

Date: 06/04/2016

To,

Vastushodh Projects Pvt. Ltd.

C- 104, Springfield, Gananjay Society,

Kothrud, Pune- 411 038

SEARCH AND TITLE REPORT

At the instance of Shri. Sachin Balkrishna Kulkarni, a designated partner of **Vastushodh Projects Pvt. Ltd.** having its registered office at: Office No. 101 & 102, Lotus Plaza, Kothrud, Pune-38, I have investigated and issuing the title of the following lands situated at village Paud, Taluka- Mulshi, District Pune and within the local limits of Grampanchayat Paud and within the jurisdiction of Sub-registrar Mulshi:

Sr. No.	Gat No.	Totally admeasuring	Area (Subject Matter)
1.	260	0 Hector 19.5 Are	0 Hector 19.5 Are
2.	263	1 Hector 42.5 Are	1 Hector 42.5 Are
3.	273	1 Hector 08.3 Are	0 Hector 28.3 Are
4.	275	0 Hector 54.6 Are	0 Hector 54.6 Are
5.	276	2 Hector 31.3 Are	1 Hector 55.5 Are
6.	283	0 Hector 47.6 Are	0 Hector 47.6 Are
Total area			4 Hector 48 Are

SPC

• Documents perused:

For the purposes of this search and title report, copies of the following documents and other title related papers were forwarded to me by the client, and I have relied on them for preparing of this report:-

A. Gat No. 260 (Old S. No. 317/1):

No.	Description
1.	7/12 Extracts of following years: - 1953-54 to 1974-75 - 1977-78 to 2013-14
2.	Mutation Entries: 3365, 3546, 3747, 1, 173, 183, 514, 583, 1088, 1149, 1175, 1517, 1781
3.	Release Deed dated 16/06/1998 Sr. No. 2435/1998
4.	Power of Attorney dated 25/06/2007 bearing Sr. No. 4383/2007
5.	Sale Deed dated 27/06/2007 Sr. No. 4390/2007
6.	Sale Deed dated 22/02/2011 bearing Sr. No. 1148/2011
7.	Demarcation Plan
8.	Letter of Paud, Vividh Karyakari Seva Society dated 22/09/2015

B. Gat No. 263 (Old S. No. 315/A):

No.	Description
1.	7/12 Extracts of following years: - 1953-54 to 1975-76 - 1977-78 to 1994-95 - 2008-09 to 2013-14

2.	Mutation Entries: 2209, 3053, 3513, 3516, 3546, 3597, 4199, 4200, 1, 25, 406, 420, 442, 867, 1005, 1781, 1877
3.	Sale Deed dated 24/09/1948 bearing Sr. No. 905/1948.
4.	Sale Deed dated 14/02/1959 bearing Sr. No. 110/1959.
5.	Sale Deed dated 24/04/1968 bearing Sr. No. 585/1968
6.	Sale Deed dated 26/05/1970 bearing Sr. No. 968/1970
7.	Sale Deed dated 04/12/1995 bearing Sr. No. 2406/1996
8.	Sale Deed dated 05/04/1997 bearing Sr. No. 1718/1997
9.	Sale Deed dated 24/03/2003 bearing Sr. No. 1390/2003
10.	Demarcation Plan

C. Gat No. 273 (Old S. No. 316/2):

No.	Description
1.	7/12 Extracts of following years: - 1984-85 to 2013-14
2.	Mutation Entries: 2042, 2926, 3546, 1, 17, 876, 882, 892, 1029, 1037, 1147, 1348, 1353, 1382, 1518, 1781,
3.	Sale Deed dated 16/08/2003 bearing Sr. No. 3879/2003
4.	Sale Deed dated 02/06/2007 bearing Sr. No. 3787/2007
5.	Order of Tahsildar Mulshi (Paud) bearing No. Ku.Ka.Ka./32-G/SR/20/2003 dated 02/12/2003
6.	Tenancy Appeal No. 32/2004 dated 24/02/2004
7.	Order of Tahsildar Mulshi (Paud) bearing No. Ku.Ka./vashi/288/05 dated 15/04/2005

8.	Demarcation Plan
9.	Notice Reply and Notice dated 17/11/2014
10.	Consent Deed dated 16/12/2014 Sr. No. 10134/2014
11.	Consent Deed dated 23/12/2014 Sr. No. 10401/2014

D. Gat No. 275 (Old S. No. 320/2A):

No.	Description
1.	7/12 Extracts of following years: - 1984-85 to 2013-14
2.	Mutation Entries: 1, 253, 875, 1078, 1099, 1517, 1781, 2367,
3.	Sale Deed dated 10/11/2006 bearing Sr. No. 7328/2006
4.	Visar Pavti with Shri Shantaram Abaji Shirke and Shri Bhagwan Kisan Nakati
5.	Demarcation Plan

E. Gat No. 276 (Old S. No. 320/2B/2):

No.	Description
1.	7/12 Extracts of following years: - 1953-54 to 1974-75 - 1977-78 to 2013-14 - 2008-09 to 2013-14
2.	Mutation Entries: 2829, 3380, 3546, 3614, 4164, 1, 36, 114, 489, 866, 1147, 1136, 1367, 1493, 1518, 1781,
3.	Sale Deed dated 13/12/1997 bearing Sr. No. 1534/1998

4.	Sale Deed dated 11/03/2003 bearing Sr. No. 1156/2003
5.	Sale Deed dated 14/02/2007 bearing Sr. No. 1255/2007
6.	Sale Deed dated 17/05/2007 bearing Sr. No. 3342/2007

F. Gat No. 283 (Old S. No. 324/2):

No.	Description
1.	7/12 Extracts of following years: - 1953-54 to 1974-75 - 1977-78 to 1983-84 - 1995-96 to 2013-14
2.	Mutation Entries: 1, 1781, 183, 1061, 1494, 4165, 3546, 3462, 2743, 3100, 369
3.	Sale Deed dated 23/04/1953 bearing Sr. No. 492/1953
4.	Sale Deed dated 24/12/1985 bearing Sr. No. 3840/1985
5.	Sale Deed dated 27/04/2007 bearing Sr. No. 2980/2007

G. Common Documents:

No.	Description
1.	Agreement of Retirement of Partnership dated 08/10/2014, Sr. No. 3515/2014
2.	Power of Attorney dated 08/10/2014, Sr. No. 3516/2014
3.	Sale Deed dated 03/12/2013 bearing Sr. No. 9440/2013
4.	Power of Attorney dated 03/12/2013 bearing Sr. No. 9441/2013
5.	Public Notice in daily "Sakal" dated 10/11/2014
6.	Sale Deed dated 25/08/2015 bearing Sr. No. 7072/2015
7.	Power of Attorney dated 25/08/2015 bearing Sr. No. 7073/2015

◀ DEVOLUTION OF TITLE ▶

A. Gat No. 260 (Old S. No. 317/1):

1. Shri. Kundalaika Vithu Chambhar as Owner:

It appears from 7/12 extract of year 1953-54 to 1964-65 that name of Shri. Kundalika Vithu Chambhar is entered under the head of Kabjedar vide Mutation Entry No. 583. However it appears that said mutation entry is not pertaining to the said property.

2. Other Rights:

It appears from the 7/12 extract of the year 1953-54 to 1964-65 that charge i.e. *Tagai Taran* was created by Shri. Kundalika Vithu Chambhar on said property vide Mutation Entry no. 3087. However said mutation entry being very old could not be available. However as per 7/12 extract it also appears that said charge was cleared as said entry is appearing bracketed.

It further appeared from 7/12 extract as well as Mutation Entry No. 3365 dated 22/10/1964 that again charge i.e. *Tagai Taran* of Rs. 300/- was created by Shri. Kundalika Vithu Chambhar on said land on 29/07/1964. However from 7/12 extract of 1984-85 to 1994-95 it appears that said charge is cleared as vide Mutation entry No. 183 said entry is bracketed. However in the said mutation entry No. 183 subject property is not appearing.

It further appeared from 7/12 extract of year 1977-78 to 1983-84 and from Mutation Entry No. 3747 dated 22/07/1976 that again charge i.e. *Tagai Taran* was created by Shri. Kundalika Vithu Kadu on said property of Rs. 500 on 20/06/1976 in favour of Vi. Ka. Sa. So., Paud.

That said charge dated 20/06/1976 is cleared and letter of Paud, Vividh Karyakari Seva Society dated 22/09/2015 is provided for my perusal. As per said letter said society has clearly stated that there is no charge of society on Gat No. 260 and no pending amount is recoverable from Ambika Reality. Therefore there is no charge on said land.

3. Weights and Measures Act 1956:

As per provisions of Weights and Measures Act 1956, the areas of the subject land were converted as follows and effect of the same came to be given on 7/12 extract vide Mutation Entry No. 3546 dated 01/04/1970:-

S. No.	Area in Acre and Gunthe	Converted to Hectare and Are
317/1	00 A 18 G + Pot kharaba 00 A 1 G = 00 A 19 G	00 H 18.5 R + Pot kharaba 00 H 1 R = 00 H 19.5 R

4. Consolidation of holdings:

As per Mutation Entry No. 1 dated 09/07/1984 Consolidation Scheme came into implementation on 30/04/1983 at Village, land bearing Survey No. 317/1 admeasuring 00 H 19.5 R was consolidated to form Gat No. 260 admeasuring 00 H 19.5 R and came to be recorded in the name of Shri. Kundalik Vithu Kadu. That consolidated extract is provided for my perusal.

5. Legal heirs of Shri Kundalik Vithu Kadu:

It is gathered from Mutation Entry No. 173 dated 26/09/1989 that Khatedar Shri. Kundalik Vithu Kadu expired on 04/08/1987 leaving behind following legal heirs:

Son/s: Sakharam, Shankar, Pandurang, Kisan and Tukaram (deceased)

Daughter/s: Godabai Nathu Gayakwad, Radhabai Vishwanath Pawar, Lilabai Dasharath Dighe, Sundar Shivaji Kadam, and Lata Gopinath Pawar/Kadam

Following are legal heirs of deceased Tukaram:

Son/s: Rajendra and Vilas

Wife: Draupadabai

Daughter/s: Ranjana Eknath Garud, Anjana Arun Gayakwad, Manda Dattatray Pawar and Kunda Raju Mankar

As per said Mutation Entry No. 173 names of (1)Sakharam, (2)Shankar, (3) Kisan, (4)Pandurang Kundalik Kadu, (5)Rajendra, (6)Vilas, & (7) Draupadabai Tukaram Kadu is entered as Bhogawatadar of said land in 7/12 extract.

That names of Ranjana Eknath Garud, Anjana Arun Gayakwad, Nanda Dattatray Pawar and Kunda Raju Mankar, Godabai Nathu Gayakwad, Radhabai Vishwanath Pawar, Lilabai Dasharath Dighe, Sundar Shivaji Kadam is entered in the other rights column of 7/12 extract as per said Mutation Entry No. 173.

6. Release of Rights:

It is gathered from Mutation Entry No. 514 dated 14/09/1998 that by Release Deed dated 16/06/1998 registered

at Sr. No. 1552/1998 Lata Gopinath Kadam, Sundar Shivaji Kadam, Radhabai Vishwanath Pawar, Godabai Nathu Gayakwad, Lilabai alias Vanabai Dasharath Dighe released their rights in Gat No 246 and 260 in consideration of Rs. 1,25,000/- in favour of Shri. Sakharam Kundalik Kadu, Shri. Shankar Kundalik Kadu, Shri. Kisan Kundalik Kadu, Shri. Pandurang Kundalik Kadu, Draupadabai Tukaram Kadu, Shri. Rajendra Tukaram Kadu and Shri. Vilas Tukaram Kadu. That said Release Deed is provided for my perusal. That the said Release Deed is registered in the office of Sub-Registrar Mulshi (Paud) at Sr. No. 2435/1998. That Sr. No. of said Deed is mentioned wrong in the Mutation Entry. However it does not affect the rights of the parties.

7. Legal heirs of Shri Shankar Kundalik Kadu:

It appears from Mutation Entry No. 1088 dated 11/12/2006 that as per application made by Shri Nitin Shankar Kadu his father Shri Shankar Kundalik Kadu expired on 07/12/2004 leaving behind his legal heirs Shri Nitin Shankar Kadu (son) and Smt. Indira Shankar Kadu (Wife) and accordingly their names are entered on 7/12 extract.

8. Sale of said land to Shri Bhagwan Bhaguji Murkute:

As per Mutation Entry No. 1149 dated 10/07/2007 and Sale Deed dated 25/06/2007 provided for my perusal said land was purchased by Shri Bhagwan Bhaguji Murkute from Shri Sakharam Kundalik Kadu and others through their POA Holder Shri Nandlal Mohanlal Narang. Said Sale Deed is registered in the office of Sub-Registrar Mulshi at Sr. No. 4390/2007 on 27/06/2007. The said Power of Attorney dated 25/06/2007 was executed by Shri Sakharam Kundalik Kadu and others in favour

of Shri Nandlal Mohanlal Narang which is registered in the office of Sub-Registrar Mulshi at Sr. No. 4383/07.

After careful perusal of Sale Deed dated 27/06/2007 it appears that date of execution of said Sale Deed mentioned in the Index II is 27/06/2006.

9. Legal heirs of Kunda Rajendra Mankar:

It appears from Mutation entry No. 1175 dated 02/11/2007 that Kunda Rajendra Mankar expired on 04/11/1999 and she has following legal heirs left behind her:

Son/s: Kunal Rajendra Mankar

Daughter/s: Dipali Janu Jadhav and Komal Rajendra Mankar

Husband: Rajendra Ganpat Mankar

10. Shri. Sharadchandra Prabhakar Barate as owner:

It appears from Mutation entry No. 1517 dated 05/03/2011 and Sale Deed dated 22/02/2011 that Shri Sharadchandra Prabhakar Barate purchased said land along with Gat No. 275 from Shri Bhagwan Bhaguji Murkute said Sale Deed is registered in the office of Sub Registrar Mulshi on 28/02/2011 at Sr. No. 1148/2011. That said Mutation Entry and Sale Deed dated 22/02/2011 is provided for my perusal.

11. Transfer of said land to Ambika Reality

Thereafter, Shri Sharadchandra Prabhakar Barate was desirous to sell the said land along with some other lands for financial purpose and knowing the same Ambika Reality through its partners (1) Shri. Deven Jayasukhlal Shah, (2) Shri. Vishwanath Eknath Tapkir and (3) Shri. Sharadchandra Prabhakar Barate has purchased the said land by Sale Deed

dated 03/12/2013 which is registered in the office of Sub-Registrar Mulshi-2 at Sr. No. 9440/2013 on same day. That Power of Attorney is also executed by Shri. Sharadchandra Prabhakar Barate in favour of Ambika Reality on 03/12/2013 which is registered in the office of Sub-Registrar Mulshi-2 at Sr. No. 9441/2013 on same day. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 1781 dated 03/02/2014.

12. Zone Certificate:

From the Zone Certificate dated 19/09/2013 attached to the said Sale Deed dated 03/12/2013 it appears that said land is in Agricultural Zone and affected by proposed road widening

13. Demarcation Plan:

Demarcation "C" copy is also provided for my perusal according to which on 03/01/2014 demarcation was made of the said property vide Mo. Ra. No. 10354/2013.

B. Gat No. 263 (Old S. No. 315/A):

1. Shri. Madhusudan Govind Joshi as Owner:

It appears from 7/12 extract of year 1953-54 to 1964-65 and Mutation Entry No. 2209 dated 01/12/1948 that the land bearing S. No. 315 totally admeasuring 5 Acre 23.5 Gunthe was purchased by Shri. Madhusudan Govind Joshi from Annapurnabai Kashinath Joshi by Sale Deed dated 24/09/1948 which is registered in the office of Sub Registrar Maval at Sr. No. 905/1948 on 25/09/1948. Said Sale Deed dated 24/09/1948 is provided for my perusal.

It appears from said Sale Deed dated 24/09/1948 that said land was initially owned by Shri. Gangadhar Moreshwar Phatak. After his death Annapurnabai Kashinath Joshi became owner of the said land as legal heir of Shri. Gangadhar Moreshwar Phatak.

2. Shri. Dattatray Vinayak Makhi as Owner:

It appears from Sale Deed dated 14/02/1959 that said land was further purchased by Shri. Dattatray Vinayak Makhi from Shri. Madhusudan Govind Joshi which is registered in the office of Sub-Registrar Maval at Sr. No. 110/1959. That on 7/12 extract entry to that effect is made by Mutation Entry No. 3053 dated 09/04/1959.

It further appears from 7/12 extract that in the other rights column said transaction was came to be recorded as "Bekayadeshir Kharedi" i.e. void transaction. However it further revealed from Mutation Entry No. 3513 dated 24/08/1968 that said entry in other rights was removed after hearing both the parties as per Section 84C.

3. Shri. Vilas Vithalrao Wadekar as Owner:

It appears from Sale Deed dated 24/04/1968 that land admeasuring 60000 sq. ft. (i.e. 1 Acre 15 Gunthe as per Mutation Entry No. 3516) out of totally admeasuring land 5 Acre 23 Gunthe was further purchased by Shri. Vilas Vithalrao Wadekar from Shri. Dattatray Vinayak Makhi which is registered in the office of Sub-Registrar Maval at Sr. No. 585/1968 on 24/04/1968. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 3516 dated 06/01/1969.

It is further gathered from mutation Entry No. 3516 dated 06/01/1969 that said S. No. 315 is further divided into two parts as follows:

No.	Area	Assessment	Owner
315/A	4 Acre 08.5 Gunthe	Rs. 5 = 08 Paise	Shri. Dattatray Vinayak Makhi
315/B	1 Acre 15 Gunthe	Rs. 3 = 00 Paise	Shri. Vilas Vithalrao Wadekar

4. Weights and Measures Act 1956:

As per provisions of Weights and Measures Act 1956, the areas of the subject land were converted as follows and effect of the same came to be given on 7/12 extract vide Mutation Entry No. 3546 dated 01/04/1970:-

S. No.	Area in Acre and Gunthe	Converted to Hectare and Are
315/A	4 Acre 08.5 Gunthe	01 H 05.2 R + Pot kharaba 00 H 35.3 R = 01 H 70.5 R

5. Shri. Dharmaji Ganpat Kale as Owner:

It appears from Sale Deed dated 26/05/1970 that land admeasuring 0 Acre 20 Gunthe + pot kharaba 0 Acre 08 Gunthe i.e., total 0 Acre 28 Gunthe out of totally admeasuring land 4 Acre 08.5 Gunthe was further purchased by Shri. Dharmaji Ganpat Kale from Shri Dattatray Vinayak Makhi which Sale Deed is registered in the office of Sub-Registrar Maval at Sr. No. 968/1970. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 3597.

It is further gathered from mutation Entry No. 3597 dated 06/11/1971 that in virtue of this transaction said S. No. 315A is further divided into two parts as follows:

S. No.	Area	Assessment	Owner
315/1A	2 Acre 04 Gunthe + Pot Kharaba 1 Acre 16.5 Gunthe	Rs. 4 = 00 Paise	Shri. Dattatray Vinayak Makhi
315/A/2	0 Acre 20 Gunthe + Pot Kharaba 0 Acre 08 Gunthe	Rs. 1 = 08 Paise	Shri. Dharmaji Ganpat Kale

6. Miss. Merry Joseph Bansode as Owner:

It is gathered from 7/12 extract from year 1965-66 to 1975-76 that Miss. Merry Joseph Bansode became owner of said land vide Mutation Entry No. 3724. However said Mutation Entry being very old could not be available. That said transaction is old more than 30 years and no disputes regarding the same is occurred till today. That no transaction after this also challenged. Therefore even if no documents are available for perusal it is being old than 30 years, it is presumed that the said transaction is made with following due procedure and is presumed to be legal and valid.

7. Mortgage of S. No. 315A:

It is gathered from 7/12 extract from year 1977-78 to 1983-84 that Miss. Merry Joseph Bansode has availed loan from The Maharashtra State Co-operative Land Development Bank Ltd, Paud Branch by mortgaging said land vide Mutation Entry No. 3922.

It is further gathered from Mutation Entry No. 4199 dated 09/05/1983 that Miss. Merry Joseph Bansode has repaid the loan taken on 30/05/1977 of Rs. 9500/- with interest thereon on date 18/04/1983 and therefore name of The Maharashtra State Co-operative Land Development Bank Ltd was removed from 7/12 extract and again name of Miss. Merry Joseph Bansode entered as owner of said land.

8. Shri. Sherior Jamshet Irani as owner:

It is further gathered from Mutation Entry No. 4200 dated 23/08/1983 that Shri Sherior Jamshet Irani purchased said land admeasuring 01 H 42.5 Ars from Miss. Merry Joseph Bansode on 04/08/1983 by Sale Deed registered at Sr. No. 330/1983 on 04/08/1983. However said Sale Deed is not provided for my perusal. However said Sale Deed being very old than 30 years and there no record of challenging the same it is presumed that the said transaction is concluded.

9. Consolidation of holdings:

As per Mutation Entry No. 1 dated 09/07/1984 Consolidation Scheme came to be implementation on 30/04/1983 at Village, land bearing Survey No. 315/A admeasuring 01 H 42.5 R was consolidated to form Gat No. 263 admeasuring 01 H 42.5 R and came to be recorded in the name of Shri. Sherior Jamshet Irani.

10. Change in name of Owner:

It appears from Mutation Entry No. 25 dated 29/05/1985 that owner Shri. Sherior Jamshet Irani has changed his surname in Government Gazette dated 10/01/1985 and according his

name was changed and recorded as Shri. Shrior Jamshet Sheriorji. Entry to that effects is also made on 7/12 extract.

11. Mr. Erach Khuda Murad Hosangi and Mr. Soharab Khuda Murad Hosangi as Owner:

It is gathered from Mutation Entry No. 406 dated 25/07/1996 that said land was further purchased by Mr. Erach Khuda Murad Hosangi and Mr. Soharab Khuda Murad Hosangi from Shri. Shrior Jamshet Sheriorji by Sale Deed dated 04/12/1995 which is registered in the office of Sub-Registrar Mulshi (Paud) at Sr. No. 2406/1996 on 04/12/1995.

12. Sau. Savita Madhukar Kulkarni and others as Owner:

It is gathered from Mutation Entry No. 442 dated 27/05/1997 that Sau. Savita Madhukar Kulkarni, Sau Urmila Ashok Kulkarni, Sau Charushila Laxman Kulkarni and Shri. Pravin Madhukar Kulkarni have purchased said land from Erach Khuda Murad Hosangi and Soharab Khuda Muad Hosangi by Sale Deed dated 29/03/1997 registered in the office of Sub-Registrar Mulshi (Paud) at Sr. No. 1718/1997 on 05/04/1997.

13. Further transfer to Shri Bhagwan Kisan Nakati & others:

As per Sale Deed dated 24/03/2003 it appears that Shri Bhagwan Kisan Nakati, Shri Shivaji Shankar Fadtare, Shri Sampat Chandrakant Dalvi and Shri Shrirang Baban Dahibhate purchased said land from Sau. Savita Madhukar Kulkarni and others which Sale Deed is registered in the office of Sub-Registrar Mulshi at Sr. No. 1390/2003 on 27/03/2003. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 867 dated 17/04/2003.

After perusal of said Sale Deed dated 24/03/2003 it appears that in the description of the property one well and shed is added.

14. Shri Sharad Prabhakar Barate as Owner:

As per Sale Deed dated 17/11/2005 it appears that Shri. Sharad Prabhakar Barate purchased said land from Shri Bhagwan Kisan Nakati, and others which Sale Deed is registered in the office of Sub-Registrar Mulshi at Sr. No. 5901/2005 on 17/11/2005. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 1005 dated 23/10/2005.

After perusal of said Sale Deed dated 17/11/2005 it appears that in the description of the property one well along with Electric Motor with 100% right of water in well and shed is added.

15. Transfer of said land to Ambika Reality

Thereafter Shri Sharadchandra Prabhakar Barate was desirous to sell the said land along with some other lands for financial purpose and knowing the same Ambika Reality through its partners (1) Shri. Deven Jayasukhlal Shah, (2) Shri. Vishwanath Eknath Tapkir and (3) Shri. Sharadchandra Prabhakar Barate has purchased the said land by Sale Deed dated 03/12/2013 which is registered in the office of Sub-Registrar Mulshi-2 at Sr. No. 9440/2013 on same day. That Power of Attorney is also executed by Shri. Sharadchandra Prabhakar Barate in favour of Ambika Reality on 03/12/2013 which is registered in the office of Sub-Registrar Mulshi-2 at Sr. No. 9441/2013 on same day. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 1781 dated 03/02/2014.

16. Zone Certificate:

From the Zone Certificate dated 19/09/2013 attached to the said Sale Deed dated 03/12/2013 it appears that said land is in Agricultural Zone and affected by proposed road widening

17. Demarcation Plan:

Demarcation "C" copy is also provided for my perusal according to which on 03/01/2014 demarcation was made of the said property vide Mo. Ra. No. 10357/2013.

C. Gat No. 273 (Old S. No. 316/2):

(Subject Area 00 H 28.3 Ars out of Total Area 1 H 08.3 Ars)

1. Consolidation of holdings:

As per Mutation Entry No. 1 dated 09/07/1984 Consolidation Scheme came to be implementation on 30/04/1983 at Village, land bearing Survey No. 316/2 admeasuring 01 H 08.3 R was consolidated to form Gat No. 273 admeasuring 01 H 08.3 R and came to be recorded in the name of Shri Ashok Vishwanath Lakade. That it appears from the previous record before the consolidation that as per 7/12 extract of 1977-78 to 1983-84 Shri Ashok Vishwanath Lakade became owner of said land vide M. E. No. 4099. However said entry being very old could not become available.

2. Effect of Bombay Tenancy and Agricultural Land Act:

It is gathered from Mutation Entry No. 17 dated 18/11/1984 that owner of said land Shri Bhiva Vishnu Valhekar expired on 28/08/1984 leaving behind following legal heirs:

Son/s: Shri Kashinath Bhiva Valhekar and Shri Hanumant Bhiva Valhekar

Daughter/s: Anjana Subhash Jangade, Ranjana Sunil Shelar
and Sangita Bhiva Valhekar

Wife: Kondabai Bhiva Valhekar

Accordingly names of legal heirs are entered on 7/12 extract. It also appears from 7/12 extract that said names are entered in other rights column as tenant of said land.

It is further gathered from Mutation Entry No. 892 dated 25/11/2003 that 32M Certificate was acquired for Sale of the said land vide *Adesh/Ku.Ka.Ka./32-Ga/SR/20/2003* dated 02/12/2003 as the said land was subject to Section 43 of the Bombay Tenancy and Agricultural Land act, 1948. Said 32M Certificate is registered in the Office of Sub-Registrar Maval at Sr. No. 5163/2003 on 10/11/2003.

It is further gathered from Mutation Entry No. 1037 dated 10/05/2006 that by Tahsildar, Mulshi vide *Adesh / Ku.Ka. / vashi / 288 / 06* dated 15/04/2006 area admeasuring 00 H 28.3 Ars was excluded from the provisions of Bombay Tenancy and Agricultural Land Act. Accordingly new 32M certificate was granted. That said land admeasuring 00 H 28.3 Ars is subject matter this title.

It is further gathered from Mutation Entry No. 1348 dated 28/04/2009 that 32M Certificate dated 10/11/2003 was cancelled vide Appeal No. 32/2004 dated 24/02/2009. Therefore said Mutation Entry No. 892 was cancelled and again name of (1) Vaishali Sharad Joshi, (2) Reshma, (3) Gauri, (4) Jyoti Ashok Lakade, No. 2 to 4 through legal guardian paternal aunt Vaishali Sharad Joshi was entered as owner.

3. Legal heirs of Shri Ashok Vishwanath Lakade:

It appears from 7/12 extract from year 1995-96 to 2007-08 that Shri. Ashok Vishwanath Lakade was the owner of the said land. It is further gathered from Mutation Entry No. 876 dated 02/07/2003 that Shri Ashok Vishwanath Lakade expired on 25/12/1995 leaving behind his following legal heirs:

Daughter/s: Reshma (16 years), Gauri (14 years) and Jyoti (13 years)

Daughters were minor and therefore names of daughters were entered through legal guardian paternal aunt Vaishali Sharad Joshi.

4. Shri. Shrihari Genu Satpute as owner:

It appears from Sale Deed dated 16/08/2003 that land admeasuring 00 H 28.3 Ars out of totally admeasuring land 01 H 08.3 Ars was purchased by Shri Shrihari Genu Satpute from (1)Ku. Reshma Ashok Lakade, (2)Ku. Jyoti Ashok Lakade, (3)Ku. Gauri Ashok Lakade, 1 to 3 through legal guardian aunt Vaishali Sharad Joshi and (4) Vaishali Sharad Joshi. Said Sale Deed is registered in the office of Sub Registrar Mulshi at Sr. No. 3879/2003. Entry to that effect is also made on 7/12 extract vide Mutation Entry No. 882 dated 16/09/2003.

Land admeasuring 00 H 28.3 Ares is subject matter of present title report.

5. Shri. Laxmikant Mohanlal Khabiya as Owner:

It appears from Sale Deed dated 02/06/2007 that said land was purchased by Shri Laxmikant Mohanlal Khabiya along with Gat No. 276 from Shri. Shrihari Genu Satpute, Shri Dipak Shrihari Satpute and Shri Amit Shrihari Satpute. Said Sale Deed

is registered in the office of Sub-Registrar Maval at Sr. No. 3787/2007 on 02/06/2007. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 1147 dated 10/07/2007.

6. Shri. Sharadchandra Prabhakar Barate as Owner:

It appears from Sale Deed dated 22/02/2011 that said land was purchased by Shri Sharadchandra Prabhakar Barate along with Gat No. 276 from Shri Laxmikant Mohanlal Khabiya. Said Sale Deed is registered in the office of Sub-Registrar Maval at Sr. No. 1147/2011 on 23/02/2011. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 1518 dated 05/03/2011.

7. Transfer of said land to Ambika Reality

Thereafter, Shri Sharadchandra Prabhakar Barate was desirous to sell the said land along with some other lands for financial purpose and knowing the same Ambika Reality through its partners (1) Shri. Deven Jayasukhlal Shah, (2) Shri. Vishwanath Eknath Tapkir and (3) Shri. Sharadchandra Prabhakar Barate has purchased the said land by Sale Deed dated 03/12/2013 which is registered in the office of Sub-Registrar Mulshi-2 at Sr. No. 9440/2013 on same day. That Power of Attorney is also executed by Shri. Sharadchandra Prabhakar Barate in favour of Ambika Reality on 03/12/2013 which is registered in the office of Sub-Registrar Mulshi-2 at Sr. No. 9441/2013 on same day. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 1781 dated 03/02/2014.

8. Zone Certificate:

From the Zone Certificate dated 19/09/2013 attached to the said Sale Deed dated 03/12/2013 it appears that said land is in Agricultural Zone and affected by proposed road widening

9. Demarcation Plan:

Demarcation "C" copy is also provided for my perusal according to which on 03/01/2014 demarcation was made of the said property vide Mo. Ra. No. 10355/2013.

10. Notice Objection and Fulfillment of the Objection:

That M/s Ambika Reality has given public notice for self title verification of the Gat No. 273 in daily "Sakal" dated 10/11/2014. That on said Notice objection was received by Mrs. Reshma Subhash Sontakke (name before marriage Reshma Ashok Lakade), Mrs. Gauri Manoj Kulkarni (name before marriage Gauri Ashok Lakade), and Mrs. Neha Nilesh Deshpande (name before marriage Jyoti Ashok Lakade) stating that Sale Deed dated 16/08/2003 executed by Mrs. Vaishali Sharad Joshi was executed and registered without their knowledge and consent. Therefore said Sale Deed and every said deed executed and registered thereafter is not binding on them and null and void.

Thereafter M/s Ambika Reality approached to Mrs. Reshma Subhash Sontakke, Mrs. Gauri Manoj Kulkarni, and Mrs. Neha Nilesh Deshpande and discussed the issue. Thereafter due negotiations placed between the parties and Mrs. Reshma Subhash Sontakke, Mrs. Gauri Manoj Kulkarni, and Mrs. Neha Nilesh Deshpande agreed to execute the Consent Deed in favour of M/s Ambika reality in order to complete the marketable title of the said land.

As per agreed terms and conditions and for the consideration given by M/s Ambika Reality, Mrs. Gauri Manoj Kulkarni executed Deed of Consent dated 16/12/2014 which is

registered in the office of Sub-Registrar Mulshi 2, at Sr. No. 10134/2014 on same day.

As per agreed terms and conditions and for the consideration given by M/s Ambika Reality, Mrs. Reshma Subhash Sontakke and Mrs. Neha alias Jyoti Nilesh Deshpande executed Deed of Consent dated 23/12/2014 which is registered in the office of Sub-Registrar Mulshi 2, at Sr. No. 10401/2014 on same day.

Therefore objections to public notice are cleared.

D. Gat No. 275 (Old S. No. 320/2/A):

1. Consolidation of holdings:

As per Mutation Entry No. 1 dated 09/07/1984 Consolidation Scheme came to be implementation on 30/04/1983 at Village, land bearing Survey No. 320/2A i.e. 136/2C was consolidated to form Gat No. 275 and said came to be recorded in the name of Shri Digambar Ganesh Gunbharit.

2. Legal Heirs of Shri Digambar Ganesh Gunbharit:

It is gathered from Mutation Entry No. 253 dated 16/04/1995 that Shri Digambar Ganesh Gunbharit died at Pune on 08/02/1992 leaving behind following legal heirs:

Son/s: Shri Arun Digambar Gunbharit

Daughter/s: Smt. Alka Krushna Kulkarni, Sau. Pushpa Nilkanth Punekar and Sau Kunda Madhivijay Kulkarni

Wife: Smt. Pramila Digambar Gunbharit.

Accordingly their names were entered on 7/12 extract as owners.

3. Legal Heirs of Shri Arun Digambar Gunbharit:

It is gathered from Mutation Entry No. 875 dated 02/07/2003 that Shri Arun Digambar Gunbharit died leaving behind following legal heirs:

Son/s: Akash Arun Gunbharit

Daughter/s: Akshata Arun Gunbharit

Wife: Sangita Arun Gunabharit.

Son and daughter through legal guardian mother Sangita Arun Gunabharit.

Accordingly their names were entered on 7/12 extract.

4. Shri Bhagwan Bhaguji Murkute as Owner:

From Sale Deed dated 10/11/2006 it appears that Shri Bhagwan Bhaguji Murkute has purchased said property from Shri Abhijit Krushna Gunbharit, Sau Dhanashri Shrikant Mirajkar, Sau Pushpa Nilkanth Puneekar, Sau Kunda Vijay Kulkarni, Smt. Pramila Digambar Gunbharit, Smt Sangita Arun Gunbharit, Ku Akshata Arun Gunbharit, Kumar Aakash Arun Gunbharit. Said Sale Deed is registered in the office of Sub-Registrar Maval at Sr. No. 7328/2006 on 13/11/2006.

In the said Sale Deed dated 10/11/2006 Shri Shantaram Abaji Shirke and Shri Bhagwan Kisan Nakati was added as consenting party. It further appears from clause 3 of said Sale deed dated 10/11/2006 that by one Visar Pavti said property was agreed to sale to the consenting parties. However it seems that said transaction could not be completed and therefore consenting party are added to the said Sale Deed dated 10/11/2006.

Entry to that effect on 7/12 extract is made vide Mutation Entry No. 1078 dated 11/12/2006.

5. Legal heirs of Smt. Alka Krushna Kulkarni:

It appears from Mutation Entry No. 1099 dated 10/01/2007 that Smt Alka Krushna Kulkarni expired at Varaje Pune on 19/03/2005 leaving behind following legal heirs:

Son/s: Shri Abhijit Krushna Gunbharit (Kulkarni)

Daughter/s: Dhanashri Shrikant Mirajkar

6. Shri. Sharadchandra Prabhakar Barate as owner:

It appears from Mutation entry No. 1517 dated 05/03/2011 and Sale Deed dated 22/02/2011 that Shri Sharadchandra Prabhakar Barate purchased said land along with Gat No. 260 from Shri Bhagwan Bhaguji Murkute said Sale Deed is registered in the office of Sub Registrar Mulshi on 28/02/2011 at Sr. No. 1148/2011. That said Mutation Entry and Sale Deed dated 22/02/2011 is provided for my perusal.

7. Transfer of said land to Ambika Reality

Thereafter, Shri Sharadchandra Prabhakar Barate desirous to sell the said land along with some other lands for financial purpose and knowing the same Ambika Reality through its partners (1) Shri. Deven Jayasukhlal Shah, (2) Shri. Vishwanath Eknath Tapkir and (3) Shri. Sharadchandra Prabhakar Barate has purchased the said land by Sale Deed dated 03/12/2013 which is registered in the office of Sub-Registrar Mulshi-2 at Sr. No. 9440/2013 on same day. That Power of Attorney is also executed by Shri. Sharadchandra Prabhakar Barate in favour of Ambika Reality on 03/12/2013 which is registered in the office of Sub-Registrar Mulshi-2 at Sr. No. 9441/2013 on same day. Entry

to that effect is made on 7/12 extract vide Mutation Entry No. 1781 dated 03/02/2014.

8. Zone Certificate:

From the Zone Certificate dated 19/09/2013 attached to the said Sale Deed dated 03/12/2013 it appears that said land is in Agricultural Zone and affected by proposed road widening

9. Demarcation Plan:

Demarcation "C" copy is also provided for my perusal according to which on 03/01/2014 demarcation was made of the said property vide Mo. Ra. No. 10356/2013.

E. Gat No. 276 (Old S. No. 320/2B/2):

(Subject Area 01 H 55.5 Ars out of Total Area 2 H 31.3 Ars)

1. Shri. Narayan Pandurang Walhekar as Owner:

It is gathered from Mutation Entry No. 2829 dated 21/04/1956 and 7/12 extract from year 1953-54 to 1964-65 that Gift Deed dated 25/02/1956 was made in favour of Natibai Ko. Narayan Walhekar. Therefore land bearing S. No. 320/2B divided into two parts as follows:

S. No.	Area	Assessment	Name of Owner
320/2B/1	01 Acre 20 Gunthe	Rs.2=04 Paise	Natibai Ko. Narayan Walhekar
320/2B/2	05 Acre 21.5 Gunthe + Pot Kharaba 00 Acre 10 Gunthe	Rs.8=02 Paise	Narayan Pandurang Walhekar

Out of above parts land bearing S. No. 320/2B/2 is the subject matter of this title.

2. Legal heirs of Shri. Narayan Pandurang Valhekar:

It is gathered from Mutation Entry No. 3380 dated 29/12/1964 that Shri. Narayan Pandurang Valhekar died at Pune on 01/12/1964 leaving behind following legal heirs:

Son/s: Ram (5 years) & Pandurang (4 months)

Wifes: Nanibai and Shantibai

Brother/s: Maruti Pandurang Valhekar

Accordingly name of Maruti Pandurang Valhekar was entered on 7/12 extract as manager of joint Hindu family.

3. Weights and Measures Act 1956:

As per provisions of Weights and Measures Act 1956, the areas of the subject land were converted as follows and effect of the same came to be given on 7/12 extract vide Mutation Entry No. 3546 dated 01/04/1970:-

S. No.	Area in Acre and Gunthe	Converted to Hectare and Are
320/2B/2	00 A 21.5 G + Pot kharaba 00 A 10 G = 05 A 31.5 G	02 H 24 R + Pot kharaba 00 H 10.4 R = 02 H 34.4 R

4. Charge on said land:

It is gathered from Mutation Entry No. 3614 dated 13/07/1972 and from 7/12 extract that Shri. Maruti Pandurang Valhekar has created charge on said property by availing loan of Rs. 500/- from Paud Vi. Ka. Sah. So. on 12/07/1972 by executing *Ikararpatra*. However said *Ikararpatra* is not provided

for my perusal. Accordingly name of said society is entered in other rights column of 7/12 extract.

Thereafter it again appeared from Mutation Entry No. 36 dated 06/06/1985 that Shri Maruti Pandurang Valhekar again created charge on said land of Rs. 5000/- on 05/06/1985. However said amount is not mentioned on 7/12 extract.

It is further gathered from Mutation Entry No. 1367 dated 24/06/2009 that Shri Ramchandra Narayan Valhekar again availed loan on said property of Rs. 1,50,000/- on 24/06/2009 from Vi.Ka.Se.Sa.So. Ltd, Paud and accordingly name of said society is entered on the other rights column of 7/12 extract.

However as Shri Ramchandra Narayan Valhekar and Shri Pandurang Narayan Valhekar are still vendor of remaining area of said Gat No. 276, the said Charge is not pertaining to the area owned by M/s Ambika Realty and therefore in my opinion it does not affect the title of M/S Ambika Realty.

5. Falani Namuna No. 12:

It is gathered from Mutation Entry No. 4164 dated 20/11/1982 that land bearing S. No. 136 i.e. old S. No. 320 (it appears from 7/12 extract from year 1977-78 to 1983-84 that S. No. 320/2B/2 was changed to S. No. 136/2B) was further divided as per Falani Namuna No. 12 as follows:

S. No.	Area	Assessment	Name of Owner
136/2A	00 H 56 Ars + Pot Kharaba 00 H 0.02 Ars	Rs.2=06 Paise	Na.Nibai Ko. Narayan Valhekar
136/2B	Not legible	Not legible	Maruti Pandurang Valhekar

136/2C	00 H 0.02 Ars	Rs.0=13 Paise	Digambar Ganesh Gunbharit
136/2D	00 H 20 Ars + Pot Kharaba 00 H 0.02 Ars	Rs.0=72 Paise	Shakuntala Dattatray Tapare and others

Entry to that effect is made on 7/12 extract and area of said S. No. 136/2B has changed accordingly. Said Mutation Entry is not legible however it appears from 7/12 extract from year 1977-78 to 1983-84 that area of said land is changed as: 02 H 24.9 Ars + 00 H 6.4 Ars = 02 H 31.3 Ars.

6. Consolidation of holdings:

As per Mutation Entry No. 1 dated 09/07/1984 Consolidation Scheme came to be implementation on 30/04/1983 at Village, land bearing Survey No. 320/2B to form Gat No. 276 admeasuring 02 H 24.9 Ars + 00 H 6.4 Ars = 02 H 31.3 Ars and came to be recorded in the name of Shri Maruti Pandurang Valhekar.

7. Partition:

It is gathered from Mutation Entry No. 114 dated 04/08/1987 that partition of lands owned by Shri Maruti Pandurang Valhekar was made as per Section 85 of The Maharashtra Land Revenue Code, 1966 on application made by Shri Maruti Pandurang Valhekar. As per said partition said land totally admeasuring 02 H 31.3 Ars came to the share of Shri Ramchandra Narayan Valhekar and Shri Pandurang Narayan Valhekar.

8. Shri. Shrihari Genu Satpute as owner:

It is gathered from Mutation Entry No. 489 dated 20/07/1998 that said land was purchased by Shri. Shrihari

Genu Satpute from (1)Ramchandra Narayan Valhekar for self and legal guardian for Supriya, Prashant and Ganesh, (2)Pandurang Narayan Valhekar for self and as legal guardian for Dinesh and Umesh (3)Smt. Sonabai Narayan Valhekar (4)Smt. Shantabai Narayan Valhekar, (5)Sau Malan Ramchandra Valhekar and (6)Sau. Kanchan Pandurang Valhekar through POA Holder Shri. Chintaman Shripati Satpute vide Sale Deed dated 01/04/1998 registered at Sr. No. 3051/1998. Accordingly name of Shri Sharihari Genu Satpute was entered on 7/12 extract vide said Mutation Entry.

That prima facie it is considered that said Mutation Entry No. 489 is regarding purchase of land by Shri Sharihari Genu Satpute. Considering this fact, from the actual Sale Deed dated 13/12/1997 and Sale Deed bearing Sr. No. 3051/1998 it appears that entire content of Mutation Entry No. 489 is mentioned wrong. That Shri Sharihari Genu Satpute purchased land bearing Gat No. 276 admeasuring 1 H 20 Ares by Sale Deed dated 13/12/1997 which is registered in the office of Sub-Registrar Mulshi (Paud) at Sr. No. 1534/1998 on 07/04/1998 from Shri Ramchandra Narayan Valhekar (for self and as legal guardian of Supriya, Prashant and Ganesh), Shri Pandurang Narayan Valhekar (for self and as legal guardian of Dinesh and Umesh), Smt. Sonabai Narayan Valhekar, and Smt. Shantabai Narayan Valhekar and two consenting parties i.e. Mrs. Malan Ramchandra Valhekar and Mrs. Koyana Pandurang Valhekar, all vendors and consenting parties through POA Holder Shri. Chintaman Shripati Satpute.

9. Shri Dipak Shrihari Satpute & Shri Amit Shrihari Satpute as Owner:

It appears from Sale Deed dated 11/03/2003 that land admeasuring 00 H Acre 80 Ars out of total land owned admeasuring 01 H 20 Ars was purchased by Shri Dipak Shrihari Satpute and Shri Amit Shrihari Satpute from Shri Shrihari Genu Satpute. Said Sale Deed is registered in the office of Sub-Registrar Maval at Sr. No. 1156/2003 on 11/03/2003. That entry to that effect is made on 7/12 extract vide Mutation Entry No. 866 dated 17/04/2003.

10. Shri Sharadchandra Prabhakar Barate as Owner:

It appears from Sale Deed dated 14/02/2007 that land admeasuring 1 Acre 15.5 Ars is purchased by Shri Sharadchandra Prabhakar Barate from Shri Ramchandra Narayan Valhekar and Consenting Party Shri Prashant Ramchandra Valhekar and Shri Ganesh Ramchandra Valhekar. Consenting party are sons of owner and therefore made party to said Sale Deed. That said Sale Deed dated 14/02/2007 is registered in the office of Sub-Registrar Maval at Sr. No. 1255/2007 on 22/02/2007. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 1493 dated 30/09/2010

11. Sau. Shilpa Ajay Mastkar as owner:

It is gathered from Sale Deed dated 16/05/2007 that land admeasuring 00 H 20 Ars out of totally owned land 00 H 40 Ars is further purchased by Sau. Shilpa Ajay Mastkar from Shri Shrihari Genu Satpute which Sale Deed is registered in the office of Sub Registrar Maval at Sr. No. 3342/2007 on 18/05/2007. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 1136 dated 13/06/2007.

12. Shri. Laxmikant Mohanlal Khabiya as Owner:

It appears from Sale Deed dated 02/06/2007 that land admeasuring 01 H 00 Ars was purchased by Shri Laxmikant Mohanlal Khabiya along with land from Gat No. 273 from Shri. Shrihari Genu Satpute, Shri Dipak Shrihari Satpute and Shri Amit Shrihari Satpute. Said Sale Deed is registered in the office of Sub-Registrar Maval at Sr. No. 3787/2007 on 02/06/2007. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 1147 dated 10/07/2007.

13. Shri. Sharadchandra Prabhakar Barate as Owner:

It appears from Sale Deed dated 22/02/2011 that land admeasuring 01 H 00 Ars was further purchased by Shri Sharadchandra Prabhakar Barate from Shri Laxmikant Mohanlal Khabiya. Said Sale Deed is registered in the office of Sub-Registrar Maval at Sr. No. 1147/2011 on 23/02/2011. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 1518 dated 05/03/2011.

Therefore Shri Sharadchandra Prabhakar Barate has owned totally 1 H 55.5 Ars land vide two Sale Deeds i.e. Sale Deed dated 14/02/2014 (land admeasuring 1 Acre 15.5 Ars = 00 H 55.5 Ars) and Sale Deed dated 22/02/2011 (land admeasuring 01 H 00 Ars).

14. Transfer of said land to Ambika Reality

Thereafter, Shri Sharadchandra Prabhakar Barate desirous to sell the said land along with some other lands for financial purpose and knowing the same Ambika Reality through its partners (1)Shri. Deven Jayasukhlal Shah, (2)Shri. Vishwanath Eknath Tapkir and (3)Shri. Sharadchandra Prabhakar Barate

has purchased the said land by Sale Deed dated 03/12/2013 which is registered in the office of Sub-Registrar Mulshi-2 at Sr. No. 9440/2013 on same day. That Power of Attorney is also executed by Shri. Sharadchandra Prabhakar Barate in favour of Ambika Reality on 03/12/2013 which is registered in the office of Sub-Registrar Mulshi-2 at Sr. No. 9441/2013 on same day. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 1781 dated 03/02/2014.

15. Zone Certificate:

From the Zone Certificate dated 19/09/2013 attached to the said Sale Deed dated 03/12/2013 it appears that said land is in Agricultural Zone and affected by proposed road widening

16. Demarcation Plan:

Demarcation "C" copy is also provided for my perusal according to which on 19/12/2013 demarcation was made of the said property vide Mo. Ra. No. 10414/2013.

F. Gat No. 283 (Old S. No. 324/2):

1. Shri. Rambhau Vithu Shedge as Owner:

It is gathered from Sale Deed dated 23/04/1953 that land bearing S. No. 324 admeasuring 1 Acre 6.5 Gunthe out of total land 2 Acre 13.5 Gunthe was purchased by Shri. Rambhau Vithu Shedge from Shri Hari Vithu Shedge and Shri Mahadu Vithu Shedge. Said Sale Deed dated 23/04/1953 is registered in the office of Sub-Registrar Maval at Sr. No. 492/1953 on 23/04/1953. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 2743.

It is further appeared from Mutation Entry No. 2743 dated 25/05/1953 that according to Sale Deed dated 23/04/1953 said land was further divided into two parts as follows:

S. No.	Area	Assessment	Name of Owner
324/1	01 Acre 6.5 Gunthe	Rs.2=00 Paise	Mahadu and Hari Vithu Shedge
324/2	01 Acre 6.5 Gunthe	Rs.2=00 Paise	Rambhau Vithu Shedge

Accordingly Shri Rambhau Vithu Shedge became owner of S. No. 324/2 totally admeasuring 1 Acre 2II Gunthe + Pot Kharaba 00 Acre 4II Gunthe = 1 Acre 6III Gunthe.

2. Charge on Said Property:

It is gathered from Mutation Entry No. 3100 dated 34/01/1960 that Tagai Charge of Rs. 130/- was created on said property.

Thereafter it appears from Mutation Entry No. 183 dated 31/07/1990 that as per order of Ma. Tahasildar bearing No. Tagai/Ka. Vi./104/89 Paud dated 12/04/1989 Tagai Charge on said land was removed and accordingly charge entered in the other rights column was also removed.

Thereafter it again appeared from Mutation Entry No. 369 dated 10/07/1995 that charge of Rs. 50,000/- was created on 10/07/1995 in favour of Paud Vi. Ka. Sa. So. Accordingly name of said society was entered in the other rights column.

Thereafter vide Mutation Entry No. 1061 dated 12/09/2006 it is gathered that Sau Vatsalabai Haribhau Vachkavade being member of Paud Vividh Karyakari Seva Sah. So. Ltd., Paud, Mulshi no amount is recoverable from her and therefore charge on said property was removed.

3. Legal heirs of Shri. Rambhau Vithu Shedge:

It is gathered from Mutation Entry No. 3462 dated 10/04/1967 Shri Rambhau Vithoba Shedge expired. However date of his death is not mentioned in said Mutation Entry. After his death name of following legal is entered on 7/12 extract.

Son/s: Shri Ananta Rambhau Shedge

Daughter/s: Vatsalabai Haribhau Vachkavade

Wife: Shevantabai Rambhau Shedge

As per said Mutation Entry name of Shri Ananta Rambhau Shedge was entered as owner by possession. Name of Vatsalabai Haribhau Vachkavade and Shevantabai Rambhau Shedge was entered in the other rights column.

4. Legal heirs of Shri. Ananta Rambhau Shedge:

It is further gathered from 7/12 extract from year 1965-66 to 1974-75 that name of Parvatibai Ananta Shedge was entered as Karta of said land vide Mutation Entry No. 3493. However said Mutation entry being very old could not be available.

5. Weights and Measures Act 1956:

As per provisions of Weights and Measures Act 1956, the areas of the subject land were converted as follows and effect of the same came to be given on 7/12 extract vide Mutation Entry No. 3546 dated 01/04/1970:-

S. No.	Area in Acre and Gunthe	Converted to Hectare and Are
3204/2	01 A 2II G + Pot kharaba 00 A 4I G = 01 A 6III G	00 H 43.0 R + Pot kharaba 00 H 4.3 R = 00 H 47.3 R

6. Consolidation of holdings:

As per Mutation Entry No. 1 dated 09/07/1984 Consolidation Scheme came to be implementation on 30/04/1983 at Village, land bearing Survey No. 324/2 to form Gat No. 283 admeasuring 00 H 43.0 R + Pot kharaba 00 H 4.3 R = 00 H 47.3 R and came to be recorded in the name of Parvatibai Ananta Shedge.

7. Sau. Vatsalabai Haribhau Vachkavade as Owner:

As per Sale Deed dated 24/12/1985 it appears that Sau. Vatsalabai Haribhau Vachkavade purchased said land from Smt. Parvatibai Ananta Shedge and Smt Shevantabai Rambhau Shedge. Said Sale Deed is registered in the office of Sub-Registrar Maval at Sr. No. 3840/1985 on 24/12/1985. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 77 dated 07/05/1976.

8. Shri Sharadchandra Prabhakar Barate as Owner:

As per Sale Deed dated 27/04/2007 it is gathered that said land was purchased by Shri Sharadchandra Prabhakar Barate from Sau Vatsalabai Haribhau Vachakavade. In the said Sale Deed Shri Haribhau Maruti Vachakavade, Shri Sopan Haribhau Vachakavade and Sau Indumati Sopan Vachakavade was consenting party as they are family members of Sau Vatsalabai Haribhau Vachakavade. Said Sale Deed is registered in the office of Sub-Registrar Maval at Sr. No. 2980/2007 on 30/04/2007. It is gathered from 7/12 extract that name of Shri Sharadchandra Prabhakar Barate was entered vide Mutation Entry No. 1494 dated 30/09/2010.

9. Transfer of said land to Ambika Reality

Thereafter, Shri Sharadchandra Prabhakar Barate was desirous to sell the said land along with some other lands for financial purpose and knowing the same Ambika Reality through its partners (1) Shri. Deven Jayasukhlal Shah, (2) Shri. Vishwanath Eknath Tapkir and (3) Shri. Sharadchandra Prabhakar Barate has purchased the said land by Sale Deed dated 03/12/2013 which is registered in the office of Sub-Registrar Mulshi-2 at Sr. No. 9440/2013 on same day. That Power of Attorney is also executed by Shri. Sharadchandra Prabhakar Barate in favour of Ambika Reality on 03/12/2013 which is registered in the office of Sub-Registrar Mulshi-2 at Sr. No. 9441/2013 on same day. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 1781 dated 03/02/2014.

10. Zone Certificate:

From the Zone Certificate dated 19/09/2013 attached to the said Sale Deed dated 03/12/2013 it appears that said land is in Agricultural Zone and affected by proposed road widening

11. Demarcation Plan:

Demarcation "C" copy is also provided for my perusal according to which on 03/01/2014 demarcation was made of the said property vide Mo. Ra. No. 10358/2013.

G. Public Notice:

That paper notice in daily "Sakal" dated 10/11/2014 was published by Adv. Gayatri Mangrulkar for self title verification of subject lands owned by M/s Ambika Reality. However she informed me that except objections mentioned hereinabove no objection of whatsoever kind is received on the same till today.

H. Retirement of Partner in M/s Ambika Reality:

It is gathered from Agreement of Retirement of Partner dated 08/10/2014 that Shri Sharadchandra Prabhakar Barate retired as partner from Ambika Reality releasing all his right title and interest in the subject property to and in favour of Partners of Ambika Reality and Ambika Reality. That on same day Shri Sharadchandra Prabhakar Barate also executed and registered Power of Attorney in respect of subject property to and in favour of Partners of Ambika Reality and Ambika Reality to. That said Agreement and Power of Attorney are registered in the office of Sub-Registrar Mulshi at Sr. No. 3515/2014 and 3516/2015 on 08/10/2014 respectively.

I. Transfer of Development Rights in favour of

M/s. Vastushodh Realty:

Thereafter M/s Ambika Reality has made and executed Development Agreement and Power of Attorney dated 25/08/2015 in favour of M/s. Vastushodh Realty which are registered in the office of Sub-Registrar Mulshi 2 at Sr. No. 7072/2015 and 7073/2015 respectively and thereby granted development rights in respect of Gat No. 260, 263, 273, 275, 276 and 283 totally admeasuring 04 H 48 Ares to M/s. Vastushodh Realty.

J. Search:

As per my instructions Adv Nidhi Hariom Sharma has carried out search at Registration Office for last 30 years from year 1986 to 2015. She has paid the necessary charges for the search receipt bearing GRN No. MH001747522201516E dated 22/06/2015. She has further informed me that online search from IGR official sight was also

taken by her and no adverse entry is found affecting the rights of the developer herein

K. Conclusion:

Subject to my observations, recommendations, remarks herein above, title of M/s Ambika Reality to all those pieces and parcels of lands, bearing total area admeasuring 04 H 48 Ares of S. No.'s 260, 263, 273, 275, 276 and 283 situated at Village Paud, Taluka Mulshi, Dist. Pune, and within the jurisdiction of the Sub-Registrar Mulshi, and in terms of Sale Deed dated 03/12/2013, is clear, marketable and free from any encumbrances and are also entitle to give development rights in respect of said land or any part thereof as per their own wish. And accordingly Development Agreement dated 25/08/2015 is executed between M/s Ambika Reality and M/s. Vastushodh Realty and M/s. Vastushodh Realty and they are entitle to carry out the construction on the said land and develop the said property after obtaining required permissions from the concerned authorities and as per the sanctioned plans.

Pune

Date: 06/04/2016



Advocate

ADV. MRUDULA P. CHITALE
B.A., LL.M.
1279, J. M. Road, 'Datta Niwas',
Near Sai Service, Pune-411 004.

GVALSAN
GST Form No. 10

GRN		PAN CODE		Form ID	
Department: Inspector General of Registration		Type of Payment: Stamp Duty		TAX ID (If Any)	
Office Name: TALEHANEH SUB-REGISTRAR		Location:		PAN No. (If Applicable)	
Year: 2015		Account Head Details		Full Name: Taluka Mulshi	
		Amount In Rs.		Flat/Block No.	
0030072201 SEARCH FEE		4500.00		Premises/Building	
				Road/Street	
				Area/Locality	
				Town/City/District	
				PIN	
				Remarks (If Any)	
				Search of last 30 years i.e. from 19	
				85 to 2015 of Gat No. 260, 263, 27	
				3, 275, 276, 263 Village Paud, Talu	
				ka Mulshi, District Pune.	
Total		4500.00		Amount In Words: Four Thousand Five Hundred Rupees Only	
Payment Details		BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN		REF No.	
Cheque/DD No.		Date		02202292015062205298 24094958	
Name of Bank		Bank Branch		22/06/2015 13:18:51	
Name of Branch		Scroll No. Date		BANK OF INDIA	
Mobile No. : Not Available				Not Verified with Scroll	