

ADV. NARESH A. POL

B.COM. LL.B.

Roll No.MAH/361/1997

Office: - 17, Anand Housing Co-Op Soc. Ltd.,

Near Om Super Market, Shivajinagar,

Pune - 411016.

Mob. No. : - 8624861484, Tel. No.: - 912066858653,

Fax No.: 912066858889, Email: - nareshpol03@gmail.com

Date:- 11/09/2017

SERACH & TITLE INVESTIGATION REPORT

INSTRUCTIONS :

Under the instructions of my client **Xrbia Epoch Creations LLP** (Previous known as M/s. Epoch Creations through their partners 1)Mr. Ajaykumar Aawadhkishor Bansal, 2) Mr. Ashishkumar Sitaram Bansal and 3) Mr. Mittal Brothers Pvt. Ltd. through its partner Mr. Dilip Dwarkaprasad Mittal) Office at- 929, Mantri House, F.C. Road, Pune - 411004 and on perusal of the photocopies of the deeds and documents given to me for my perusal pertaining to the right, title of my client to the mentioned below land and also relied upon certain oral and written information given to me by my client and on the basis of information, documents and search my opinion is in the following manner.

A) DESCRIPTION OF THE LAND :

All that piece and parcel of the land schedule hereunder of **Village Kondwa Khurd**, Taluka Haveli, Dist. Pune, which are within the Jurisdiction of the Sub-Registrar Haveli and also within the local limits of Pune Municipal Corporation Pune. The subject properties are mentioned below:-

Sr. No.	Survey No. and Hissa No.	Total area of land in Hector = R	Area of Subject land in Hector = R	Assessment Rs.=Ps.
1.	47/1/3	00 H = 01 R	00 H = 01 R	00=05
2.	47/1/5	00 H = 01 R	00 H = 01 R	00=10
3.	47/1/7	00 H = 01 R	00 H = 01 R	00=05
4.	47/1/13	00 H = 04 R	00 H = 04 R	00=20
5.	47/1/15	00 H = 01 R	00 H = 01 R	00=05
6.	47/1/19	00 H = 02 R	00 H = 02 R	00=10
7.	47/1/20	00 H = 03 R	00 H = 03 R	00=20
8.	47/1/22	00 H = 07 R	00 H = 03 R	00=10
9.	47/7/1	00 H = 04 R	00 H = 04 R	00=10
10.	47/1/6	00 H = 02 R	00 H = 02 R	00=15
11.	47/1/8	00 H = 2.5 R	00 H = 1.25 R	00=11
12.	47/1/12	00 H = 2.5 R	00 H = 2.50 R	00=10
13.	47/1/21	00 H = 01 R	00 H = 01 R	00=06
14.	47/6/3/1	00 H = 05 R	00 H = 04 R	00=04
Total		00 H = 37 R	00 H = 30.75 R	

[Hereinafter the land listed above collectively and jointly referred to as the "Said Land"], the said Land are the subject matter of the Title Report.



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B) DOCUMENTS MADE AVAILABLE :

Following documents in relation to the said land were made available for my perusal :

1. 7/12 extract of the said land.
2. Mutation entries.
3. Public Notice dated-19.08.2017 which is published in daily "**Prabhat**" news paper.
4. No Objection Certificate dated-28.08.2017.
5. Search Report dated- 08.09.2017, application on 08.09.2017 vide GRN No.MH005206468201718e by Adv. Vijay Kumbare for period of 1987-2017.
6. Xerox copy of Certificate of Registration on Conversion dated-12.06.2017.

C) INSTANCES AND HISTORY OF THE SAID LAND:

1) HISTORY OF S.NO.47/1/3

- 1) On perusal of Mutation entry bearing no.**3458**, dated-21.03.1987, it appear that, Venkat Kerba Gaikwad had purchased land admeasuring area 00 Hector 01 R of S.No.47/1/3 from Jaibai Krushnaiji Pachpute, Vitabai Salu Ghate, Vitthal Shripati Babar, Pandharinath Krushnaji Babar, Jijabai Shripati Babar, Shankar Shripati Babar, Subhadra Sopan Kalbhor, Rahibai Kashinath Chavan, Ranjana alias Usha Ramchandra Pachpute, Bhambai Laxman Lonkar, Bhimabai Laxman Ghare, Anjana Kisan Pise alias Pachpute, Tukaram, Subhash Mahadu Mandhare, Uttam Tukaram Mandhare, Kashinath Krushnaji Babar, Vasant Kashinath Babar, Vijay Kashinath Babar, Tulsabai Chandrakant Pokale, Mahesh Vasant Babar and Jyoti Vasant Babar by Sale Deed dated-13.02.1986 and therefore name of purchaser was mutated on 7/12 extract of the land.
- 2) On perusal of mutation entry bearing no.**18627**, dated-15.04.2014, it appear that, as per order of Senior Clerk, Tenancy Act bearing order No.84C/SR/180/2014 remark of Bombay Tenancy Act section 84C is deleted from other right column of the 7/12 extract of the land.
- 3) On perusal of mutation entry bearing no.**18700**, dated-09.06.2014, it appear that, M/s. Epoch Creations through their partners 1)Mr. Ajaykumar Aawadhkishor Bansal, 2) Mr. Ashishkumar Sitaram Bansal and 3) Mr. Mittal Brothers Pvt. Ltd. through its partner Mr. Dilip Dwarkaprasad Mittal have purchased admeasuring area 00 Hector 01 R of S.No.47/1/3 from Venkat Kerba Gaikwad with the consent of Bilal Ahmad Shaikh by Sale Deed dated-25.03.2014 which is registered in the Office of Sub Registrar Haveli at Sr.No.1955/2014 and therefore name of the purchasers is mutated on the 7/12 extract of the land.

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2) HISTORY OF S.NO.47/1/5

- 1) On perusal of mutation entry bearing no.**3460**, dated-31.03.1987, it appear that, it appear that, Ram Mukundrao Hirekar had purchased land admeasuring area 00 Hecter 01 R of S.No.47/1/5 from Jaibai Krushnaji Pachpute, Vitabai Salu Ghate, Vitthal Shripati Babar, Pandharinath Krushnaji Babar, Jijabai Shripati Babar, Shankar Shripati Babar, Subhadra Sopan Kalbhor, Rahibai Kashinath Chavan, Ranjana alias Usha Ramchandra Pachpute, Bhambai Laxman Lonkar, Bhimabai Laxman Ghare, Anjana Kisan Pise alias Pachpute, Tukaram, Subhash Mahadu Mandhare, Uttam Tukaram Mandhare, Kashinath Krushnaji Babar, Vasant Kashinath Babar, Vijay Kashinath Babar, Tulsabai Chandrakant Pokale, Mahesh Vasant Babar and Jyoti Vasant Babar by Sale Deed dated-21.04.1986 and therefore name of purchaser was mutated on 7/12 extract of the land.
- 2) On perusal of mutation entry bearing no.**10814**, dated-20.05.1998, it appear that, as per order of Senior Clerk, Tenancy Act bearing order No.84C/SS/30/98/31.03.1998 remark of Bombay Tenancy Act section 84C is deleted from other right column of the 7/12 extract of the land.
- 3) On perusal of mutation entry bearing no.**10997**, dated-14.08.1998, it appear that, Abdul Kadar Rajjak Shaikh has purchased admeasuring area 00 Hecter 01 R of S.No.47/1/5 from Ram Mukundrao Hirekar by Sale Deed dated-11.08.1995 which is registered in the Office of Sub Registrar Haveli at Sr.No.6728/1995 and therefore name of the purchasers is mutated on the 7/12 extract of the land.
- 4) On perusal of mutation entry bearing no.**11362**, dated-29.04.1999, it appear that, Nazir Khan Bashir Khan has purchased admeasuring area 00 Hecter 01 R of S.No.47/1/5 from Abdul Kadar Rajjak Shaikh by Sale Deed dated-01.07.1996 which is registered in the Office of Sub Registrar Haveli at Sr.No.4440/1996 and therefore name of the purchasers is mutated on the 7/12 extract of the land.
- 5) On perusal of mutation entry bearing no.**13641**, dated-29.03.2003, it appear that, Kaisar Mohammad Shaikh and Isaq Appasaheb Desai had purchased admeasuring area 00 Hecter 01 of S.No.47/1/5 from Nazirkhan Bashir Khan by Sale Dee dated- 06.06.2002 which is registered in the Office of Sub Reigstrar Haveli at Sr.No.2746/2002 and therefore name of purchasers was mutated on 7/12 extract of the land.
- 6) On perusal of mutation entry bearing no.**19131**, dated-09.06.2015, it appear that, Kaisar Mohammad Shaikh and Isaq Appasaheb Desai with the consent of M/s. M. Mark Developers and Builders have sold land admeasuring area 00 Hecter 01 R to Epoch Creations through Partners Shri. Ajaykumar Awadhkishor Agarwal, Shri. Ashishkumar Sitaram



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Bansal, Shri. Mittal Brothers Pvt. Ltd. through Directors Shri. Dilip Dwarkaprasad Mittal by Sale Deed dated-10.04.2015 which is registered in the Office of Sub Registrar Haveli at Sr.No.2407/2013 and therefore name of purchaser is mutated on 7/12 extract of the land.

3) HISTORY OF S.NO.47/1/7

- 1) On perusal of mutation entry bearing no.**3463**, dated-21.03.1987, it appear that, Narayanrao Maraji Mane had purchased land admeasuring area 00 Hecter 01 R of S.No.47/1/7 from Jaibai Krushnaiji Pachpute, Vitabai Salu Ghate, Vitthal Shripati Babar, Pandharinath Krushnaji Babar, Jijabai Shripati Babar, Shankar Shripati Babar, Subhadra Sopan Kalbhor, Rahibai Kashinath Chavan, Ranjana alias Usha Ramchandra Pachpute, Bhambai Laxman Lonkar, Bhimabai Laxman Ghare, Anjana Kisan Pise alias Pachpute, Tukaram, Subhash Mahadu Mandhare, Uttam Tukaram Mandhare, Kashinath Krushnaji Babar, Vasant Kashinath Babar, Vijay Kashinath Babar, Tulsabai Chandrakant Pokale, Mahesh Vasant Babar and Jyoti Vasant Babar by Sale Deed dated-24.07.1986 and therefore name of purchaser was mutated on 7/12 extract of the land.
- 2) On perusal of mutation entry bearing no.**5403**, dated-25.03.1989, it appear that, Narayanrao Maraji Mane has sold land admeasuring area 00 Hecter 01 R to Nandkishor Manohar Tak by Sale Deed dated-03.02.1986 and therefore name of purchaser is mutated on 7/12 extract of the land.
- 3) On perusal of mutation entry bearing no.**18244**, dated-20.05.2013, it appear that, Yadgiri Narsappa Bandgu, Jakir Mainuddin Sajjan and Mohammad Rahiman Khan have sold land admeasuring area 00 Hecter 01 R to Epoch Creations through Partners Shri. Ajaykumar Awadhkishor Agarwal, Shri. Ashishkumar Sitaram Bansal, Shri. Mittal Brothers Pvt. Ltd. through Directors Shri. Dilip Dwarkaprasad Mittal by Sale Deed dated-14.05.2013 which is registered in the Office of Sub Registrar Haveli at Sr.No.3796/2013 and therefore name of purchaser is mutated on 7/12 extract of the land.

4) HISTORY OF S.NO.47/1/13

- 1) On perusal of mutation entry bearing no.**3469**, dated-31.03.1987, it appear that, Sou. Sunanda Gopal Mudliyar had purchased land admeasuring area 00 Hecter 04 R of S.No.47/1/13 from Jaibai Krushnaiji Pachpute, Vitabai Salu Ghate, Vitthal Shripati Babar, Pandharinath Krushnaji Babar, Jijabai Shripati Babar, Shankar Shripati Babar, Subhadra Sopan Kalbhor, Rahibai Kashinath Chavan, Ranjana alias Usha Ramchandra Pachpute, Bhambai Laxman Lonkar, Bhimabai Laxman Ghare, Anjana Kisan Pise alias Pachpute, Tukaram, Subhash

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Mahadu Mandhare, Uttam Tukaram Mandhare, Kashinath Krushnaji Babar, Vasant Kashinath Babar, Vijay Kashinath Babar, Tulsabai Chandrakant Pokale, Mahesh Vasant Babar and Jyoti Vasant Babar by Sale Deed dated-06.05.1986 and therefore name of purchaser was mutated on 7/12 extract of the land.

- 2) On perusal of mutation entry bearing no.**18088**, dated-14.02.2013, it appear that, as per order of Senior Clerk, Tenancy Act bearing order No.84C/SR/81/013 remark of Bombay Tenancy Act section 84C is deleted from other right column of the 7/12 extract of the land.
- 3) On perusal of mutation entry bearing no.**18328**, dated-08.07.2013, it appear that, Sou. Sunanda Gopal Mudliyar has sold land admeasuring area 00 Hector 04 R to Epoch Creations through Partners Shri. Ajaykumar Awadhkishor Agarwal, Shri. Ashishkumar Sitaram Bansal, Shri. Mittal Brothers Pvt. Ltd. through Directors Shri. Dilip Dwarkaprasad Mittal by Sale Deed dated-03.06.2013 which is registered in the Office of Sub Registrar Haveli at Sr.No.4567/2013 and therefore name of purchaser is mutated on 7/12 extract of the land.

5) HISTORY OF S.NO.47/1/15

- 1) On perusal of mutation entry bearing no.**3471**, dated-21.03.1987, it appear that, Ram Bikharam Pimpale had purchased land admeasuring area 00 Hector 01 R of S.No.47/1/15 from Jaibai Krushnaji Pachpute, Vitabai Salu Ghate, Vitthal Shripati Babar, Pandharinath Krushnaji Babar, Jijabai Shripati Babar, Shankar Shripati Babar, Subhadra Sopan Kalbhor, Rahibai Kashinath Chavan, Ranjana alias Usha Ramchandra Pachpute, Bhambai Laxman Lonkar, Bhimabai Laxman Ghare, Anjana Kisan Pise alias Pachpute, Tukaram, Subhash Mahadu Mandhare, Uttam Tukaram Mandhare, Kashinath Krushnaji Babar, Vasant Kashinath Babar, Vijay Kashinath Babar, Tulsabai Chandrakant Pokale, Mahesh Vasant Babar and Jyoti Vasant Babar by Sale Deed dated-21.04.1986 and therefore name of purchaser was mutated on 7/12 extract of the land.
- 2) On perusal of mutation entry bearing no.**10996**, dated-14.08.1998, it appear that Ram Bikharam Pimpale has sold land admeasuring area 00 Hector 01 R to Abdul Kadar Abdul Rajjak Shaikh by Sale Deed dated-28.08.1995 which is registered in the Office of Sub Registrar Haveli at Sr.No.7156/1995 and therefore name of purchaser is mutated on 7/12 extract of the land.
- 3) On perusal of mutation entry bearing no.**13640**, dated-29.03.2003, it appear that, Nazirkhan Bashir Khan has sold land admeasuring area 00 Hector 01 R to Parveen Ismail Shaikh by Sale Deed dated-06.06.2002 which is registered in the Office of Sub Registrar Haveli at



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Sr.No.2745/2002 and therefore name of purchaser was mutated on 7/12 extract of the land.

- 4) On perusal of mutation entry bearing no.**19132**, dated-09.06.2015, it appear that, Parveen Ismail Shaikh with the consent of M. Mark Developers and Builders have sold land admeasuring area 00 Hector 01 R to Epoch Creations through Partners Shri. Ajaykumar Awadhkishor Agarwal, Shri. Ashishkumar Sitaram Bansal, Shri. Mittal Brothers Pvt. Ltd. through Directors Shri. Dilip Dwarkaprasad Mittal by Sale Deed dated-10.04.2015 which is registered in the Office of Sub Registrar Haveli at Sr.No.2411/2015 and therefore name of purchaser is mutated on 7/12 extract of the land.

6) HISTORY OF S.NO.47/1/19

- 1) On perusal of mutation entry bearing no.**14530**, dated-04.06.2005, it appear that, Shaikh Farid Rajput (Shafkat) has sold land admeasuring area 00 Hector 02 R to Sou. Ameena Abdul Rahim Shaikh by Sale Deed dated-31.05.2005 which is registered in the Office of Sub Registrar Haveli at Sr.No.3234/2005 and therefore name of purchaser was mutated on 7/12 extract of the land.
- 2) On perusal of mutation entry bearing no.**14538**, dated-08.06.2005, it appear that, as per order of Senior Clerk, Tenancy Act bearing order No.SR/348/05, dated- 06.06.2005 remark of Bombay Tenancy Act section 84C is deleted from other right column of the 7/12 extract of the land.
- 3) On perusal of mutation entry bearing no.**16786**, dated-07.06.2010, it appear that, Sou. Ameena Abdul Rahim Shaikh has sold land admeasuring area 00 Hector 02 R to Nadeem Ismail Shaikh and Sadik Gulam Dastgir Shaikh by Sale Deed dated-25.05.2010 which is registered in the Office of Sub Registrar Haveli at Sr.No.4769/2010 and therefore name of purchaser was mutated on 7/12 extract of the land.
- 4) On perusal of mutation entry bearing no.**17198**, dated-13.05.2011, it appear that, Sadik Gulam Dastgir Shaikh with the consent of Nadeem Ismail Shaikh has sold land admeasuring area 00 Hector 01 R to Muneer Najir Bagwan and Jamir Najir Bagwan by Sale Deed dated-27.08.2010 which is registered in the Office of Sub Registrar Haveli at Sr.No.7992/2010 and therefore name of purchaser was mutated on 7/12 extract of the land.
- 5) On perusal of mutation entry bearing no.**18754**, dated-28.06.2014, it appear that, Muneer Najir Bagwan and Jamir Najir Bagwan with the consent of Suryakant Ranoji Andekar and Avinash Suresh Pawar have sold land admeasuring area 00 Hector 01 R to Epoch Creations through Partners Shri. Ajaykumar Awadhkishor Agarwal, Shri. Ashishkumar Sitaram Bansal, Shri. Mittal Brothers Pvt. Ltd. through Directors Shri. Dilip Dwarkaprasad Mittal by Sale Deed dated-

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17.07.2014 which is registered in the Office of Sub Registrar Haveli at Sr.No.4764/2014 and therefore name of purchaser is mutated on 7/12 extract of the land.

- 6) On perusal of mutation entry bearing no.**18834**, dated-17.10.2014, it appear that, Nadeem Ismail Shaikh has sold land admeasuring area 00 Hecter 01 R to Epoch Creations through Partners Shri. Ajaykumar Awadhkishor Agarwal, Shri. Ashishkumar Sitaram Bansal, Shri. Mittal Brothers Pvt. Ltd. through Directors Shri. Dilip Dwarkaprasad Mittal by Sale Deed dated-01.10.2014 which is registered in the Office of Sub Registrar Haveli at Sr.No.7409/2014 and therefore name of purchaser is mutated on 7/12 extract of the land.

7) HISTORY OF S.NO.47/1/20

- 1) On perusal of mutation entry bearing no.**14303**, dated-09.12.2004, it appear that, Guljar khan Husain has sold land admeasuring area 00 Hecter 03 R to Rajiya Anwar Husain Saudagar by Sale Deed dated-04.10.2004 which is registered in the Office of Sub Registrar Haveli at Sr.No.4291/2004 and therefore name of purchaser is mutated on 7/12 extract of the land.
- 2) On perusal of mutation entry bearing no.**16978**, dated-04.12.2010, it appear that, Mrs. Rajiya Anwar Husain Saudagar has sold admeasuring area 00 Hecter 03 R to Shri. Mukhtar Ahmed Muneer Pathan and Mrs. Sofiya Mukhtar Pathan by Sale Deed dated-13.10.2010 at Sr.No.8135/2010 and therefore name of purchaser is mutated on 7/12 extract.
- 3) On perusal of mutation entry bearing no.**17319**, dated-28.07.2011, it appear that, Acme Electricles through proprietor Sadik Husain Muneer Khan Pathan and Mukhtar Ahmed Muneer Khan Pathan have mortgaged said land to Chhatrapati Rajashree Shahu Urban Co-Op. Bank Ltd. and availed loan amount of Rs.15,00,000/- and therefore name of said Bank was mutated on the 7/12 extract of the land.
- 4) On perusal of mutation entry bearing no.**18339**, dated-15.07.2013, it appear that, Chhatrapati Rajashree Shahu Urban Co-Op. Bank Ltd. has created additional charge amount of Rs.50,00,000/- on the land bearing S.No.47/1/20 which is own by Sadik Husain Muneer Khan Pathan and Mukhtar Ahmed Muneer Khan Pathan and therefore additional charge of said Bank was mutated on the 7/12 extract of the land.
- 5) On perusal of mutation entry bearing no.**18717**, dated-26.06.2014, it appear that, Acme Electricles through proprietor Sadik Husain Muneer Khan Pathan and Mukhtar Ahmed Muneer Khan Pathan have paid total loan amount of Rs.2,00,00,000/- to Chhatrapati Rajashree Shahu Urban Co-Op. Bank Ltd. and therefore charge of said Bank is deleted from the 7/12 extract of the land.



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- 6) On perusal of mutation entry bearing no.**18753**, dated-28.07.2014, it appear that, Shri. Mukhtar Ahmed Muneer Pathan and Mrs. Sofiya Mukhtar Pathan have sold land admeasuring area 00 Hecter 03 R to Epoch Creations through Partners Shri. Ajaykumar Awadkhishor Agarwal, Shri. Ashishkumar Sitaram Bansal, Shri. Mittal Brothers Pvt. Ltd. through Directors Shri. Dilip Dwarkaprasad Mittal by Sale Deed dated-17.07.2014 which is registered in the Office of Sub Registrar Haveli at Sr.No.4766/2014 and therefore name of purchaser is mutated on 7/12 extract of the land.

8) HISTORY OF S.NO.47/1/22

- 1) On perusal of mutation entry bearing no.**5494**, dated-02.06.1989, it appear that, Vishnu Chandu Bhopale had purchased land admeasuring area 00 Hecter 03 R of S.No.47/1/22 from Jaibai Krushnaiji Pachpute, Vitabai Salu Ghate, Vitthal Shripati Babar, Pandharinath Krushnaji Babar, Jijabai Shripati Babar, Shankar Shripati Babar, Subhadra Sopan Kalbhor, Rahibai Kashinath Chavan, Ranjana alias Usha Ramchandra Pachpute, Bhambai Laxman Lonkar, Bhimabai Laxman Ghare, Anjana Kisan Pise alias Pachpute, Tukaram, Subhash Mahadu Mandhare, Uttam Tukaram Mandhare, Kashinath Krushnaji Babar, Vasant Kashinath Babar, Vijay Kashinath Babar, Tulsabai Chandrakant Pokale, Mahesh Vasant Babar and Jyoti Vasant Babar by Sale Deed dated-05.11.1985 and therefore name of purchaser was mutated on 7/12 extract of the land.
- 2) On perusal of mutation entry bearing no.**17945**, dated-30.10.2012, it appear that, Vishnu Chandu Bhopale has sold admeasuring area 00 Hecter 03 R to Haresh Jetanand Puriya Singhani and Priya Haresh Puriya Singhani by Sale Deed dated- 18.10.2012 at Sr.No.9666/2012 and therefore name of purchaser is mutated on 7/12 extract.
- 3) On perusal of mutation entry bearing no.**18323**, dated-08.07.2013, it appear that, Haresh Jetanand Puriya Singhani and Priya Haresh Puriya Singhani have sold land admeasuring area 00 Hecter 03 R to Epoch Creations through Partners Shri. Ajaykumar Awadkhishor Agarwal, Shri. Ashishkumar Sitaram Bansal, Shri. Mittal Brothers Pvt. Ltd. through Directors Shri. Dilip Dwarkaprasad Mittal by Sale Deed dated-19.06.2013 which is registered in the Office of Sub Registrar Haveli at Sr.No.5299/2013 and therefore name of purchaser is mutated on 7/12 extract of the land.

9) HISTORY OF S.NO.47/7/1

- 1) On perusal of mutation entry bearing no.**18695**, dated-09.06.2014, it appear that, Shailja Manohar Kulkarni with the consent of Suraj

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Rajendra Labhware and Latif Mohammad Shaikh have sold admeasuring area 00 Hecter 04 R to Pankaj Nanchand Agarwal by Sale Deed dated- 08.05.2013 at Sr.No.4245/2013 and therefore name of purchaser is mutated on 7/12 extract.

- 2) On perusal of mutation entry bearing no.**18824**, dated-22.09.2014, it appear that, Pankaj Nanchand Agarwal has sold land admeasuring area 00 Hecter 04 R to Epoch Creations through Partners Shri. Ajaykumar Awadhkishor Agarwal, Shri. Ashishkumar Sitaram Bansal, Shri. Mittal Brothers Pvt. Ltd. through Directors Shri. Dilip Dwarkaprasad Mittal by Sale Deed dated-08.11.2013 which is registered in the Office of Sub Registrar Haveli at Sr.No.8787/2013 and therefore name of purchaser is mutated on 7/12 extract of the land.

10) HISTORY OF S.NO.47/1/6

- 1) On perusal of mutation entry bearing no.**3462**, dated-22.03.1987, it appear that, Sunil Raghunath Munchade had purchased land admeasuring area 00 Hecter 02 R of S.No.47/1/6 from Jaibai Krushnaji Pachpute, Vitabai Salu Ghate, Vitthal Shripati Babar, Pandharinath Krushnaji Babar, Jijabai Shripati Babar, Shankar Shripati Babar, Subhadra Sopan Kalbhor, Rahibai Kashinath Chavan, Ranjana alias Usha Ramchandra Pachpute, Bhambai Laxman Lonkar, Bhimabai Laxman Ghare, Anjana Kisan Pise alias Pachpute, Tukaram, Subhash Mahadu Mandhare, Uttam Tukaram Mandhare, Kashinath Krushnaji Babar, Vasant Kashinath Babar, Vijay Kashinath Babar, Tulsabai Chandrakant Pokale, Mahesh Vasant Babar and Jyoti Vasant Babar by Sale Deed dated-16.05.1986 and therefore name of purchaser was mutated on 7/12 extract of the land.
- 2) On perusal of mutation entry bearing no.**12522**, dated-18.07.2001, it appear that, Prabhavati Vasant Tiwarne, Sagar Vasant Tiwarne, Jayshree Vasant Tiwarne, Sunil Raghunath Munchade, Uttam Baburao Shinde and Sakharam Arjun Ghadge have sold admeasuring area 00 Hecter 02 R to Tayyab Mohsinbhai Chopdawala by Sale Deed dated-15.03.1996 at Sr.No.1849/1996 and therefore name of purchaser is mutated on 7/12 extract.
- 3) On perusal of mutation entry bearing no.**18106**, dated-25.12.2013, it appear that, Tayyab Mohsinbhai Chopdawala, Yusuf Taherbhai Satiya with the consent of Nilofer Yusuf Satiya have sold admeasuring area 00 Hecter 02 R to Kirtiraj Manikchand Dugad, Ashok Mulchandji Oswal and Paresh Shobhagchand Kurani by Sale Deed dated- 01.06.2012 at Sr.No.4675/2012 and therefore name of purchaser is mutated on 7/12 extract.



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- 4) On perusal of mutation entry bearing no.**18835**, dated-17.10.2014, it appear that, Kirtiraj Manikchand Dugad, Ashok Mulchandji Oswal and Paresh Shobhagchand Kurani have sold land admeasuring area 00 Hecter 02 R to Epoch Creations through Partners Shri. Ajaykumar Awadhkishor Agarwal, Shri. Ashishkumar Sitaram Bansal, Shri. Mittal Brothers Pvt. Ltd. through Directors Shri. Dilip Dwarkaprasad Mittal by Sale Deed dated-01.10.2014 which is registered in the Office of Sub Registrar Haveli at Sr.No.7407/2014 and therefore name of purchaser is mutated on 7/12 extract of the land.

11) HISTORY OF S.NO.47/1/8

- 1) On perusal of mutation entry bearing no.**3464**, dated-23.03.1997, it appear that, Uttam Baburao Shinde and Madan Shamrao Bhosale have purchased land admeasuring area 00 Hecter 2.5 R of S.No.47/1/8 from Jaibai Krushnaiji Pachpute, Vitabai Salu Ghate, Vitthal Shripati Babar, Pandharinath Krushnaji Babar, Jijabai Shripati Babar, Shankar Shripati Babar, Subhadra Sopan Kalbhor, Rahibai Kashinath Chavan, Ranjana alias Usha Ramchandra Pachpute, Bhambai Laxman Lonkar, Bhimabai Laxman Ghare, Anjana Kisan Pise alias Pachpute, Tukaram, Subhash Mahadu Mandhare, Uttam Tukaram Mandhare, Kashinath Krushnaji Babar, Vasant Kashinath Babar, Vijay Kashinath Babar, Tulsabai Chandrakant Pokale, Mahesh Vasant Babar and Jyoti Vasant Babar by Sale Deed dated-26.08.1986 and therefore name of purchaser was mutated on 7/12 extract of the land.
- 2) On perusal of mutation entry bearing no.**12522**, dated-18.07.2001, it appear that, Prabhavati Vasant Tiwarne, Sagar Vasant Tiwarne, Jayshree Vasant Tiwarne, Sunil Raghunath Munchade, Uttam Baburao Shinde and Sakharam Arjun Ghadge have sold admeasuring area 00 Hecter 1.25 R to Tayyab Mohsinbhai Chopdawala by Sale Deed dated-15.03.1996 at Sr.No.1849/1996 and therefore name of purchaser is mutated on 7/12 extract.
- 3) On perusal of mutation entry bearing no.**12631**, dated-09.09.2001, it appear that, as per order of Senior Clerk, Tenancy Act bearing order No.84C/SR/886, dtd.05.08.2001 remark of Bombay Tenancy Act section 84C is deleted from other right column of the 7/12 extract of the land.
- 4) On perusal of mutation entry bearing no.**16097**, dated-15.12.2008, it appear that, Mr. Madan Shamrao Bhosale through power of attorney holder Beg Anulhaq Abdul Kadar was sold land admeasuring area 00 Hecter 01 R to Mr. Ajaj Shaikh Ibrahim, Mr. Arif Shaikh Ibrahim, Mr.Asif Shaikh Irabhim and Mr. Sarfaraj Shaikh Ibrahim by Sale Deed dated-11.12.2008 at Sr.No.9067/2008 and therefore name of purchasers was mutated on 7/12 extract.

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- 5) On perusal of mutation entry bearing no.**18106**, dated-25.12.2013, it appear that, Tayyab Mohsinbhai Chopdawala, Yusuf Taherbhai Satiya with the consent of Nilofer Yusuf Satiya have sold admeasuring area 00 Hecter 1.25 R to Kirtiraj Manikchand Dugad, Ashok Mulchandji Oswal and Paresh Shobhagchand Kurani by Sale Deed dated-01.06.2012 at Sr.No.4675/2012 and therefore name of purchaser is mutated on 7/12 extract.
- 6) On perusal of mutation entry bearing no.**18835**, dated-17.10.2014, it appear that, Kirtiraj Manikchand Dugad, Ashok Mulchandji Oswal and Paresh Shobhagchand Kurani have sold land admeasuring area 00 Hecter 1.25 R to Epoch Creations through Partners Shri. Ajaykumar Awadhkishor Agarwal, Shri. Ashishkumar Sitaram Bansal, Shri. Mittal Brothers Pvt. Ltd. through Directors Shri. Dilip Dwarkaprasad Mittal by Sale Deed dated-01.10.2014 which is registered in the Office of Sub Registrar Haveli at Sr.No.7407/2014 and therefore name of purchaser is mutated on 7/12 extract of the land.
- 7) On perusal of mutation entry bearing no.**19136**, dated-11.06.2015, it appear that, Mr. Madan Shamrao Bhosale through his Power of attorney holder Annual haq Abdul Kadar Beg has sold land admeasuring area 17.74 sq.mtrs. to Beg Ahmed Raja Abdul Haq by Sale Deed dated-16.01.2015 which is registered in the Office of Sub Registrar Haveli at Sr.No.465/2015 and therefore name of purchaser is mutated on 7/12 extract of the land.

12) HISTORY OF S.NO.47/1/12

- 1) On perusal of Mutation entry bearing no.**3468**, dated-21.03.1987, it appear that, Sou. Sarswati Raghunath Munchade had purchased land admeasuring area 00 Hecter 2.50 R of S.No.47/1/12 from Jaibai Krushnaji Pachpute, Vitabai Salu Ghate, Vitthal Shripati Babar, Pandharinath Krushnaji Babar, Jijabai Shripati Babar, Shankar Shripati Babar, Subhadra Sopan Kalbhor, Rahibai Kashinath Chavan, Ranjana alias Usha Ramchandra Pachpute, Bhambai Laxman Lonkar, Bhimabai Laxman Ghare, Anjana Kisan Pise alias Pachpute, Tukaram, Subhash Mahadu Mandhare, Uttam Tukaram Mandhare, Kashinath Krushnaji Babar, Vasant Kashinath Babar, Vijay Kashinath Babar, Tulsabai Chandrakant Pokale, Mahesh Vasant Babar and Jyoti Vasant Babar by Sale Deed dated-31/03/1986 and therefore name of purchaser was mutated on 7/12 extract of the land.
- 2) On perusal of mutation entry bearing no.**12521**, dated-18.07.2001, it appear that, Mr. Yusuf Taher Sariya had purchased land admeasuring area 00 Hecter 2.50 R of S.No.47/1/12 from Sou. Sarswati Raghunath Munchade, Sudhakar Ghadage, Sou. Pushpa Subhash Gaikwad, Subhash Haribhau Gaikwad and Sakharam Arjun



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Ghadage by Sale Deed dated-15/03/1996 and therefore name of purchaser was mutated on 7/12 extract of the land.

- 3) On perusal of mutation entry bearing no.**12635**, dated- 06/09/2001, it appear that, as per order of Senior Clerk, Tenancy Act bearing order No.SR/890/, dated- 05.09.2001 remark of Bombay Tenancy Act section 84C is deleted from other right column of the 7/12 extract of the land.
- 4) On perusal of mutation entry bearing no.**18106**, dated-25.12.2013, it appear that, Tayyab Mohsinbhai Chopdawala, Yusuf Taherbhai Satiya with the consent of Nilofer Yusuf Satiya have sold admeasuring area 00 Hector 2.50 R to Kirtiraj Manikchand Dugad, Ashok Mulchandji Oswal and Paresh Shobhagchand Kurani by Sale Deed dated- 01.06.2012 at Sr.No.4675/2012 and therefore name of purchaser is mutated on 7/12 extract.
- 5) On perusal of mutation entry bearing no.**18835**, dated-17.10.2014, it appear that, Kirtiraj Manikchand Dugad, Ashok Mulchandji Oswal and Paresh Shobhagchand Kurani have sold land admeasuring area 00 Hector 02.50 R to Epoch Creations through Partners Shri. Ajaykumar Awadhkishor Agarwal, Shri. Ashishkumar Sitaram Bansal, Shri. Mittal Brothers Pvt. Ltd. through Directors Shri. Dilip Dwarkaprasad Mittal by Sale Deed dated-01.10.2014 which is registered in the Office of Sub Registrar Haveli at Sr.No.7407/2014 and therefore name of purchaser is mutated on 7/12 extract of the land.

13) HISTORY OF S.NO.47/1/21

- 1) On perusal of Mutation entry bearing no.**3477**, dated-21.03.1987, it appear that, Mr. Vasant Kashinath Tiwarane and Sou. Prabhavati Vasant Tiwarane have purchased land admeasuring area 00 Hector 01 R of S.No.47/1/21 from Jaibai Krushnaji Pachpute, Vitabai Salu Ghate, Vitthal Shripati Babar, Pandharinath Krushnaji Babar, Jijabai Shripati Babar, Shankar Shripati Babar, Subhadra Sopan Kalbhor, Rahibai Kashinath Chavan, Ranjana alias Usha Ramchandra Pachpute, Bhambai Laxman Lonkar, Bhimabai Laxman Ghare, Anjana Kisan Pise alias Pachpute, Tukaram, Subhash Mahadu Mandhare, Uttam Tukaram Mandhare, Kashinath Krushnaji Babar, Vasant Kashinath Babar, Vijay Kashinath Babar, Tulsabai Chandrakant Pokale, Mahesh Vasant Babar and Jyoti Vasant Babar by Sale Deed dated-09/04/1986 and therefore name of purchaser was mutated on 7/12 extract of the land.
- 2) On perusal of mutation entry bearing no.**12522**, dated-18.07.2001, it appear that, Prabhavati Vasant Tiwarne, Sagar Vasant Tiwarne, Jayshree Vasant Tiwarne, Sunil Raghunath Munchade, Uttam Baburao Shinde and Sakharam Arjun Ghadge have sold admeasuring area 00

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Hector 01 R to Tayyab Mohsinbhai Chopdawala by Sale Deed dated- 15.03.1996 at Sr.No.1849/1996 and therefore name of purchaser is mutated on 7/12 extract.

- 3) On perusal of mutation entry bearing no.**12636**, dated-06/09/2001, it appear that, as per order of Senior Clerk, Tenancy Act bearing order No.SR/891/, dated- 05.09.2001 remark of Bombay Tenancy Act section 84C is deleted from other right column of the 7/12 extract of the land.
- 4) On perusal of mutation entry bearing no.**18106**, dated-25.12.2013, it appear that, Tayyab Mohsinbhai Chopdawala, Yusuf Taherbhai Satiya with the consent of Nilofer Yusuf Satiya have sold admeasuring area 00 Hector 01 R to Kirtiraj Manikchand Dugad, Ashok Mulchandji Oswal and Paresh Shobhagchand Kurani by Sale Deed dated- 01.06.2012 at Sr.No.4675/2012 and therefore name of purchaser is mutated on 7/12 extract.
- 5) On perusal of mutation entry bearing no.**18835**, dated-17.10.2014, it appear that, Kirtiraj Manikchand Dugad, Ashok Mulchandji Oswal and Paresh Shobhagchand Kurani have sold land admeasuring area 00 Hector 01 R to Epoch Creations through Partners Shri. Ajaykumar Awadhkishor Agarwal, Shri. Ashishkumar Sitaram Bansal, Shri. Mittal Brothers Pvt. Ltd. through Directors Shri. Dilip Dwarkaprasad Mittal by Sale Deed dated-01.10.2014 which is registered in the Office of Sub Registrar Haveli at Sr.No.7407/2014 and therefore name of purchaser is mutated on 7/12 extract of the land.

14) HISTORY OF S.NO.47/6/3/1

- 1) On perusal of mutation entry bearing no.**7123**, dated-21.04.1992, it appear that, Nutan Kaluram Gaikwad has purchased land admeasuring area 00 Hector 02 R from Shaikh Iqbal Karim but his name was not on the 7/12 extract therefore the purchaser has purchased said land from Sakham Arjun Ghadge and correct his Sale Deed by correction deed dated-23.03.1992. Therefore S.No.47/6/3/1 divided into two parts i.e. S.No.47/6/3/1 admeasuring area 00 Hector 05 R and S.No.47/6/3/2 admeasuring area 00 Hector 02 R.
- 2) On perusal of mutation entry bearing no.**9549**, dated-04.12.1997, it appear that, Yasin Khan Lalkhan and Salim Khan Lalkhan have purchased land admeasuring area 00 Hector 01 R of S.No.47/6/3 from Sakham Arjun Ghadage by Sale Deed dated-13.01.2005 which is registered in the office of Sub registrar at Sr.No.383/2005 and therefore name of purchaser was mutated on 7/12 extract of the land.



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- 3) On perusal of mutation entry bearing no. **12521**, dated-18.07.2001, it appear that, Yusuf Taher Sariya had purchased land admeasuring area 00 Hecter 1.50 R of S.No.47/6/3 from Sou. Sarswati Raghunath Munchade, Sudhakar Ghadage, Sou. Pushpa Subhash Gaikwad, Subhash Haribhau Gaikwad and Sakharam Arjun Ghadage by Sale Deed dated-15/03/1996 which is registered in the office of Sub registrar at Sr.No.1850/1996 and therefore name of purchaser was mutated on 7/12 extract of the land.
- 4) On perusal of mutation entry bearing no. **12522**, dated-18.07.2001, it appear that, Prabhavati Vasant Tiwarne, Sagar Vasant Tiwarne, Jaysree Vasant Tiwarne, Sunil Raghunath Munchade, Uttam Baburao Shinde and Sakharam Arjun Ghadge have sold admeasuring area 00 Hecter 05 R of S.No.47/6/3 to Tayyab Mohsinbhai Chopdawala by Sale Deed dated- 15.03.1996 at Sr.No.1849/1996 and therefore name of purchaser is mutated on 7/12 extract.
- 5) On perusal of mutation entry bearing no. **18106**, dated-25.12.2013, it appear that, Tayyab Mohsinbhai Chopdawala, Yusuf Taherbhai Satiya with the consent of Nilofer Yusuf Satiya have sold admeasuring area 00 Hecter 04 R of S.No.47/6/3/1 to Kirtiraj Manikchand Dugad, Ashok Mulchandji Oswal and Paresh Shobhagchand Kurani by Sale Deed dated-01.06.2012 at Sr.No.4675/2012 and therefore name of purchaser is mutated on 7/12 extract.
- 6) On perusal of mutation entry bearing no. **18835**, dated-17.10.2014, it appear that, Kirtiraj Manikchand Dugad, Ashok Mulchandji Oswal and Paresh Shobhagchand Kurani have sold land admeasuring area 00 Hecter 04 R pf S.No.47/6/3/1 to Epoch Creations through Partners Shri. Ajaykumar Awadhkishor Agarwal, Shri. Ashishkumar Sitaram Bansal, Shri. Mittal Brothers Pvt. Ltd. through Directors Shri. Dilip Dwarkaprasad Mittal by Sale Deed dated-01.10.2014 which is registered in the Office of Sub Registrar Haveli at Sr.No.7407/2014 and therefore name of purchaser is mutated on 7/12 extract of the land.

D) SEARCH REPORT:

Adv. Vijay Kumbare took the search relating to all that piece of land situate at Survey No.47/1/3 and others of Village Kondwa Khurd, Taluka: Haveli, District: Pune for the period from 1987 to 2017 in the Sub Registrar Offices at Haveli. He has submitted his Search Report dated 08.09.2017. Except the transactions herein mentioned, no transaction relating to the said land or any transaction encumbering the said land could be found during the aforesaid search. However, while carrying out the Search of the said land, some books and Index II were not available, some Index II were found in torn and illegible condition.

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E) Change of Name

On perusal of Certificate of Registration on Conversion dated-12.06.2017, it appears that, Certificate issue by Government of India Ministry of Corporate Affairs the Registrar of Pune form No.19 (Refer Rule 32(1) of the LLP Rules, 2009, LLP identification No.AAJ-6826 the name of Xrbia Epoch Creations is converted into Xrbia Epoch Creations LLP.

F) PUBLIC NOTICE :

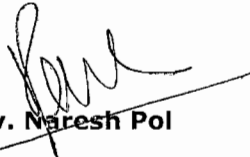
Public Notice has been published on 29.08.2017 in daily '**Prabhat**' newspaper by me for calling upon the objections if any from the public, but till today I have not received objectionable to that regard, and accordingly I have issued the No objection certificate to the said Public Notice.

G) OPINION :

In view of the above said fact and on perusal of the documents which are made available at the time of preparation of the Title Report, I have reached at a fair conclusion and opinion that the said owners **Xrbia Epoch Creations LLP.** to the extent of their ownership, title and possession has a clear and marketable title to the said land and the said land is free from all encumbrances. So **Xrbia Epoch Creations LLP.** was entitled to develop the said land as per the rules and regulations prescribed by the relevant statute. This title opinion is furnished accordingly.

Pune

Date: 11/09/2017


Adv. Naresh Pol



May 19th, 2017

CERTIFICATE OF TITLE

1. **PROPERTY DESCRIPTION:**

All that piece and parcel of land or ground totally admeasuring 242 Ares equivalent to 24200 sq.mtrs out of the land (as detailed hereinbelow) situated, lying and being at Village Kondhwa Khurd within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Pune Municipal Corporation, Pune:

Serial no.	Survey no.	Total land area in ares	Subject land area in ares
1.	47/1/4	12	8
2.	47/1/22A	3	3
3.	47/2/1	4	4
4.	47/2/2	4	4
5.	47/2/3	4	4
6.	47/2/4	8	8
7.	47/2/5	5	5
8.	47/3	1	1
9.	47/3/1	2	2
10.	47/3/2	2	2
11.	47/3/3	3	3
12.	47/3/4	2	2
13.	47/3/5	2	2
14.	47/3/6	2	2
15.	47/3/7	2	2
16.	47/3/8	3	3

17.	47/3/9	2	2
18.	47/3/10	3	3
19.	47/3/11	2	2
20.	47/3/12	2	2
21.	47/3/13	3	3
22.	47/3/14	2	2
23.	47/3/15	2	2
24.	47/3/16	2	2
25.	47/3/17	3	3
26.	47/3/18	2	2
27.	47/3/19	2	2
28.	47/4	8	8
29.	47/4/1	4	4
30.	47/4/2	2	2
31.	47/4/3	5	5
32.	47/4/4	5	5
33.	47/4/5	5	5
34.	47/4/6	3	3
35.	47/4/6A	5	5
36.	47/4/7	4	4
37.	47/4/7/1	2	2
38.	47/5A	67	67
39.	47/5B	10	10
40.	47/5C	2	2
41.	47/6	40	40
		Total	242

which is hereinafter collectively referred to as the "Said Total Land" and individually will be referred to as the "Said Land" respectively or by its individual survey numbers and which is collectively bounded as under:

on or towards East : 9.0 mt wide road and Survey no.47 (part),
Kondhwa Khurd.
on or towards South : Survey no.62, Kondhwa Khurd
on or towards West : Survey no.47 (part)

on or towards North : Survey no.51, D. P. Road.

2. INSTRUCTIONS:

Under the instructions from Mr. Akesh Surendra Bohra being authorized signatory for Goodland Homes Private Limited, (PAN – AAECG 8212 D) a company limited by shares incorporated under the provisions of the Companies Act, 2013, having its corporate Office at 929, Mantri House, First Floor, F. C. Road, Pune 411004 being a partner of M/s. Xrbia Epoch Creations (formerly known as M/s. Epoch Creations) having its registered office at 929, Mantri House, First Floor, F. C. Road, Pune 411004.

(Hereinafter referred to as the said “OWNER”), I have caused the search to have been taken through Advocate Vijay Kumbre relating to the said land, so also investigated the title thereto.

3. SEARCH:

(a) Accordingly, I have caused the search to be taken through Advocate Vijay Kumbre, Pune, in the offices of the Sub-Registrar, Pune, for the period between 1987 till 2017, vide GRN No. MH001479719201718E & CIN NO. 69103332017051815343 dated 18.05.2017.

(b) He submitted his search report dated 18.05.2017. It is seen that except the transactions herein recorded, no transaction relating to the said lands or any transaction encumbering the said land was found.

(c) The said search however, is subject to the registers not available in the said offices, the same either having been sent for binding or in torn condition or not available.

4. PUBLIC NOTICE:

I have issued a public notice in daily “Prabhat”, dated 10.08.2016; a prominent Marathi daily, inviting objection or claim, if any, from the concerned people, for investigation of their title thereto. But I have not received any objection from any quarters in response thereto till date.

5. TITLE INCIDENTS:

First property:

Re: all that piece and parcel of land area admeasuring 08 Ares out of total land area admeasuring 12 Ares bearing Survey no.47/1/4 lying, being and situated at Village Kondhwa Khurd, within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Pune Municipal Corporation, Pune.

1. Land bearing survey no.47/1 totally admeasuring 3 Acres 26 Gunthas was owned by Narmadabai kom Krushnaji Babar since the year 1935.

2. Mutation entry no.1086 dated 02.11.1957 records that Narmadabai kom Krushnaji Babar died intestate and pursuant to her demise the names of the following heirs came to be recorded:

Husband : Krishnaji
Sons : heirs of demised son Shripati
Jijabai Shripati Babar, Shankar and Vithal
Pandharinath, Kashinath
Daughters : Jaibai Krishnaji Pachpute
Vithabai Genu Ghate

Salubai Tukaram Mandhre

3. Mutation entry no.2283 dated 15.02.1985 records that Salubai Tukaram Mandhre died intestate and pursuant to her demise the names of the following heirs came to be recorded:

Sons : Subhash Tukaram Mandhre,
Uttam Tukaram Mandhre,
Husband : Tukaram Mandhre.

4. Mutation entry no.3459 dated 21.03.1987 records that as per the Index – II, by and under Sale Deed dated 27.02.1986 land area admeasuring 12 Ares out of total survey no.47/1 was purchased by Mukesh Hansraj Pramaji from Sakharam Arjunrao Ghadge being the attorney

holder of Jaibai Krishnaji Pachpute and other 22. The said Sale Deed dated 27.02.1986 is registered in the office of Sub-Registrar Haveli at serial no.2188 on the same day. Accordingly, the 7/12 extract for these 12 Ares was divided and hence numbered as Survey no.47/1/4 on which the name of Mukesh Hansraj Pramaji was recorded.

5. Mutation entry no.9961 dated 10.12.1997 records that as per the Index – II, by and under Sale Deed dated 21.03.1991 land area admeasuring 150.5 Sq.mts out of land area admeasuring 12 Ares out of survey no.47/1/4 was purchased by Hansaben Vinodkumar Parmani from Mukesh Hansraj Pramaji. The said Sale Deed dated 21.03.1991 is registered in the office of Sub-Registrar Haveli at serial no.402 as is seen from the mutation entry. Accordingly, the name of Hansaben Vinodkumar Parmani was recorded.

It is seen that vide Development Agreement and Power of Attorney both dated 17.01.2006 Hansaben Vinodkumar Parmani granted exclusive development rights relating to the land area admeasuring 1.5 Ares of Survey no.47/1/4, in favour of Shantidevi Goyal Charitable Trust through its authorized trustee Ashokkumar Raghuvuversingh Goyal, so also appointed as her constituted attorney, in consideration received by her under the said development agreement dated 17.01.2006. The said Development Agreement and Power of Attorney both dated 17.01.2006 are registered in the office of Sub-registrar Haveli no.12 at serial no.425 and 426 respectively on the same day.

6. It is seen vide Power of attorney dated 18.10.2005 that Mukesh Hansraj Parmani appointed Zakir Sirajjuddin Shaikh as his attorney for an area admeasuring 7.5 Ares out of the Survey no.47/1/4 thereby giving him rights to sell and transfer. The said power of attorney dated 18.10.2005 is registered in the office of Sub-registrar Haveli no. 12 at serial no.6553 on the same day.

In furtherance whereof, vide Development Agreement and Power of Attorney both dated 17.01.2006 Zakir Sirajjuddin Shaikh granted exclusive development rights relating to the land area admeasuring 6.5 Ares of Survey no.47/1/4, in favour of Shantidevi Goyal Charitable Trust through

its authorized trustee Ashokkumar Raghuvversingh Goyal, so also appointed as his constituted attorney, in consideration received by him under the said development agreement dated 17.01.2006. The said Development Agreement and Power of Attorney both dated 17.01.2006 are registered in the office of Sub-registrar Haveli no.12 at serial no.423 and 424 respectively on the same day.

7. Mutation entry no.18126 dated 01.03.2013 that as per the Index – II, by and under Sale Deed dated 21.02.2013 land area admeasuring 8 Ares out of land area admeasuring 12 Ares out of survey no.47/1/4 Shantidevi Goyal Charitable Trust through its authorized trustee Ashokkumar Raghuvversingh Goyal being attorney holder for Hansaben Vinodkumar Parmani and Zakir Sirajuddin Shaikh sold the said land to M/s. Epoch Creations with the consent of Shantidevi Goyal Charitable Trust through its authorized trustee Ashokkumar Raghuvversingh Goyal. The said Sale Deed dated 21.02.2013 is registered in the office of Sub-Registrar Haveli 12 at serial no.1751 on the same day. Accordingly, the name of M/s. Epoch Creations was recorded.

Accordingly, M/s. Epoch Creations became the owner of the land bearing Survey no.47/1/4 admeasuring 08 Ares in area out of the land area admeasuring 12 Ares.

Second property:

Re: all that piece and parcel of land area admeasuring 03 Ares bearing Survey no.47/1/22A lying, being and situated at Village Kondhwa Khurd, within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Pune Municipal Corporation, Pune.

1. Land bearing survey no.47/1 totally admeasuring 3 Acres 26 Gunthas was owned by Narmadabai kom Krushnaji Babar since the year 1935.
2. Mutation entry no.1086 dated 02.11.1957 records that Narmadabai kom Krushnaji Babar died intestate and pursuant to her demise the names of the following heirs came to be recorded:

Husband : Krishnaji

Sons : heirs of demised son Shripati
Jijabai Shripati Babar, Shankar and Vithal
Pandharinath, Kashinath
Daughters : Jaibai Krishnaji Pachpute
Vithabai Genu Ghate
Salubai Tukaram Mandhre

3. Mutation entry no.2283 dated 15.02.1985 records that Salubai Tukaram Mandhre died intestate and pursuant to her demise the names of the following heirs came to be recorded

Sons : Subhash Tukaram Mandhre,
Uttam Tukaram Mandhre,
Husband : Tukaram Mandhre.

4. Mutation entry no.5494 dated 02.06.1989 records that as per the Index – II, by and under Sale Deed dated 05.11.1985 land area admeasuring 03 Ares out of total survey no.47/1 was purchased by Vishnu Chandu Bhopale from Sakharam Arjunrao Ghadge being the attorney holder of Jaibai Krishnaji Pachpute and other 22. Accordingly, the 7/12 extract for these 03 Ares was divided and hence numbered as Survey no.47/1/22A on which the name of Vishnu Chandu Bhopale was recorded.

5. Mutation entry no.17945 dated 30.10.2012 records that as per the Index – II, by and under Sale Deed dated 06.11.1995 the aforesaid property was sold by Vishnu Chandu Bhopale to Jethanand Singhani and Priya Singhani. The said Sale Deed dated 06.11.1995 is registered in the office of Sub-Registrar Haveli 03 at serial no.9077 on the same day. But in the said Sale Deed the Survey no. 47/1 was wrongly mentioned instead of Survey no.47/1/22. Hence, wife Sujata Vishnu Bhopale being legal heir of Vishnu Chandu Bhopale executed and registered Correction deed in favour of Jethanand Singhani and Priya Singhani which was registered in the office of Sub-Registrar Haveli 11 at serial no.9666 on the same day. Accordingly, the name of Jethanand Singhani and Priya Singhani was recorded. But there was an error wherein there are two different 7/12 extracts for survey no.47/1/22 owned by two different owners namely Chandrakant Baburao Kamble vide mutation entry no.3478 and Vishnu Chandu Bhopale vide mutation entry no.5494.

It is informed that to rectify this error Jethanand Singhani filed an application to the Tehsildar of Haveli, Pune thereby requesting to renumber the survey no.47/1/22 for the portion of land owned by Vishnu Chandu Bhopale as survey no.47/1/22A. It is deduced that the effect is directly given to the 7/12 extract without mutating any entry and hence land owned and possessed by earlier owner Vishnu Chandu Bhopale and later owned and possessed by Jethanand Singhani and Priya Singhani is renumbered as Survey no.47/1/22A though no specific mutation entry is seen to that effect.

6. Mutation entry no.18323 dated 08.07.2013 that as per the Index – II, by and under Sale Deed dated 19.06.2013 Jethanand Singhani and Priya Singhani sold the aforesaid land to M/s. Epoch Creations. The said Sale Deed dated 19.06.2013 is registered in the office of Sub-Registrar Haveli no. 12 at serial no.5299 on the same day. Accordingly, the name of M/s. Epoch Creations was recorded.

Accordingly, M/s. Epoch Creations became the owner of the land bearing Survey no.47/1/22A admeasuring 03 Ares in area.

Third property:

Re: all that piece and parcel of land area admeasuring 04 Ares bearing Survey no.47/2/1, land area admeasuring 04 Ares bearing 47/2/2, land area admeasuring 04 Ares bearing 47/2/3, land area admeasuring 08 Ares bearing 47/2/4 and land area admeasuring 05 Ares bearing 47/2/5 lying, being and situated at Village Kondhwa Khurd, within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Pune Municipal Corporation, Pune.

1. Mutation entry no.582 dated 30.08.1934 records that the land bearing survey no.47/2 totally admeasuring 35 Gunthas was owned by Laxman Shankar Waikar pursuant to rectification in Falni bara.

2. Mutation entry no.912 dated 04.12.1948 records the name of Kondiba Shankar Bibwe in other rights column as a protected tenant for Survey no.47/2.

3. Mutation entry no.1237 dated 27.06.1964 records that pursuant to the order of Mamleदार, Haveli dated 09.01.1962 name of the tenant was noted in the owner's column. As directed in the said order name of Land owner Laxman Shankar Waikar was to be deleted while recording name of Kondiba Shankar Bibwe into owner's column. But due to clerical error, the name of Laxman Shankar Waikar remained to be deleted. Hence, Kondiba Shankar Bibwe filed case in Upper Tehsildar of Haveli bearing no.RTS/1988 in which it was directed that the name of Laxman Shankar Waikar in other rights column be deleted. The same was brought onto record of rights vide Mutation entry no.4587 dated 24.05.1988.

4. Mutation entry no.4281 dated 29.01.1988 records that Kondiba Shankar Bibwe died intestate and pursuant to his demise the names of following heirs came to be recorded:

Sons : Eknath
Dnyanoba
Tukaram
Heirs of demise son Kashinath – Sarubai Kashinath
Bibwe, Balasaheb, Ramdas, Laxman, Bharat, Manda,
Mangal
Daughters : Reubai, Sugandabai, Indubai, Muktabai, Chandrabhaga

5. Mutation entry no. 5667 dated 01.08.1989 records that vide sale deed dated 26.06.1989 Eknath, Dnyanoba, Tukaram, Sarubai Kashinath Bibwe, Balasaheb Kashinath Bibwe, Ramdas Kashinath Bibwe, Laxman Kashinath Bibwe, Bharat Kashinath Bibwe, Manda Shankar Chorghe, Mangal Dattatray Pise, Reubai Kashinath Bibwe, Sugandabai Dhondiba Pise, Indubai Mahadu Harpale, Muktabai Sadashiv Bhor, Chandrabhaga Changdev Gade all through attorney holder Popat Baburao Mule sold the said land bearing Survey no.47/2 admeasuring 35 Ares in area to Jaswantiben Dhirajlal Shah. The said sale deed dated 26.06.1989 is registered in the office of sub-registrar Haveli no.1 at serial no.10496 on the same day. Accordingly, Jaswantiben Dhirajlal Shah became the owner of Survey no.47/2 totally admeasuring 35 Ares in area. Out of the total land Jaswantiben Dhirajlal Shah sold plots to the then various intending purchasers thereby dividing total land Survey nos.47/2/1, 47/2/2, 47/2/3, 47/2/4 and 47/2/5 collectively admeasuring 25 Ares in area and retaining