastern side of the said entire property submitted the sub division layout of the said entire property to Pune Municipal Corporation and the Pune Municipal Corporation has sanctioned the sub division layout in respect of the said entire property vide Commencement Certificate



No.CG/2554/14 dated 25.01.2014. M/s. New Front Housing as the owner and as the Power of Attorney holder for Mr. Ghoseb (Shohab) Abdul Aziz and others submitted the revised Layout and got the said revised layout duly sanctioned by sub dividing residential Plot No.1, total admeasuring about 11494.11 sq. mtrs. into Plot No.1A, admeasuring about 5527.00 sq. mtrs. and Plot No.1B admeasuring about 5967.11 sq. mtrs. and has also got the Plot No.3, total admeasuring about 10081 sq. mtrs. sub divided into Plot No.3a, admeasuring about 5132.82 sq. mtrs. and 3b, admeasuring about 4948.18 sq. mtrs. vide Revised Commencement Certificate No.CG/9993/16, dated 20th June, 2016.

aj) New Front Housing for self and as Power of Attorney Holder of the owners viz. Ghoseb (Shohab) Abdul Aziz and others have handed over an area admeasuring about 15132.84 sq. mtrs. out of Plot No.2, Survey No.48, admeasuring about 16468 sq. mtrs. as per the T-12 extract, situated at Mouje Hadapsar, Taluka – Haveli, Dist. – Pune, reserved for the GARDEN to Pune Municipal Corporation pursuant to the registered Transfer Deed, dated 18th January, 2017, which is duly registered at the Office of Sub Registrar, Haveli No.16, Pune, at serial No.430/2017.

ak) New Front Housing got the Building Construction Plans duly approved on Plot No.1A, admeasuring about 5527 sq. mtrs. out of Survey No.48, Hadapsar, Pune, from the concerned authorities of Pune Municipal Corporation vide Commencement Certificate No.CG/154/2016, dated 10th October, 2016.

ET. Whether the said land/ property is affected by any special enactment such as Tenancy Laws, Urban Land (Ceiling and Regulation) Act, 1976:-

F) Mrs. K. A. Inani, Mr. Rustom Apendkar Inani, and Mr. Sohrab Apendkar Inani filed Petition s/b.5(1) of Urban Land (Ceiling & Regulation) Act, 1976, bearing Case No.11-IR-12-IR-13-IR, which



were decided by the Additional Collector and Competent Authority, Pune Urban Agglomeration, Pune, Mr. Pramod Maw, on 20th April, 1995, and an Order uh.5(4) of Urban Land (Ceiling & Regulation) Act, 1976 was issued by him declaring that, the said Declarants are declared to be Non Surplus Holders.

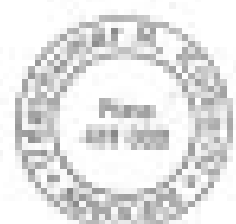
ii) It is held by the Additional Collector and Competent Authority, Pune Urban Agglomeration, Pune under the erstwhile Urban Land (Ceiling & Regulation) Act, 1976 that, the land at Survey No.48, Village Hadapsar, Pune was non-surplus under the said (Ceiling & Regulation) Act, 1976.

iii) The photo copies of the said Orders are supplied by the owners of the entire property to New Front Housing and which are made available for my inspection and on perusal of the said photo copies and considering the report Act I am of the opinion that, the owners of the said entire property are not holding surplus vacant land.

55. Whether there is any subsisting encumbrance on the said land/ property –

ii) A Public Notice was published in Daily Sakal, dated 23rd May, 2011 and Daily Prabhat dated 23rd May, 2011 inviting objections from the public at large for and behalf of my client in respect of the said entire property under report.

iii) I have received an alleged Objection, dated 31st May, 2011, from Mr. Sanjay S. Dixit, Advocate for Mr. Anand Anna Alkumbh and Mr. Surjit Jawinder Harpal, wherein, the Objectors claimed to have alleged rights in the said entire property. The said Objections have mentioned in the said alleged objection that, the Objectors have right, interest in the said property and RTI Appeal No.160087 is decided in their favour. The said alleged RTI Appeal No.160087, was filed by Mr. Krishna Vikram Masmade through his alleged Power of Attorney Holder, Mr. Anand Anna Alkumbh which was partly allowed by the Sub-



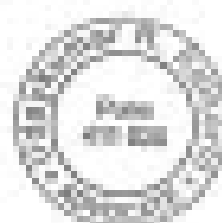
Divisional Office, Bhor Sub Division, Pune, and Mutation Entry No.32235 to 32250, 32258 to 32263, were cancelled by him and directed the Tahsildar Haveli to make a fresh inquiry in respect of the points mentioned in the Decision given by him.

II) Mr. Mohammad Anwar Salik and others filed Appeal No.RTS2/Appeal/227/2007 before the Additional Collector, Pune, challenging the decision given by Sub Divisional Officer, Bhor Sub Division, Pune, in RTS Appeal No.15/2007, and accordingly the Additional Collector, Pune, allowed the said Appeal by his Judgment and Order, dated 30th June, 2008, and has cancelled the decision given by the Sub Divisional Officer, Bhor Sub Division, Pune, and, therefore, as per the Mutation Entry Nos.32235 to 32250 and 32258 to 32263, the names of the purchasers therein i.e. the owners of the entire property were duly mutated on the 7c12 extract and other concerned records as owners / holders for the respective area purchased by them, and, therefore, in my opinion the objection raised by the Objectors has no legal force.

IV) I have received an alleged Objection from Mr. D. S. Patil, Advocate for Mr. Ibrahim Ghaffi Sheikh in response to the said Public Notice. The said Objector claimed to have acquired alleged rights pursuant to the alleged Power of Attorney dated 22.08.2006 executed by the erstwhile owners viz. Mr. Ruston Aspendar Isani.

V) It is mentioned in the said alleged Power of Attorney that Mr. Sohob Aspendar Isani had executed his alleged Will and he had bequeath his share to Raheel Malik and Ibrahim Ghaffi Sheikh.

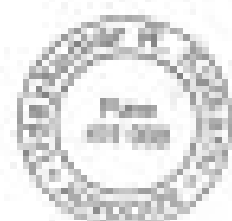
VI) The said Objectors Raheel Malik and Ibrahim Ghaffi Sheikh have filed RTS Appeal No.15/2007 which was partly decided in their favour. Mr. Farooq Ahmed Abdul Aziz filed Appeal No.RTS2/Appeal/200/2007 before the Additional Collector, Pune, challenging the decision given by Sub Divisional Officer, Bhor Sub Division, Pune, in RTS Appeal No.15/2007, and accordingly the Additional Collector, Pune, allowed



the said Appeal by his Judgment and Order, dated 30th June, 2008, and has set aside the decision given by the Sub-Divisional Officer, Stamps Division, Pune, and, therefore, as per the Mutation Entry Nos. 32236 to 32250 and 32258 to 32263, the names of the purchasers therein i.e. the owners of the entire property were duly mutated on the T-12 extract and other concerned records as owners / holders for the respective area purchased by them.

VII) The said Objectors have not sent any supporting document along with their alleged objection to substantiate their alleged claims. It is a matter of fact and record that, the erstwhile owners had executed the registered Sale Deed in favour of the owners of the entire property by executing and registering various Sale Deeds in the year 1998 as aforesaid. The alleged Will was executed in the year 1999 by Mr. Sohrab Apendiar Irani. The alleged Power of Attorney was executed and registered on 22.08.2005 by Mr. Rustom Apendiar Irani however it is a matter of fact and record that Mr. Rustom Apendiar Irani expired intestate on 25.03.2003.

VIII) Mr. Raheel Malik and Ibrahim Shafi Sheikh filed a complaint before Sub-Registrar Haweli No.3 Pune to cancel the sale deeds executed by Mr. Rustom Apendiar Irani and Sohrab Apendiar Irani in favour of Mohammad Anwar Salik and others. The said complaint was rejected by the Deputy Inspector General of Registration and Deputy Controller of Stamps Pune Division Pune. As per the letter dated 30.07.2007 issued by Inspector General of Registration a fresh enquiry was conducted by Deputy Inspector General of Registration and Deputy Controller of Stamps Pune Division Pune on 14.11.2007 and he has referred all the documents submitted before him. It is specifically observed by the Deputy Inspector General of Registration and Deputy Controller of Stamps Pune Division Pune Mr. Rustom Apendiar Irani expired on 25.03.2003 as evident from the copy of the death certificate issued by Cantonment Board Pune on 03.04.2005 and the alleged Power of Attorney was executed on 22.08.2005 and registered at Sr. No. 5291 on 22.08.2005. Considering the aforesaid



facts, in my opinion the alleged objection is not legal and has no substance of whatsoever nature.

(K) I have received an alleged objection from Mr. Ramesh Kakane, Advocate for his client, Mr. Prakash, Narayan, Narvath, Gornath, Siddheshwar Bhagwan Taware, and Mr. Sampat Chaganrao Taware. The alleged contentions raised in the said objection are time barred and in my opinion the said objection have no legal substance and which need not to be considered as per the prevailing legal provisions.

(L) I have received an another objection from Mr. I. M. Shaikh, Advocate for his client Mrs. Parvata Malik Poonawala, one of the owners of the aforesaid entire property. Mrs. Parvata M. Poonawala has withdrawn her alleged objection and notice and she has joined as a party to the aforesaid registered Sale Deed, Development Agreement and Power of Attorney.

(Y) New Front Housing has availed Project Loan from Tata Capital Housing Finance Limited, amounting to Rs.12,00,00,000/- (Rupees Twelve Crores Only), by mortgaging Plot Nos.1A and 1B out of Plot No.1, Survey No.48, Hadapsar, Pune. New Front Housing for self and as a Power of Attorney Holder of Ghosh Abdul Aziz and Others executed Mortgage Deed, dated 20th December, 2016, in favour of Tata Capital Housing Finance Limited, in respect of Plot No.1A and 1B, out of Plot No.1, Survey No.48, Hadapsar, Taluka – Haveli, Dist. – Pune, which is duly registered at the Office of Sub Registrar, Haveli No.21, Pune, at serial No.15713G016, on 20th December, 2016.

Mrs. Snehalata Babar Patil Advocate, Pune has carried out the search and inspected documents available in the offices of Sub Registrar Pune for the period of last 30 years and in continuation whereof she has carried out search for the period of 2014, 2015, and 2016 and thereafter in continuation whereof she has carried out search for the period of 2017. She has also carried out e-search on the website of Inspector General of Maharashtra ([igr.maharashtra.gov.in](http://gr.maharashtra.gov.in)) in respect of



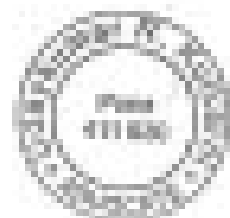
said property. Except the aforesaid charge of Tata Capital Housing Finance Limited, she has not come across recording of any adverse entry affecting the title of the present owners in respect of the said entire property. I have perused all the documents referred in this Search / Title opinion, and subject to the application of the prevailing laws and the reservations of Pune Municipal Corporation for the public purpose as referred in this Search Report and Title Opinion, in my opinion the above named owners subject to the charge of Tata Capital Housing Finance Limited, have valid, legal marketable title to the said entire property. A separate certificate based on this Opinion is given.

All copies of the documents referred to above are inspected and returned to New Front Housing.

Pune

Date – 30.01.2017


(Adv. Kulkarni R. Kulkarni)
Advocate



RPAD / RCR

CERTIFICATE

I, Udaykumar R. Kulkarni, Advocate, hereby certify that, in my opinion the title of New Front Housing, a registered partnership firm registered under The Indian Partnership Act, 1932 having its office at 768/6, Kabilq Apartment, Deccan Gymkhana, Shivalinagar, Pune - 411 004 Through its duly authorized Partners, 1. Shri. Pravin Jagannath Ghadge, 2.Shri. Mahesh Raghunath Deshpande 3. Shri. Mahesh Jayprakash Lalwani, and the title of Mr. Shoeb (Shoeb) Abdul Aziz and others in respect of Plot No. 1 admeasuring about 11464.11 sq.mtrs. (Plot Nos.1A and 1B), Plot No. 2 admeasuring about 10466 sq.mtrs., Plot No. 3 admeasuring about 10551 sq.mtrs. (Plot Nos.3a and 3b), Plot no. 4 admeasuring about 8483.42 sq.mtrs. and Plot No. 5 admeasuring about 2605.47 sq.mtrs. out of the sanctioned layout of Survey No.46, admeasuring 4-Hector 57-Ares plus Pot Khosaba 0-Hector 4-Ares thus total admeasuring 4-Hector 57-Ares, situated at Mouje Hadapsar, Taluka - Haveli, Dist. - Pune which is more particularly described in Schedule - II written hereinabove subject to the reservations as per the development plan of Pune Municipal Corporation and subject to the charge of Tata Capital Housing Finance Limited in respect of Plot No.1 (Plot Nos.1A and 1B), is clear, clear, marketable, free from any encumbrances, as evident from the records made available for my inspection and the information given by the owners, Advocate Mrs. Seetalata V. Babar-Patil, of my instance, carried out the search for the last 30 years at the Offices of Sub Registrar, Haveli, Pune, with all the constraints regarding the availability of record, during the search carried out and inspection taken by her for the period of last 30 years and in continuation whereof she has carried out search for the period of 2014, 2015, 2016 and 2017, except the registered Mortgage Deed executed in favour of Tata Capital Housing Finance Limited, she did not notice recording of any registration of any transaction adversely affecting the title of the owners of the entire property and further she has carried out the a-search on the website of Inspector General of Maharashtra (gr.maharashtra.gov.in) and except the registered Mortgage Deed



executed in favour of Tata Capital Housing Finance Limited, she has not found any entry adversely affecting the title of the owners.

I, therefore, certify that, except the registered Mortgage Deed executed in favour of Tata Capital Housing Finance Limited, in respect of Plot No.1 (Plot Nos.1A and 1B) as aforesaid, the present owners are having legal, valid and marketable title free from any encumbrances.

SCHEDULE I

(Description of the entire property:-)

All that piece and parcel of the property bearing Survey No.45, admeasuring 4-Hector 87-Ares plus Pot.Kharaba 0-Hector 4-Ares thus total admeasuring 4-Hector 91-Ares, situated at Mouje Hadapsar, Taluka - Haveli, Dist. - Pune, within the limits of Pune Municipal Corporation and within registration Sub District Taluka Haveli and within Registration District of Pune, and being bounded on its four sides as under:-

On or towards -

East	: By Survey No. 428 and 43A
West	: By Nala
South	: By Survey No. 50
North	: By Survey No. 43A

together with all rights of easement and appurtenances thereto.

Schedule - II

Plot Nos. 1 to 5 out of sanctioned layout of Survey No.45, admeasuring 4-Hector 87-Ares plus Pot Kharaba 0-Hector 4-Ares thus total admeasuring 4-Hector 91-Ares, situated at Mouje Hadapsar, Taluka - Haveli, Dist - Pune



Sr. No.	Name of the owner	Survey No. 45, Plot No. 1 (non-agricultural) Area in sq.mtrs.	Survey No. 46, Plot No. 2 (Garden) Area in sq.mtrs.	Survey No. 48, Plot No. 3 (Market & Shopping Centre) Area in sq.mtrs.	Survey No. 49, Plot No. 4 (DP road) Area in sq.mtrs.	Survey No. 45, Plot No. 5 (Main road) Area in sq.mtrs.
1	Mr. Ghaleb (Shahab) Abdul Aziz	233.48	335.36	285.32	172.78	53.08
2	Mr. Fawzan Mohammed Inshad	233.48	335.36	285.32	172.78	53.08
3	Mr. Faraz Mohammed Inshad	233.48	335.36	285.32	172.78	53.08
4	Mohammed Iqbal Mohammed Shah	379.41	544.68	233.84	288.76	85.24
5	Mrs. Shahida Begum Abdul Aziz	178.11	281.52	153.89	122.58	39.68
6	Mr. Ashfaq Ahmed Mohammed Inshad	233.48	335.36	285.32	172.78	53.08
7	Mr. Mohammed Mohtasim Mohammed Inshad	233.48	335.36	285.32	172.78	53.08
8	Mrs. Tasleem Begum Mohammed Shamsud	233.48	335.36	285.32	172.78	53.08
9	Mrs. Fanda Begum Mohammed Shamsud	168.68	286.85	174.52	148.85	48.11
10	Mr. Asif Mohammed Iqbal	233.48	335.36	285.32	172.78	53.08
11	Mrs. Fahmeda Mohammed Inshad	284.58	203.44	179.68	151.10	48.13
12	Mr. Asif Mohammed Iqbal	233.48	335.36	285.32	172.78	53.08
13	Mr. Asif	233.48	335.36	285.32	172.78	53.08



	Mohammed Iqbal					
14	Mr. Farooq Ahmed Akmal Aze	233.45	335.35	305.32	112.75	53.85
15	Ashfaq Ibrahim Farooq	233.45	335.35	305.32	112.75	53.85
16	Shafiq Ibrahim Farooq alias Shafiq Ibrahim Ashraf	112.74	127.55	132.85	85.38	28.53
17	Mr. Tariq Farooq	233.45	335.35	305.32	112.75	53.85
18	Mr. Shafiq Farooq	233.45	335.35	305.32	112.75	53.85
19	Mr. Mushfique Mohammed Shamsud	281.85	418.35	356.34	213.87	68.33
20	Mrs. Hamida Mohammed Iqbal	233.45	335.35	305.32	112.75	53.85
21	Mr. Akmal Aze Mohammed Shafiq	498.87	572.71	415.83	345.85	168.03
22	Mr. Shafiq (alias) Akmal Aze	233.45	335.35	305.32	112.75	53.85
23	Mr. Mohammed Iqbal Mohammed Shafiq	175.11	281.85	153.99	128.58	35.83
24	Mrs. Shahida Farooq	112.74	127.55	132.85	85.38	28.53
25	M/S. MEHRA PRICHLI HOLDINGS, Through its duly authorized Partners, 1. Shri. Pravin Jagannath Shinde, 2. Shri. Mukund Raghunath Deshpande	5537.21	8383.88	675.83	4519.35	1338.77

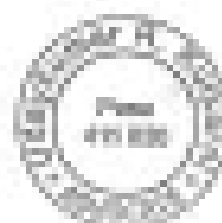


	S. Smt. Mukesh Jyotsna's Lahari					
	TOTAL	1186.11	16488	16000	8453.42	2605.41

Pune

Date - 30.01.2017


(Udaykumar R. Kulkarni)
Advocate





Abstract

Chen, B. & B. Chen

No. Inv.	Remarks	Defendant No.	Defendant Date	Sex	Defendant Amount
1		00040000000000000000	00000000000000000000	MALE	100.00
Total Defendant Amount					100.00

MRS. SUDHAKATA DABAR-PATE,
ADVOCATE,

Flat No. 101, Savitri Residency Building No. E
Survey No. 50/128, City Survey No. 439,
Hingane Beldak (Maharshi Karve Nagar)
Pune - 411 052

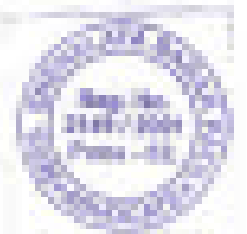
To,

Sri Udaykumar R. Patil, Advocate
'Chabai'
411, Shivajinagar Peth,
Pune - 411 003.

Dear Sir,

1) I have carried out the e-search on the website of Inspector General of Maharashtra [ig.maharashtra.gov.in] and I have also carried out inspection and search at the office of Sub Registrar Haveli, Pune for the period last 20 years and in continuation whereof I have carried out search for the period of 2014, 2015 and 2016 and thereafter in continuation whereof I have carried out search for the period of 2017 in respect of the property Survey No. 45, measuring 4-Hector 63-Ares plus Pot Khosaba 0-Hector 4-Ares thus total measuring 4-Hector 90-Ares, situated at Mouje Madapur, Taluka - Haveli, Dist. - Pune, within the limits of Pune Municipal Corporation and within registration Sub District Taluka Haveli and within Registration District of Pune (which is more particularly described in Schedule I and Schedule II written hereunder) which is owned by the following owners -

(i) Name of the Owner of western side area measuring 2 Hectar 50 Ares out of the entire property bearing Survey No. 45, situated at Mouje Madapur, Taluka - Haveli, Dist. - Pune,



M/S. NEW FRONT HOUSING,

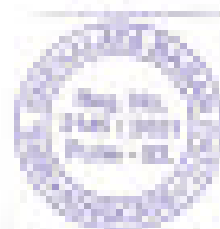
Through its duly authorised Partners,

1. Shri. Pravin Jagannath Ghoshle,
2. Shri. Mukund Raghunath Deshpande
3. Shri. Mukesh Jayprakash Lalwani

(Hereinafter referred to as the owner of the western side)

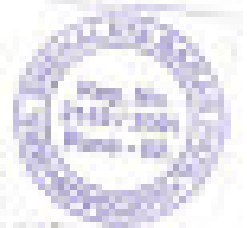
(II) Name of the Owners of eastern side area administering 2 Hectar 41 Area out of the entire property bearing Survey No.48, situated at Mawje Hadapsar, Taluka - Haveli, Dist. - Pune,

1. Mr. Shoaib (Shohab) Abdul Aziz
R/te - Ghar No. 332 Ganesh Peth Pune - 411002
2. Mohammed Iqbal Mohammed Shaif
R/te - 584/3, Gulmohar Society,
Market Yard, Pune - 411007
3. Mrs. Shaheda begum Abdul Aziz
R/te - Ghar No. 332 Ganesh Peth Pune - 411002
4. Mrs. Hamida Mohammed Iqbal
R/te - 5 No. 584/3, Gulmohar Society,
Market Yard, Pune - 411007
5. Mr. Shaleh (Shahid) Abdul Aziz
R/te - Ghar No. 332 Ganesh Peth Pune - 411002
6. Mr. Abdul Aziz Mohammed Shaif
R/te - Ghar No. 332 Ganesh Peth Pune - 411002
7. Mr. Asif Mohammed Iqbal
R/te - 5 No. 584/3, Gulmohar Society, Market Yard, Pune.
8. Mr. Asif Mohammed Iqbal
R/te - 5 No. 584/3, Gulmohar Society, Market Yard, Pune
9. Mr. Asif Mohammed Iqbal



R/lat - S.no. 584/3, Gulmohar Society, Market Yard, Pune.

10. Mr. Farooq Ahmed Abdul Aziz
R/lat - Ghar No. 102 Ganesh Peth Pune - 411002
11. Mr. Muhammad Ishaq Muhammad Shafi
R/lat- 32/33, Amit Terrace, Al Amin Society
Market Yard, Pune - 411 037.
12. Mr. Muhtabiqur Mohammed Shamsbad
R/lat -182, Ganesh Peth, Pune - 411002
13. Mr. Nisvan Mohammed Ishaq
R/lat - 32/33, Amit Terrace, Al Amin Society
Market Yard, Pune - 411 037.
14. Mr. Feroz Mohammed Ishaq
R/lat-32/33, Amit Terrace, Al Amin Society
Market Yard, Pune - 411 037.
15. Mr. Ashfaqur Ahmed Mohammed Ishaq
R/lat- 32/33, Amit Terrace, Al Amin Society
Market Yard, Pune - 411 037.
16. Mr. Mohammed Mohsin Mohammed Ishaq
R/lat- 32/33, Amit Terrace, Al Amin Society
Market Yard, Pune - 411 037.
17. Mr. Mohammed Zahir Mohammed Shamsbad
since deceased through his legal heirs
- 17a. Mr. Muhtabiqur Mohammed Shamsbad
R/lat -182, Ganesh Peth, Pune- 411002
18. Mrs. Farida Begum Mohammed Shamsbad
R/lat - Ghar No. 331 Ganesh Peth Pune - 411002
19. Mrs. Fatimada Mohammed Ishaq
R/lat- 32/33, Amit Terrace, Al Amin Society
Market Yard, Pune - 411 037.
20. Mrs. Tasleem Begum Mohammed Shamsbad
R/lat - Ghar No. 102 Ganesh Peth Pune - 411002
21. Mrs. Shahida Anjad Sait



- through her Power of Attorney holder Mrs. Shehnaz M. Parwani
R/pt - 9 Kahun Road, Camp, Pune - 411001
22. Ashfaq Ibrahim Poonawala
R/pt - 9 Kahun Road, Camp, Pune - 411001
23. Mr. Tariq Parwani
R/pt - 9 Kahun Road, Camp, Pune - 411001
24. Shafiq Ibrahim Parwani alias Shafiq Ibrahim Ashraf
R/pt - 9 Kahun Road, Camp, Pune - 411001
25. Mr. Shabool Memon
through her Power of Attorney holder Mrs. Shehnaz M. Parwani
R/pt - 9 Kahun Road, Camp, Pune - 411001

2) Except the Charge of Tata Capital Housing Finance Limited pursuant to the registered Mortgage Deed, dated 20th December, 2016 executed by New Front Housing and Sahab Abdul Adz and others as Owners, in respect of Plot No.1 (Plot No. LA and LB), total admeasuring about cat 11494.11 sq. mtrs. sit of Survey No.48, Hadapsar, Pune, I have not found any registered entry adversely affecting the title of the present owners and erstwhile owners. At the time of search certain Index-II register are found in torn and destroyed condition and hence they were not made available for my inspection.

3) I have inspected the title documents and revenue documents and in my opinion, the aforesaid owners have clear, clear and marketable title to their respective properties more particularly described in Schedule - II written hereunder.

4) I am returning herewith the entire file containing all the documents handed over to me for the search and investigation of the title of the Owners, of the said entire property including the western side and eastern side properties owned by the respective owners.



SCHEDULE I
(Description of the entire property)

All that piece and parcel of the property bearing Survey No.48, admeasuring 4-Hector 37-Ares plus Pot Khansba 0-Hector 4-Ares that total admeasuring 4-Hector 50-Ares, situated at Masje Hadapsar, Taluka - Haveli, Dist. - Pune, within the limits of Pune Municipal Corporation and within registration Sub District Taluka Haveli and within Registration District of Pune, and being bounded on its four sides as under:-

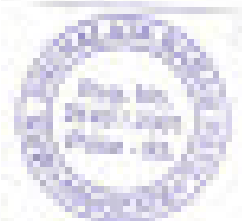
On or towards:-

East : By Survey No. 438 and 438A,
West : By Naka
South : By Survey No. 50
North : By Survey No. 438

together with all rights of easement and appurtenances thereto.

Schedule - II

Sr. No.	Name of the owner	Survey No. 48, Plot No. 1 (non-agricultural) Area in sq.mtrs.	Survey No. 48, Plot No. 2 (Garden) Area in sq.mtrs.	Survey No. 48, Plot No. 3 (Mandal & Shopping Centre) Area in sq.mtrs.	Survey No. 48, Plot No. 4 (DP road) Area in sq.mtrs.	Survey No. 48, Plot No. 5 (Pala pad) Area in sq.mtrs.
1	Mr. Sheeb (Shohab) Abdul Aziz	233.48	335.36	385.32	173.78	53.05
2	Mr. Niswan Mohammed	233.48	335.36	385.32	173.78	53.05



	Inhad					
3	Mr. Foror Mohammed Inhad	233.48	325.36	305.32	172.78	53.06
4	Mohammed Iqbal Mohammed Shafi	379.41	544.95	333.64	260.76	86.34
5	Mrs. Shahida Begum Abdul Aziz	175.11	251.52	153.99	128.54	38.43
6	Mr. Ashique Ahmed Mohammed Inhad	233.48	325.36	305.32	172.78	53.06
7	Mr. Mohammed Nohin Mohammed Inhad	233.48	325.36	305.32	172.78	53.06
8	Mrs. Tasleem Begum Mohammed Shamshad	233.48	325.36	305.32	172.78	53.06
9	Mrs. Farida Begum Mohammed Shamshad	208.46	285.95	174.52	146.86	46.11
10	Mr. Aziz Mohammed Iqbal	233.48	325.36	305.32	172.78	53.06
11	Mrs. Fahmeda Mohammed Inhad	204.30	293.64	179.65	151.18	46.13
12	Mr. Aziz Mohammed Iqbal	233.48	325.36	305.32	172.78	53.06
13	Mr. Ahmed Mohammed Iqbal	233.48	325.36	305.32	172.78	53.06
14	Mr. Farooq Ahmed	233.48	325.36	305.32	172.78	53.06

