

REVISED SEARCH REPORT & TITLE CERTIFICATE

(This revised Title and Search Report is issued based upon the Search Report & Title Certificate of the undersigned dated 25/08/2015, Revised Search Report & Title Certificate of the undersigned dated 04/11/2015, Revised Search Report & Title Certificate of the undersigned dated 07/03/2017 and this report shall be read in addition to the earlier report)

1. NAME OF THE CLIENT: M/S HPC ASSOCIATES
Through Its Proprietor MR. HARESH PREMCHAND
CHANDWANI

2. DESCRIPTION OF PROPERTY:

ALL THOSE PIECES AND PARCELS OF land bearing 1) Survey No. 52 Hissa No. 4/1/4 area admeasuring about 00H 4.64R i.e. 464 Square Meters + 2) Survey No. 52 Hissa No. 4/1/6 area admeasuring about 00H 4.64R i.e. 464 Square Meters + 3) Survey No. 52 Hissa No. 4/1/8 area admeasuring about 00H 4.55R i.e. 455 Square Meters+ 4) Survey No. 52 Hissa No. 4/1/18 area admeasuring about 00H 4.64R i.e. 464 Square + 5) Survey No. 52 Hissa No. 4/1/22 area admeasuring about 00H 4.60R i.e. 460 Square collectively Total area admeasuring about 00H 23.07R i.e. 2307 Square Meters situate at Village- **Baner, Taluka-Haveli, District: **Pune**, Sub-Registrar Haveli and situate within the Limits of Pune Municipal Corporation and bounded as under.**

East : By land out of S. No. 52/4 (Part)
 West : By land out of S. No. 52/4 (Part)
 North : By land out of S. No. 52/4 (Part)
 South : By proposed 09 meter wide road

3. NAME OF THE PRESENT OWNER:

M/S. HPC ASSOCIATES Through Its Proprietor MR. HARESH PREMCHAND CHANDWANI

4. DOCUMENTS REFERRED :

S. No.	Description of the Document	Registration Number	Date of Execution / Registration
Survey No. 52 Hissa No. 4/1/4+6+8			
01.	Sale Deed	10247/2012	29/08/2012

PUNE : 208 - C+D, 11nd Floor, Rainbow Plaza, (Above Dominos / Axis Bank) Near Jagtap Dairy, Shrihar. Crowk. Rahatani, Pune - 411017, yelos: +91 20 27206569 / 8570, fax: +91 20 27206570

MUMBAI : Office No. 1, Ground Floor, Karim Chambers, 40/44, Ambelal Doshi Marg, Fort, Mumbai - 400001.

DEHRADUN : 20/A, New Road, Dehradun - 248001.

DELHI : Chamber No. 202, New Building, Block - III, High Court of Delhi. C-3/166, Sector - 36, Noida - UP (201303)

e-mail : legal@triyama.com, web : <http://legal.triyama.com/>



		[Haveli No. XIX]	[30/08/2012]
02.	Sale Deed	5618/2013 [Haveli No. II]	17/07/2013 [18/07/2013]
03.	Sale Deed	3400/2015 [Haveli No. XIX]	08/04/2015 [08/04/2015]
04.	General Power of Attorney	3401/2015 [Haveli No. XIX]	08/04/2015 [08/04/2015]
05.	7/12 extract and Mutation Entry for 1985-2017		
Survey No. 52 Hissa No. 4/1/18			
06.	Sale Deed	5995/1984 [Haveli No. I]	30/07/1984 [01/08/1984]
07.	Sale Deed	9592/2010 [Haveli No. XVI]	15/10/2010 [15/10/2010]
08.	Sale Deed	4128/2011 [Haveli No. XVII]	26/04/2011 [26/04/2011]
09.	Sale Deed	12410/2012 [Haveli No. XIX]	31/10/2012 [01/11/2012]
10.	Sale Deed	10096/2016 [Haveli No. XIX]	07/12/2016 [07/12/2016]
11.	General Power of Attorney	10097/2016 [Haveli No. XIX]	07/12/2016 [07/12/2016]
Survey No. 52 Hissa No. 4/1/22			
12.	Sale Deed	5996/1984 [Haveli No. I]	30/07/1984 [01/08/1984]
13.	Sale Deed	5625/2009 [Haveli No. XVI]	09/06/2009 [22/09/2009]
14.	Sale Deed	12411/2012 [Haveli No. XIX]	31/10/2012 [01/11/2012]
15.	Sale Deed	10098/2016 [Haveli No. XIX]	07/12/2016 [07/12/2016]
16.	General Power of Attorney	10099/2016 [Haveli No. XIX]	07/12/2016 [07/12/2016]
17.	Search and Title Report issued by Adv. Bharati D. Laddha, Dated 20/11/2012		
18.	Public Notice, Dated 03/11/2016		
19.	7/12 extract for 1987-2017		

5. PLACES OF INSPECTION:

- Office of the Sub Registrar, Haveli No. I
Office of the Sub Registrar, Haveli No. II
Office of the Sub Registrar, Haveli No. V
Office of the Sub Registrar, Haveli No. XVII
Office of the Sub Registrar, Haveli No. XIX
IGR WEB SITE



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6. DATE OF INSPECTION:

15.07.2017 to 15.07.2017

7. NAME OF THE PERSON WHO INSPECTED RECORDS:

Mr. L. K. Jhunjhunwala, Advocate

8. PERIOD FOR WHICH RECORDS WERE INSPECTED:

2015-2017

9. HISTORICAL FLOW OF TITLE OF THE PROPERTY AS IS MUTED IN REVENUE RECORDS:

Note:- The present title search is for the period of last 30 years as is required under law.

FOR SURVEY NO. 52/4/1/4

1. It appears from **Mutation Entry No. 2461** that Mr. Thuraisami Pecchaikann Mani purchased land bearing S.No.52/4/1/4 area admeasuring 464 Square Meters on 03/08/1984 by way of Sale Deed, Which is registered in office of Sub-Registrar Haveli No. I, at Serial No. 6228, On 08/08/1984 from Sahu Dagadu Chakankar, Hari Bhau Tamhane, Murlidhar Bhau Tamhane as a Owner and Maruti Pandu Nanaware as a Consenting party through Power of Attorney Holder Sopanrao Baburao Balwadkar and accordingly name of Mr. Thuraisami Pecchaikann Mani muted in the revenue record of S.No.52/4/1/4 for area admeasuring 464 Square Meters as owner and occupier.

2. It appears from **Mutation Entry No. 16509** that M/s Vega Innovations and Techno Consultant Pvt. Ltd. *Through its Executive Director/Authorized Signatory Mr. Abhay Arvind Purandare* purchased land bearing S.No.52/4/1/4 area admeasuring 464 Square Meters on 14/07/2009 by way of Sale Deed, Which is registered in office of Sub-Registrar Haveli No. I, at Serial No. 4839/2009 from Mr. Thuraisami Pecchaikann Mani *Through Power of Attorney Holder; M/s Trimurti Developers Through its Proprietor Mr. Shirish Bhaskarrao Jadhav* and accordingly name of M/s Vega Innovations and Techno Consultant Pvt. Ltd.

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PUNE : 208 - C+D, IInd Floor, Rainbow Plaza, (Above Dominos / Axis Bank) Near Jagtap Dairy, Shwar Chowk, Rahatani, Pune - 411017. *telce*: +91 20 27206659 / 6570, *fax*: +91 20 27206570

MUMBAI : Office No. 1, Ground Floor, Karim Chambers, 40/44, Arambel Doshi Marg, Fort, Mumbai - 400001.

DEHRADUN : 20/A, New Road, Dehradun - 249001.

DELHI : Chamber No. 202, New Building, Block - III, High Court of Delhi
C-3/166, Sector - 36, Noida - UP (201303)

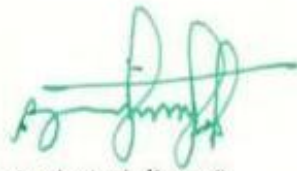
e-mail : legal@triyama.com, web : <http://legal.triyama.com/>



Through its Executive Director/Authorized Signatory Mr. Abhay Arvind Purandare muted in the revenue record of S.No.52/4/1/4 as owner and occupier.

3. It appears from **Mutation Entry No. 18938** that M/s Sai Landmarks *Through its Partners* Mr. Gitesh Ganesh Sakla and Mr. Milind Mohan Talathi purchased land bearing S.No.52/4/1/4 area admeasuring 464 Square Meters on 30/08/2012 by way of Sale Deed, Which is registered in office of Sub-Registrar Haveli No. XIX, at Serial No. 10247/2012 from M/s Vega Innovations and Techno Consultant Pvt. Ltd. *Through its Executive Director/Authorized Signatory* Mr. Abhay Arvind Purandare and accordingly name of M/s Sai Landmarks *Through its Partners* Mr. Gitesh Ganesh Sakla and Mr. Milind Mohan Talathi muted in the revenue record of S.No.52/4/1/4 as owner and occupier.

4. It appears from **Mutation Entry No. 19596** that M/s Vastu Realty *Through its Partners* Mr. Harish Govind Chauhan and Mr. Makarand Avinash Phalak purchased land bearing S.No.52/4/1/4 area admeasuring 464 Square Meters on 18/07/2013 by way of Sale Deed, Which is registered in office of Sub-Registrar Haveli No. II, at Serial No. 5618/2013 from M/s Sai Landmarks *Through its Partners* Mr. Gitesh Ganesh Sakla and Mr. Milind Mohan Talathi and accordingly name of M/s Vastu Realty *Through its Partners* Mr. Harish Govind Chauhan and Mr. Makarand Avinash Phalak muted in the revenue record of S.No.52/4/1/4 as owner and occupier.



5. It appears from **Mutation Entry No. 20291** that M/s HPC Associates *Through its Proprietor* Mr. Haresh Premchand Chandwani purchased land bearing S.No.52/4/1/4 area admeasuring 00H 4.64R on 08/04/2015 by way of Sale Deed, Which is registered in office of Sub-Registrar Haveli No. XIX, at Serial No. 3400/2015 from M/s Vastu Realty *Through its Partners* Mr. Harish Govind Chauhan and Mr. Makarand Avinash Phalak and accordingly name of M/S HPC Associates *Through its Proprietor* Mr. Haresh Premchand Chandwani muted in the revenue record of S.No.52/4/1/4 as owner and occupier.



administering 404 Square Meters on 30/08/2012 by way of Sale Deed, which is registered in office of Sub-Registrar Haveli No. XIX, at Serial No. 10347/2012 from M/s Vega Innovations and Techno Consultant Pvt. Ltd. Through its Executive Director/Authorized Signatory Mr. Ashay Arvind Parandhar and accordingly issued of M/s Sal Landmarks Through its Partners Mr. Ganesh Ganesh Sakhia and Mr. Milind Mohan Thakral issued in the revenue record of S.No.52/4/1/6 as owner and occupier.

5. It appears from Mutation Entry No. 19996 that M/s Vasta Realty Through its Partners Mr. Harish Govind Chaudhan and Mr. Mahesh Arvind Phalake purchased land bearing S.No.52/4/1/6 area administering 404 Square Meters on 18/07/2013 by way of Sale Deed, which is registered in office of Sub-Registrar Haveli No. II, at Serial No. 3618/2013 from M/s Sal Landmarks Through its Partners Mr. Ganesh Ganesh Sakhia and Mr. Milind Mohan Thakral and accordingly name of M/s Vasta Realty Through its Partners Mr. Harish Govind Chaudhan and Mr. Mahesh Arvind Phalake issued in the revenue record of S.No.52/4/1/6 as owner and occupier.

6. It appears from Mutation Entry No. 20291 that M/s HPC Associates Through its Proprietor Mr. Harish Premchand Chaudhary purchased land bearing S.No.52/4/1/6 area administering 004 4-648 on 08/04/2015 by way of Sale Deed, which is registered in office of Sub-Registrar Haveli No. XIX, at Serial No. 3400/2015 from M/s Vasta Realty Through its Partners Mr. Harish Govind Chaudhan and Mr. Mahesh Arvind Phalake and accordingly name of M/s HPC Associates Through its Proprietor Mr. Harish Premchand Chaudhary issued in the revenue record of S.No.52/4/1/6 as owner and occupier.

FOR SURVEY NO. 52/4/1/6

1. It appears from Mutation Entry No. 2465 that Mr. Keshavn Vishwanath Harimurthy purchased land bearing S.No.52/4/1/6 area administering 455 Square Meters on 03/08/1984 by way of Sale Deed, which is registered in office of Sub-Registrar Haveli No. I, at Serial No. 4234, On 08/08/1984 from Suba Dagdis Chaudhary, Hari Khat Tumbake, Madhwar Bhat



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Talbot as a Great and Noble Family Name in a Contending party through Peter of Ardenbury Holder Sequence Database Database and accordingly value of Mr. Sanderson's Verbalism Transmuted in the present word of 2, 20, 24, 1, 18 for area administering 405 Repeat Shows an order and

2. It appears from Mutation Entry No. 16403 that M/s Vega Investments and Textiles Consortium Pvt. Ltd. Through its Executive Director/Authorized Signatory Mr. Arvind Parmodan purchased land bearing S.No 52/4/1/8 area admeasuring 435 square meters on 06/06/2009 by way of Sale Deed, which is registered in office of Sub-Registrar Haveli No. 1, at Serial No. 3460/2009 from Mr. Kanasipura Vinchalurao Hanumanteras Through Power of Attorney holder; M/s Trinetra Developers Through its Proprietor Mr. Shashik Bhaskarrai Jadhav and accordingly name of M/s Vega Investments and Textiles Consortium Pvt. Ltd. Through its Executive Director/Authorized Signatory Mr. Arvind Parmodan entered in the revenue record of S.No 52/4/1/4 as owner and occupant.

3. It appears from Mutation Entry No. 189338 that M/s Sai Landmarka Through its Persons Mr. Ganesh Ganesh Bablu and Mr. Milind Madhan Tabrizi purchased land bearing S.No.52/4/1/8 area measuring 435 Square Meters on 30/08/2012 by way of Sale Deed, which is registered in office of Sub-Registrar, Haveli No. 52C, at Serial No. 10247/2012 from M/s Vega Innovations and Techno Consultants Pvt. Ltd. Through its Executive Director/Authorized Signatory Mr. Adnan Asad Parwezian and accordingly name of M/s Sai Landmarka Through its Persons Mr. Ganesh Ganesh Bablu and Mr. Milind Madhan Tabrizi entered in the revenue record of S.No.52/4/1/8 as owner and occupier.

a. It appears from Mutation Entry No. 102966 that M/s Vasta Realty Through its Partners Mr. Harish Govind Chavan and Mr. Mahesh Anand Phadnis purchased land bearing E.No.52/4/1/08 and subsequently 455 Square Meters on 18/07/2013 by way of Sale Deed, which is registered in office of Sub-Registrar Harish No. 11 at Serial No. 5618/2013 from M/s Sai Landscapes Through its Partners Mr. Chandra

Ganesh Sakhu and Mr. Milind Mohan Talabhi and accordingly name of M/s Vista Realty Through its Partners Mr. Harish Govind Chaudhari and Mr. Mahesh Arinamb Phadik entered in the revenue record of S.No.52/4/1/8 as owner and occupier.

It appears from Mutation Entry No. 20291 that M/s HVC Associates Through its Proprietor Mr. Harish Premchand Chaudhari purchased land bearing S.No.52/4/1/8 area admeasuring 0.01 4.558 on 08/09/2015 by way of Sale Deed. Which is registered in office of Sub-Registrar Haveli No. 32X, at Serial No. 3400/2015 from M/s Vista Realty Through its Partners Mr. Harish Govind Chaudhari and Mr. Mahesh Arinamb Phadik and accordingly name of M/s HVC Associates Through its Proprietor Mr. Harish Premchand Chaudhari entered in the revenue record of S.No.52/4/1/8 as owner and occupier.

FOR SURVEY NO. 52/4/1/18

1. It appears from Mutation Entry No. 8446 that Mr. Motiram Gashibhawal Marwadi sold land bearing S. No. 52 Hissa No. 4 to Mr. Bhikoba Baboba Bhuphal by way of Sale Deed dated 06/09/1943. Accordingly the name of Mr. Bhikoba Baboba Bhuphal was mutated in the revenue record of S.No. 52 Hissa No. 4 as owner and occupier.

2. It appears from Mutation Entry No. 833 that Mr. Bhikoba Baboba Bhuphal sold land bearing S. No. 52 Hissa No. 4 to Mr. Maruti Pandba Karmore, Mr. Bhanu Laxman Tambhane and Mr. Subhash Dugade Chakankar by way of Sale Deed dated 25/10/1946. Accordingly, their names were mutated in the revenue record of S.No. 52 Hissa No. 4 as owner and occupier.

3. It appears from Mutation Entry No. 1549 that Mr. Bhanu Laxman Tambhane died on 09/09/1965 leaving behind the following legal heirs

- a) Mr. Harish Bhanu Tambhane (son)
- b) Mr. Marutkar Bhanu Tambhane (son)
- c) Mrs. Subhashi Gashibhawal Shinde (daughter)
- d) Mrs. Gangabai Ramchandras Alkar (daughter)



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c) Sent. Subudhi Bhanu Tambhane (widow)

Accordingly, their names were entered in the revenue record of S.No. 52 Bham No. 4 an owner and occupier in the extent of Mr. Bhanu Laxman Tambhane's share.

4. It appears from Mutation Entry No. 8214 that Mr. Hari Bhanu Tambhane preferred an application stating that Mrs. Gangoli Sanchandra Alhas died on 10/05/1977 and Mrs. Subudhi Ganeshnath Shinde died on 04/02/1991 leaving behind no close and legal heirs. Similarly, Sent. Subudhi Bhanu Tambhane died on 19/11/1978. Thus, Mr. Hari Bhanu Tambhane and Mr. Subudhar Bhanu Tambhane are the only legal heirs.

5. It appears from Mutation Entry No. 2097 that the Dada of Durgada by way of letters dated 11/03/1985 released their charge on the present Survey Number since Mr. Maruti Pandurang Nussarni repaid the agricultural loan.

6. It appears from the available documents that Mr. Maruti Pandu Naravate, Mr. Bhanu Laxman Tambhane and Mr. Subudha Durgada Chakrabarti had jointly purchased the present Survey Number along with other lands. Accordingly, the Eastern part of Survey No. 52/4/1 came to the share of Mr. Maruti Pandu Naravate, the Central part of Survey No. 52/4/1 came to the share of Mr. Subudha Durgada Chakrabarti and the Western part of Survey No. 52/4/1 came to the share of Mr. Hari Bhanu Tambhane and Mr. Subudhar Bhanu Tambhane.

7. It appears from Mutation Entry No. 2478 that Mrs. Sarita Harish Chaval purchased land adjoining area 0001 4.6-48 Lt. 464 Square Meters out of the private Survey of Survey No. 52/4/1 on 03/07/1984 by way of Sale Deed, which is registered in office of Sub-Registrar Harish No. 1, at Serial No. 5995/1984, on 01/08/1984 from Subudha Durgada Chakrabarti. Hari Bhanu Tambhane, Subudhar Bhanu Tambhane with consent of Maruti Pandu Naravate through his Power of Attorney Holder Suparnas Baburao Baburao and Accordingly, name of Mrs. Sarita Harish Chaval duly entered in the register 7/12 bearing Survey No. 52/4/1/18 area adjoining 0001 4.6-48 Lt. 464 Square Meters as owner and occupier.

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NOTE: 100 C-2 The Free Reserve Plus Share System has been now applied from 1994-95. Under this system, 10% of the area of the land is reserved for the State and 90% is for the private owner. The area reserved for the State is 10% of the total area of the land.

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NOTE: 100 C-2 The Free Reserve Plus Share System has been now applied from 1994-95. Under this system, 10% of the area of the land is reserved for the State and 90% is for the private owner. The area reserved for the State is 10% of the total area of the land.

8. It appears from Mutation Entry No. 17569 that Tejasa Builders Through its Partner Mr. Tejasa Pravin Choudhary purchased land bearing S.No. 52/4/1/18 area admeasuring 00H 4.648 i.e. 464 Square Meters on 15/10/2010 by way of Sale Deed, which is registered in office of Sub-Registrar Haridh No. 16, at Serial No. 9592/2010 from Mrs. Sacha Matha Goyal and accordingly name of Tejasa Builders Through its Partner Mr. Tejasa Pravin Choudhary was entered in the revenue record of S.No. 52/4/1/18 as owner and occupant.

9. It appears from Mutation Entry No. 18088 that M/s Swati Infrastructure Developers Pvt. Ltd. Through its Director Mr. Rohit Gundappa Lokhande purchased land bearing S.No. 52/4/1/18 area admeasuring 00H 4.648 i.e. 464 Square Meters on 20/04/2011 by way of Sale Deed, which is registered in office of Sub-Registrar Haridh No. 16, at Serial No. 4128/2011 from Tejasa Builders Through its Partner Mr. Tejasa Pravin Choudhary and accordingly name of M/s Swati Infrastructure Developers Pvt. Ltd. Through its Director Mr. Rohit Gundappa Lokhande was entered in the revenue record of S.No. 52/4/1/18 as owner and occupant.

10. It appears from Mutation Entry No. 19081 that Mrs. Kishori Vardhaman Jain and Mr. Rajendra Subhash Shukh purchased land bearing S.No. 52/4/1/18 area admeasuring 00H 4.648 i.e. 464 Square Meters on 31/10/2012 by way of Sale Deed, which is registered in office of Sub-Registrar Haridh No. 8, at Serial No. 12810/2012 registered on 01/11/2012 from M/s Swati Infrastructure Developers Pvt. Ltd. Through its Director Mr. Rohit Gundappa Lokhande and accordingly name of Mrs. Kishori Vardhaman Jain and Mr. Rajendra Subhash Shukh was entered in the revenue record of S.No. 52/4/1/18 as owner and occupant.

11. It appears from Mutation Entry No. 20891 that M/s ITC Associates Through its Proprietor Mr. Harish Prakash Choudhary purchased land bearing S.No. 52/4/1/18 area admeasuring 00H 4.648 i.e. 464 Square Meters on 07/12/2014 by way of Sale Deed, which is registered in office of Sub-Registrar Haridh No. XIX, at Serial No. 10096/2014 from Mrs. Kishori Vardhaman Jain and Mr. Rajendra Subhash Shukh and



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membership limits of 10,750 ITC Associates through its Regional Mr. Marcell Parnichand, Chairman, was included in the payment record of \$1,000,000/1/1/18 as salary and expense.

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1. It appears from Mutation Entry No. 546 that Mr. Motiram Garbhwal Murwadi sold land bearing S. No. 52 Hissa No. 4 to Mr. Bhaktha Baidya Bhagpal by way of Sale Deed dated 04/04/1943. Accordingly the name of Mr. Bhaktha Baidya Bhagpal was mutated in the revenue record of S. No. 52 Hissa No. 4 as owner and occupier.
2. It appears from Mutation Entry No. 633 that Mr. Bhaktha Baidya Bhagpal sold land bearing S. No. 52 Hissa No. 4 to Mr. Maruti Prada Karmakar, Mr. Ghanshyam Tumbane and Mr. Subhadra Durgade Chakrabarti by way of Sale Deed dated 25/10/1946. Accordingly, their names were mutated in the revenue record of S. No. 52 Hissa No. 4 as owner and occupier.
3. It appears from Mutation Entry No. 1549 that Mr. Ghanshyam Tumbane died on 29/09/1965 leaving behind the following legal heirs:
 - a) Mr. Hari Ghans Tumbane (son)
 - b) Mr. Ashraf-Ghar Ghans Tumbane (son)
 - c) Mrs. Subhadra Ganeshaiah Bhande (daughter)
 - d) Mrs. Durgabai Ramchandra Akhat (daughter)
 - e) Smt. Subhadra Ghans Tumbane widow

5. It appears from Mutation Entry No. 2297 that the Bank of Burma by way of letter dated 11/03/1945 relieved their charge on the present Survey Number since Mr. Marii Pandurang Nanumun repaid the agricultural loan.

6. It appears that Mr. Marii Pinda Nanumun, Mr. Ehan Laxman Tansoon and Mr. Pabada Dagada Chakankar had jointly partitioned the present Survey Number along with other lands. Accordingly, the Eastern part of Survey No. 52/4/1 came to the share of Mr. Marii Pinda Nanumun, the Central part of Survey No. 52/4/1 came to the share of Mr. Sohu Dagada Chakankar and the Western part of Survey No. 52/4/1 came to the share of Mr. Mari Ehan Tansoon and Mr. Mardikar Ehan Tansoon.

7. It appears from Mutation Entry No. 3483 that Mr. Raghubar Prasad Pachauri purchased land admeasuring area 0081 4/1000 i.e. 400 Square Meters on 02/07/1944 by way of Sale Deed, which is registered in office of Sub-Registrar Harnag No. 1, at Serial No. 5926/1944, on 30/07/1944 from Sohu Dagada Chakankar, Mari Ehan Tansoon, Mardikar Ehan Tansoon as a Co-sellers and Marii Pinda Nanumun as a Contending party through Power of Attorney holder Sohanoo Babunoo Babundhar and Accordingly, the Survey No. 52/4/1 was further divided into Survey No. 52/4/1/23 and name of Mr. Raghubar Prasad Pachauri was inscribed in the other rights column with remark 'Under Sec 84C of Tenancy Act' of the revenue record of S.No. 52/4/1/23 for area admeasuring 400 Square Meters as owner and occupant.

8. It appears from Mutation Entry No. 14834 that above-mentioned transaction was acted as valid vide Order dated 19/01/2010 bearing No. 84C/58/42/2010 of the Tahsildar and the remark 'Under Sec 84C of Tenancy Act' was removed from the other rights column of the present Survey Number.

9. It appears from Mutation Entry No. 14753 that as per information given by Mr. Soohar-tanwar (Bardham), his father Mr. Raghubar Prasad Pachauri died leaving behind him as the only legal heir. Accordingly, his



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corner was mutated in the revenue records as owner and occupier.

10. It appears from Mutation Entry No. 10823 that M/s. Eklanta Developers Through its Partner Mr. Rajesh Jagan, Shrinath and Mr. Vasanth Mahadev Mullaguthi purchased land bearing S.No. 52/4/1/22 area measuring 001 4.608 i.e. 460 Square Meters on 22/09/2009 by way of Sale Deed, Which is registered in office of Sub-Registrar Harish No. 16, at Serial No. 5635/2009 registered on 22/09/2009 from Mr. Sullikumar Bhudanj and accordingly name of M/s. Eklanta Developers Through its Partner Mr. Vasanth Mahadev Mullaguthi was mutated in the revenue record of S.No. 52/4/1/22 as owner and occupier.

11. It appears from Mutation Entry No. 19089 that Mrs. Kalpani Vardhaman Jain and Mr. Rajesh Subhash Shukh purchased land bearing S.No.52/4/1/22 area measuring 001 4.608 i.e. 460 Square Meters on 31/10/2012 by way of Sale Deed, Which is registered in office of Sub-Registrar Harish No. 11, at Serial No. 12411/2012 registered on 01/11/2012 from M/s. Eklanta Developers Through its Partner Mr. Rajesh Jagan Shrinath and Mr. Vasanth Mahadev Mullaguthi and accordingly name of Mrs. Kalpani Vardhaman Jain and Mr. Rajesh Subhash Shukh was mutated in the revenue record of S.No.52/4/1/22 as owner and occupier.

12. It appears from Mutation Entry No. 30890 that M/s. EPC Associates Through its Proprietor Mr. Harish Premchand Chandraud purchased land bearing S.No.52/4/1/22 area measuring 001 4.608 i.e. 460 Square Meters on 07/11/2016 by way of Sale Deed, Which is registered in office of Sub-Registrar Harish No. 108, at Serial No. 30890/2016 from Mrs. Kalpani Vardhaman Jain and Mr. Rajesh Subhash Shukh and accordingly name of M/s EPC Associates Through its Proprietor Mr. Harish Premchand Chandraud was mutated in the revenue record of S.No. 52/4/1/22 as owner and occupier.

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10. ACQUISITION OF TITLE & OVERSIGHT RIGHT BY M/S SAJ
LANDMAKES:

Per Lead Bearing Cartry No. 12 Mass No. 4714 + 2 Harvey No. 12 Mass No. 4714 + 2 Harvey No. 12 Mass No. 4714

It appears from the documents produced for my period that M/s Vega International and Techno Consultant Pvt. Ltd. Through its Executive Director/Authorized Signatory Mr. Ashish Arvind Potdar sold the said land 1/Hemraj No. 53 Hissa No. 4/1/4 area administering about 0088 4-6487 i.e. 464 Square Meters + 3 Survey No. 53 Hissa No. 4/1/6 area administering about 0011 4-6487 i.e. 464 Square Meters + 3 Survey No. 52 Hissa No. 4/1/6 area administering about 0016 4-6487 i.e. 455 Square Meters collectively Total area administering about 0015 1-3-8338 i.e. 13833 Square Meters to M/s Sai Landscapes Through its Partners Mr. Girish Ganesh Solia and Mr. Milind Mihman Talsabhi by the way of duly stamped, executed and registered Sale Deed, Dated 29/06/2012 which Sale Deed is registered On 30/06/2012 before the Hemraj Sub-Registrar of Assurances at Hemraj No. 333 at Hemraj No. 10347/2012. It is by the virtue of the above said Sale Deed M/s Sai Landscapes acquired the ownership rights on the said Property.

11. ACQUISITION OF TITLE & CONVEYING RIGHT AT HIS WIFE'S REALTY

For Lead Researcher: Survey No. 12 March No. 4/14 + 12 Survey No. 12 March No. 4/14 + 12 Survey No. 12 March No. 4/14

It appears from the documents produced for my review that M/s Bala Landmarkers Through its Partners Mr. Girish Ganesha Sabia and Mr. Milind Mohan Talasila and the said land 12 Survey No. 52 Block No. 4/1/4 area admeasuring about 0001 4.6438 i.e. 464 Square Meters + 20 Survey No. 52 Block No. 4/1/6 area admeasuring about 0001 4.6438 i.e. 464 Square Meters + 20 Survey No. 52 Block No. 4/1/8 area admeasuring about 0001 4.6438 i.e. 464 Square Meters + 20 Survey No. 52 Block No. 4/1/8 area admeasuring about 0001 4.6438 i.e. 464 Square Meters collectively Total area admeasuring about 0001 13.5316 i.e. 1383 Square Meters + M/s Yashu Realty Through its Partners Mr. Harish Chandra Chaudhari and Mr. Maheshwar Anandh Prasad by the way of duly executed and registered Sale Deed, Dated 17/07/2013 which Sale Deed is registered On 18/07/2013 before the Hon'ble Sub-Registrar of Assurances at Bhand No. 2 at Serial No. 5618/2013. It is by the virtue of the above said Sale Deed M/s Yashu Realty acquired the ownership rights on the said Premises.



07/12/2015. Which is registered in office of Sub-Registrar Haveli No. XDC, at Serial No. 10099/2015. It is for the virtue of the above said Sale Deed and Power of Attorney that M/s HPC Associates through its Proprietor Mr. Harish Prasad Chaudhary acquired the ownership rights of S.No.52/4/1/72 area admeasuring (old) 4.058 i.e. 460 Square Meters.

13. RE ORDER:-

For Land Bearing Survey No. 52 Hissa No. 4/1/4 + 2) Survey No. 52 Hissa No. 4/1/6 + 3) Survey No. 52 Hissa No. 4/1/8; M/s Vasta Realty through its Partners Mr. Harish Prasad Chaudhary and Mr. Muhammad Arifullah Thakur applied for the grant of NOC A Permission for use of the land bearing Survey No. 52 Hissa No. 4/1/4 + 2) Survey No. 52 Hissa No. 4/1/6 + 3) Survey No. 52 Hissa No. 4/1/8 for agricultural purposes and accordingly as per the application of the M/s Vasta Realty, the Hon'ble Collector, Pusa had by his order. Dated 30/07/2015. Bearing No. PMC/NOC/202/55/2015, Pusa granted Permission/NOC for use of the land bearing Survey No. 52 Hissa No. 4/1/4 + 2) Survey No. 52 Hissa No. 4/1/6 + 3) Survey No. 52 Hissa No. 4/1/8 for Agricultural purposes. Further Hon'ble Collector, Pusa had by his order, Dated 29/09/2015. Bearing No. PMC/SANAD/58/53/2015, Pusa granted Permission/NOC for use of the land bearing Survey No. 52 Hissa No. 4/1/4 + 2) Survey No. 52 Hissa No. 4/1/6 + 3) Survey No. 52 Hissa No. 4/1/8 for Non-Agricultural purposes.

14. DEVELOPMENT BY M/S. HPC ASSOCIATES:-

M/S. HPC Associates through its Proprietor Mr. Harish Prasad Chaudhary applied for sanction of Development Plan for the land bearing Survey No. 52 Hissa No. 4/1/4 + 2) Survey No. 52 Hissa No. 4/1/6 + 3) Survey No. 52 Hissa No. 4/1/8 to Pusa Municipal Corporation and on finding the said Development Plan of M/S HPC Associates as per the provisions of law governing the development in PNC, Pusa Municipal Corporation sanctioned the said lay-out plan through Sanction Plan bearing No. CC/1033/15, Dated 04/07/2015. Further Pusa Municipal Corporation also granted Commencement certificate to M/S HPC Associates through Commencement bearing No. CC/1033/15, Dated 04/07/2015 thereby authorizing M/S HPC Associates to commence work on the land bearing Survey No. 52 Hissa No. 4/1/4 + 2) Survey No. 52 Hissa No. 4/1/6 + 3) Survey No. 52 Hissa No. 4/1/8 and accordingly by virtue of the said commencement certificate M/S HPC Associates have right to develop the land bearing Survey No. 52 Hissa No. 4/1/4 + 2) Survey No. 52 Hissa No. 4/1/6 + 3) Survey No. 52 Hissa No. 4/1/8.



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t r i y a m a l e g a l

1.3. ANALYTICAL METHODS

M/s. HFC Associates Through its Proprietor Mr. Harish Prashant Choudhary got land bearing S.No.52/14/1/118 and S.No.53/4/1/23 adjudicated with land bearing 1) Survey No. 53 Pissa No. 4/1/4 + 2) Survey No. 53 Pissa No. 4/1/5 + 3) Survey No. 52 Pissa No. 4/1/6 which the said respondent was carried out vide sanctioned building plan number CC/0767/17, dated 17/06/2017. Further M/s. HFC Associates Through its Proprietor Mr. Harish Prashant Choudhary commenced the work of construction of building on the said land sanctioned by the Pune Municipal Corporation vide Commencement Certificate No. CC/0767/17, dated 17/06/2017.

13. FURTHER READING

W/rt. 100C Associates Through its Reporter Mr. Harish Prasad Chavhan released paper inside in the News daily PRABHU through the undersigned making objection to the title of the said news for the said hearing. S.No.52/4/1/18 and S.No.52/4/1/22 which appeared in the news daily on 03/11/2017, however no any objection was received by the undersigned till the release of the title and search report dated 03/04/2017 to the said Patent Notice.

17. ACCOUNTING OF THE BY M/L RHC ASSOCIATES

4. It appears from the documents provided that Mr. Vaidhan Madan Chaudh and Mr. Anil Supriachand Sancheti sold, conveyed and transferred Development Rights (TDR) of area amounting 540 Square Meters i.e. 5812.56 Square Feet out of Total area amounting 2156 Square Meters (DRC No. 005123) bearing Survey Number 17/2/1 (Part) Village: Chaudh, Talukha: Haroti, District: Puno, to and in favour of M/s. HFC Associates Through its Proprietor Mr. Harish Prasad Chaudh by virtue of Agreement for Transfer of Development Right (TRD), which is duly stamped, executed and registered at Haroti No. 13 at Serial No. 5484/2017, dated 13/06/2017 and it is by the virtue of the said TDR Agreement that M/s. HFC Associates Through its Proprietor Mr. Harish Prasad Chaudh acquired Development rights of Area 540 Square Meters i.e. 5812.56 Square Feet.

- It appears from the documents provided that M/s. Quality Contractors through Mr. Abdul Khas add, completed and transferred Development Rights (TDR) of area admeasuring 146 Square Metres i.e. 1723 Square Feet out of total area admeasuring 733.17 Square Metres (GEC No. 0044446) bearing Survey Number 31/14/4A-II (Part), Village (Indrapur, Taluk: Shivdi, District: Pune, to and to favour of M/s. NPC Associates Through its Proprietor Mr. Harish Pyramchand. Concluded by virtue of Agreement for Transfer of Development Right (TDR), which is duly stamped, executed and registered at Haveli No.

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19 at Serial No. 3003/2017, dated 26/05/2017 and it is by the virtue of the said TDR Agreement that M/s. IPC Associates Through its Proprietor Mr. Harish Prashanth Chanderan acquired Development rights of Area 140 Square Metres i.e. 1733 Square Feet.

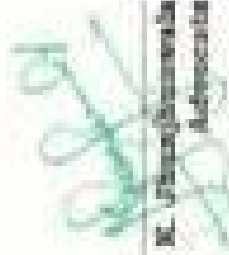
Enclosures:

- (i) Copy of Search Receipt No. 1111217384, for Search Period of 2015 to 2017, Generated on 308 Website, Dated 15.07.2017 for #3003 - Only.
- (ii) Copy of Online Search Fee Challan, GEN: MMS0031436502017188, having Defacement No. 0003950498201718, Defacement Date: 15/07/2017-13:19:02, Generated on 308 Website, Office of PWDs, JT DISTT REGISTRATION PUNE URBAN, Dated 15.07.2017 for #3003 - Only.

Place : Pune

Dated: 18/07/2017




Mr. L. K. Phansikar
Authorized

CERTIFICATE

On the basis of inspection of Index Registers, loose sheets, computer search and the documents placed before me, I can say that there is no mortgage, charge, lien or any encumbrance on the properties described in page 2 above.

I further say that during the course of inspection of Index Registers, as aforesaid, I did not come across with any entry creating any right, title or interest adverse to that of the present owners.

Thus considering the above stated facts, the title of the present owners is clear and marketable and can be validly conveyed. Further, M/S. HPC ASSOCIATES has limited authority to develop and construct houses on the said property. M/S. HPC ASSOCIATES further has right to sell the proposed units and appropriate the proceeds therefrom.

Place : Pune

Dated : 15/07/2017



(Signature)
Mr. L. V. Bhambhaniya
Advocate

