

**Udaykumar R. Kulkarni**  
**Advocate**

**Office :** 'Chabai'. Flat No. 3, 1st floor, Rear wing, 411, Shaniwar Peth, Near Mandar Lodge, Pune - 411 030  
Tel. : (O) 020 - 2445 5254 Mob. : 98220 86854

R.P.A.D. / U.C.P.

FORMAT – A  
(Circular-28/2021)

To,  
Maha RERA  
6th & 7th Floor,  
Housefin Bhavan,  
Plot No: C - 21, E - Block,  
Bandra Kurla Complex,  
Bandra (E), Mumbai -400051.

**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect of all that piece and parcel of the land bearing Survey No. 48, Plot No.1B admeasuring about 5837.10 Sq. mtrs. as per the sanctioned layout plan (5837.21 Sq.mtrs as per 7/12 Extract) inclusive of area of open space out of the sanctioned layout of Survey No.48, admeasuring 4 -Hector 87-Ares plus Pot Kharaba 0-Hecor 4 -Ares thus total admeasuring 4 - Hector 91- Ares, situated at Mouje Hadapsar, Taluka - Haveli, Dist. – Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka - Haveli and Registration District of Pune (hereinafter referred to as 'said property').

1) I have investigated the title of the said Property on the request of M/S. New Front Housing, a partnership firm registered under The Indian Partnership Act, 1932 having its office at Kshitij Business Center, 2<sup>nd</sup> floor, D. G. Dani Path, F.P.No.166, City Survey No. 65/8, Erandawane, Pune - 411 004, through its duly authorised Partners, 1. Shri. Mukund Raghunath Deshpande 2. Shri. Mukesh Jayprakash Lalwani on the basis of the following documents i.e.

a) Copy of Mortgage Deed, dated 24<sup>th</sup> September, 1934, which was duly registered at the Office of Sub Registrar, Haveli No.2, Pune, at serial No.1145/1934 executed Mr. Aspendiar Rustom Irani and Rustom Aspendiar Irani, in favour of Manikchand Poonamchand and Company and others.



b) Copies of Sale deeds executed by Mr. Rustom Aspendiar Irani in the name of various Purchasers

Sr. No.	Name of Owners/Purchasers	Area	Date of Sale Deed, Regn. No. Haveli No.
1	Mr. Aqeel Abdul Salam	0 H. 10 Ares	12.06.1996 539/96 HVL No. 3
2	Mr. Mohmmmed Ansar Salik	0 H. 10 Ares	12.06.1996 510/96 HVL No. 3
3	Mr. Shoheb Abdul Aziz	0 H. 10 Ares	12.06.1996 495/96 HVL No. 3
4	Rizwan Mohammed Irshad	0 H. 10 Ares	12.06.1996 494/96 HVL No. 3
5	Feroz Mohammed Irshad	0 H. 10 Ares	12.06.1996 493/96 HVL No. 3
6	Mohammed Iqbal Mohammed Shafi	0 H. 4.50 Ares	12.06.1996 492/96 HVL No. 3
7	Shaheda begum Abdul Aziz	0 H. 10 Ares	12.06.1996 489/96 HVL No. 3
8	Ashfaque Ahmed Mohammed Irshad	0 H. 10 Ares	12.06.1996 525/96 HVL No. 3
9	Mohammed Mohsin Mohammed Irshad	0 H. 10 Ares	12.06.1996 524/96 HVL No. 3
10	Abdul Gani Mohammed Usman	0 H. 10 Ares	12.06.1996 504/96 HVL No. 3
11	Abdul Majid Mohammed Ilyas	0 H. 10 Ares	12.06.1996 505/96 HVL No. 3
12	Zahid Mohammed Ilyas	0 H. 10 Ares	12.06.1996 512/96 HVL No. 3
13	Abdul Hai Usman Gani	0 H. 10 Ares	12.06.1996 513/96 HVL No. 3



14	Mohammed Ilyas Mohammed Shafi	0 H. 10 Ares	12.06.1996 503/96 HVL No. 3
15	Mohammed Iqbal Mohammed Shafi	0 H. 4.25 Ares	12.06.1996 497/96 HVL No. 3
16	Mohammed Zamir Mohammed Shamshad	0 H. 10 Ares	12.06.1996 526/96 HVL No. 3
17	Farida Begum Mohammed Shamshad	0 H. 8.50 Ares	12.06.1996 502/96 HVL No. 3
18	Asif Mohammed Iqbal	0 H. 10 Ares	12.06.1996 501/96 HVL No. 3
19	Fehmeda Mohammed Irshad	0 H. 8.75 Ares	12.06.1996 500/96 HVL No. 3
20	Abid Mohammed Iqbal	0 H. 10 Ares	12.06.1996 499/96 HVL No. 3
21	Arif Mohammed Iqbal	0 H. 10 Ares	12.06.1996 498/96 HVL No. 3
22	Farooq Ahmed Abdul Aziz	0 H. 10 Ares	12.06.1996 496/96 HVL No. 3
23	Malik I. Poonawala	0 H. 10 Ares	12.06.1996 491/96 HVL No. 3
24	Ashraf M. Parwani	0 H. 10 Ares	19.06.1996 4035/96 HVL No. 3
25	Shehnaz M. Parwani	0 H. 10 Ares	19.06.1996 490/96 HVL No. 3
26	Sayyed Habib Sayyed Mehmood	0 H. 10 Ares	12.06.1996 486/96 HVL No. 3





C) Copies of Sale deeds executed by Mr. Sohrab Aspendiar Irani in  
the name of various Purchasers

Sr. No.	Name of Owners/Purchasers	Area	Date of Sale Deed, Regi. No. and Haveli No.
1	Zaida Adam Arbani	0 H. 10 Ares	20.06.1996 511/96 HVL No. 3
2	Hameed Ahmed Mohammed Shamshad	0 H. 10 Ares	12.06.1996 488/96 HVL No. 3
3	Tasleem Begum Mohammed Shamshad	0 H. 10 Ares	12.06.1996 487/96 HVL No. 3
4	Masood M Memon	0 H. 10 Ares	12.06.1996 529/96 HVL No. 3
5	Shaheen M. Maniar	0 H. 10 Ares	12.06.1996 518/96 HVL No. 3
6	Tariq Parwani	0 H. 10 Ares	20.06.1996 534/1996 HVL No.3
7	Khalid M Parwani	0 H. 10 Ares	20.06.1996 515/96 HVL No. 3
8	Ashfaqe Ibrahim Poonawala	0 H. 10 Ares	12.06.1996 532/96 HVL No. 3
9	Shafiq Ibrahim Parwani	0 H. 10 Ares	20.06.1996 531/96 HVL No. 3
10	Ayaz Jakariya Memon	0 H. 10 Ares	20.06.1996 535/96 HVL No. 3
11	Farida Munir Mohammed Poonawala	0 H. 10 Ares	20.06.1996 538/96 HVL No. 3
12	Mushtaq Maniar	0 H. 10 Ares	20.06.1996 517/96 HVL No. 3
13	Shakeel Memon	0 H. 10 Ares	20.06.1996 540/96 HVL No. 3



14	Sakina Maniar	0 H. 10 Ares	12.06.1996 516/96 HVL No. 3
15	S.A. Jaidi (the name as per the Sale Deed) S A Sait (the name as per the Correction Deed)	0 H. 03 Ares	12.06.1996 537/96 HVL No. 3
16	Iqbal Saikh	0 H. 10 Ares	12.06.1996 527/96 HVL No. 3
17	Salim M. Memon	0 H. 10 Ares	20.06.1996 530/96 HVL No. 3
18	S.A. Jaidi (the name as per the Sale Deed) S A Sait (the name as per the Correction Deed)	0 H. 02 Ares	12.06.1996 514/96 HVL No. 3
19	Ronald Haydriks	0 H. 10 Ares	20.06.1996 520/96 HVL No. 3
20	Sarfaraz I. Shaikh	0 H. 10 Ares	12.06.1996 523/96 HVL No. 3
21	Humera Maniar	0 H. 10 Ares	12.06.1996 521/96 HVL No. 3
22	Rashid Khan (the name as per the Sale Deed) Abdul Rashid Sheikh (the name as per the Correction Deed)	0 H. 10 Ares	12.06.1996 528/96 HVL No. 3
23	Javed Khan	0 H. 10 Ares	12.06.1996 536/96 HVL No. 3
24	Abdul Majid Sayyad (the name as per the Sale Deed) Abdul Majid Memon (the name as per the Correction Deed)	0 H. 10 Ares	12.06.1996 522/96 HVL No. 3
25	Zeba Khan (the name as per the Sale Deed) Zeba Memon (the name as per the Correction Deed)	0 H. 10 Ares	12.06.1996 519/96 HVL No. 3
26	Sayyad Abdul Samad	0 H. 10 Ares	20.06.1996 533/96 HVL No. 3

d) Copies of Correction Deeds executed by Mr. Rustom Aspendiar Irani, and Mr. Sohrab Aspendiar Irani in favour of the Purchasers as mentioned hereunder



	Name of Owners/Purchasers	Area	Date of Correction Deed, Regn. No. Haveli No.
1	S.A. Jaidi (the name as per two Sale Deeds both dated 20.06.1996 registered at Sr. No. 514/96 & 537/96 respectively) S A Sait (the name as per the Correction Deed)	0 H 02 Ares 0 H 03 Ares	18.04.2011 2863/2011 HVL No. 8
2	Rashid Khan (the name as per the Sale Deed dated 20.06.1996 registered at Sr. No. 528/96) Abdul Rashid Sheikh (the name as per the Correction Deed)	0 H 10 Ares	09.03.2011 2862/2011 HVL No. 8
3	Abdul Majid Sayyad (the name as per the Sale Deed dated 20.06.1996 registered at Sr. No. 522/96) Abdul Majid Memon (the name as per the Correction Deed)	0 H 10 Ares	17.11.2008 8860/2008 HVL No. 8
4	Zeba Khan (the name as per the Sale Deed dated 20.06.1996 registered at Sr. No. 519/96) Zeba Memon (the name as per the Correction Deed)	0 H 10 Ares	17.11.2008 8861/2008 HVL No. 8
5	As per the correction deed name of Mr. Mohammed Mehfooz Mohammed Shamshad is included in the Sale Deed for 99% share and Mr. Javed Khan retains 1% share in the property purchased by him	0 H 10 Ares	8.10.2008 3716/2008 HVL No.2
6	As per the correction deed name of Abdul Aziz Mohammed Shafi is included in the Sale Deed for 99% share and Ronald Haydriks retains 1% share in the property purchased by him	0 H 10 Ares	8.10.2008 3714/2008 HVL No.2
7	As per the correction deed name of Mohammed Mehfooz Mohammed Shamshad is included in the Sale Deed for 99%	0 H 10 Ares	3715/2008





share and Sayyad Abdul Samad retains 1% share in the property purchased by him	HVL No.2
--	----------

- e) Copy of Sale Deed dated 03.12.2008 which is duly registered in the Office of Sub Registrar Haveli No. 8, Pune at Serial No. 9298/2008 executed by Ronald Haydriks in favour of Tariq Parwani.
- f) Copy of Sale Deed dated 03.12.2008 which is duly registered in the Office of Sub Registrar Haveli No. 8, Pune at Serial No. 9299/2008 executed by Sayyad Abdul Samad in favour of Tariq Parwani.
- g) Copy of Sale Deed dated 31/12/2013 executed by Mrs. Shaheen M. Maniar and others with the consent of Mr. Shoeb (Shoheb) Abdul Aziz and others in favour of New Front Housing in respect of an area admeasuring about 2 Hectar 50 Ares = 25000 Sq. mtrs. out of Survey No.48, total admeasuring 4 - Hectar 91-Ares inclusive of Potkharaba situated at Mouje Hadapsar, Taluka - Haveli, Dist. - Pune. The said Sale Deed is duly registered at the Office of Sub Registrar, Haveli No.2, Pune, at serial No.2805/2014, on 7<sup>th</sup> April, 2014
- h) Copy of General Power of Attorney, dated 7<sup>th</sup> April, 2014 which duly registered at the Office of Sub Registrar, Haveli No.2, Pune, at serial No.2806/2014, on 7<sup>th</sup> April, 2014.
- i) Copy of Deed of Correction, dated 28.04.2014, executed by Mrs. Shaheen M. Maniar and others in favour of New Front Housing which is duly registered at the Office of Sub Registrar, Haveli No.2, Pune, at serial No.3250/2014 on 28.04.2014
- j) Copies of Development Agreement dated 31<sup>st</sup> December, 2013 and General Power of Attorney, dated 7<sup>th</sup> April, 2014, executed by eastern side owners viz. Mr. Shoeb (Shoheb) Abdul Aziz and others in



favour of New Front Housing, a Partnership Firm, in respect of an area admeasuring about 2 Hector 41 Ares = 24100 Sq. mtrs. out of Survey No.48, total admeasuring 4 - Hector 91-Ares inclusive of Potkharaba situated at Mouje Hadapsar, Taluka - Haveli, Dist. - Pune. The said Development Agreement is duly registered at the Office of Sub Registrar, Haveli No.2, Pune, at serial No.2807/2014, on 7<sup>th</sup> April, 2014 and the said Power of Attorney, is duly registered at the Office of Sub Registrar, Haveli No.2, Pune, at serial No.2808/2014, on 7<sup>th</sup> April, 2014.

k) Copy of Transfer Deed, dated 18<sup>th</sup> January, 2017, which is duly registered at the Office of Sub Registrar, Haveli No.16, Pune, at serial No.400/2017 in respect of Plot No.2, Survey No.48, Hadapsar, Pune reserved for the Garden.

l) Copy of Transfer Deed, dated 02.06.2017, which is duly registered at the Office of Sub Registrar, Haveli No.23, Pune, at serial No.5290/2017 in respect of Plot No.4, Survey No.48, Hadapsar, Pune reserved for 12 meter wide DP Road & 18 meter wide D.P. Road

m) Copy of Transfer Deed, dated 16.08.2017, which is duly registered at the Office of Sub Registrar, Haveli No.11, Pune, at serial No.7639/2017 in respect of Plot No.2, Survey No.48, Hadapsar, Pune reserved for the GARDEN and Plot No.4, Survey No.48, Hadapsar, Pune reserved for 12 meter wide DP Road & 18 meter wide D.P. Road

n) Copy of Transfer Deed, dated 27.01.2021, which is duly registered at the Office of Joint Sub Registrar, Haveli No.1, Pune, at serial No.1323/2021 on 02.02.2021 in respect of Plot No.5, Survey No.48, Hadapsar, Pune reserved for the Nala Garden

o) Copy of the search of Index II registers carried out by Mrs. Snehlata Vinayak Babar-Patil, Advocate for 30 years in the offices of Sub registrar Haveli, Pune.





2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of the following Owner is clear, marketable and without any encumbrances.

Owner of the Property –


M/s. New Front Housing, a partnership firm  
through its duly authorised Partners,

1. Shri. Mukund Raghunath Deshpande
2. Shri. Mukesh Jayprakash Lalwani

3) The report reflecting the flow of the title of M/s. New Front Housing in respect of said property is enclosed herewith as annexure.

Encl. Annexure

Date – 09.07.2024

  
(Udaykumar R. Kulkarni)  
Advocate



**Udaykumar R. Kulkarni**  
**Advocate**

**Office :** 'Chabai', Flat No. 3, 1st floor, Rear wing, 411, Shaniwar Peth, Near Mandar Lodge, Pune - 411 030  
Tel. : (O) 020 - 2445 5254 Mob. : 98220 86854

R.P.A.D. / U.C.P.

FORMAT – A  
(Circular-28/2021)

**FLOW OF THE TITLE OF THE SAID LAND**

- 1) 7/12 Extract and Property Register Card of all that piece and parcel of the land bearing Survey No. 48, Plot No.1B admeasuring about 5837.11 sq. mtrs. (5837.21 Sq.mtrs as per 7/12 Extract) inclusive of area of open space out of the sanctioned layout of Survey No.48, admeasuring 4 - Hector 87-Ares plus Pot Kharaba 0-Hecor 4-Ares thus total admeasuring 4 - Hector 91- Ares, situated at Mouje Hadapsar, Taluka - Haveli, Dist. – Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka - Haveli and Registration District of Pune as on date of application for registration.
  - a) Copy of Mortgage Deed, dated 24<sup>th</sup> September, 1934, which was duly registered at the Office of Sub Registrar, Haveli No.2, Pune, at serial No.1145/1934 executed Mr. Aspendiar Rustom Irani and Rustom Aspendiar Irani, in favour of Manikchand Poonamchand and Company and others.
  - b) Copies of Sale deeds executed by Mr. Rustom Aspendiar Irani in the name of various Purchasers

Sr. No.	Name of Owners/Purchasers	Area	Date of Sale Deed, Regn. No. Haveli No.
1	Mr. Aqeel Abdul Salam	0 H. 10 Ares	12.06.1996 539/96 HVL No. 3
2	Mr. Mohmmmed Ansar Salik	0 H. 10 Ares	12.06.1996 510/96 HVL No. 3
3	Mr. Shoheb Abdul Aziz	0 H. 10 Ares	12.06.1996 495/96 HVL No. 3
4	Rizwan Mohammed Irshad	0 H. 10	12.06.1996



		Ares	494/96 HVL No. 3
5	Feroz Mohammed Irshad	0 H. 10 Ares	12.06.1996 493/96 HVL No. 3
6	Mohammed Iqbal Mohammed Shafi	0 H. 4.50 Ares	12.06.1996 492/96 HVL No. 3
7	Shaheda begum Abdul Aziz	0 H. 10 Ares	12.06.1996 489/96 HVL No. 3
8	Ashfaque Ahmed Mohammed Irshad	0 H. 10 Ares	12.06.1996 525/96 HVL No. 3
9	Mohammed Mohsin Mohammed Irshad	0 H. 10 Ares	12.06.1996 524/96 HVL No. 3
10	Abdul Gani Mohammed Usman	0 H. 10 Ares	12.06.1996 504/96 HVL No. 3
11	Abdul Majid Mohammed Ilyas	0 H. 10 Ares	12.06.1996 505/96 HVL No. 3
12	Zahid Mohammed Ilyas	0 H. 10 Ares	12.06.1996 512/96 HVL No. 3
13	Abdul Hai Usman Gani	0 H. 10 Ares	12.06.1996 513/96 HVL No. 3
14	Mohammed Ilyas Mohammed Shafi	0 H. 10 Ares	12.06.1996 503/96 HVL No. 3
15	Mohammed Iqbal Mohammed Shafi	0 H. 4.25 Ares	12.06.1996 497/96 HVL No. 3
16	Mohammed Zamir Mohammed Shamshad	0 H. 10 Ares	12.06.1996 526/96 HVL No. 3
17	Farida Begum Mohammed Shamshad	0 H. 8.50 Ares	12.06.1996 502/96 HVL No. 3
18	Asif Mohammed Iqbal	0 H. 10 Ares	12.06.1996 501/96 HVL No. 3
19	Fehmeda Mohammed Irshad	0 H. 8.75 Ares	12.06.1996 500/96 HVL No. 3
20	Abid Mohammed Iqbal	0 H. 10	12.06.1996





		Ares	499/96 HVL No. 3
21	Arif Mohammed Iqbal	0 H. 10 Ares	12.06.1996 498/96 HVL No. 3
22	Farooq Ahmed Abdul Aziz	0 H. 10 Ares	12.06.1996 496/96 HVL No. 3
23	Malik I. Poonawala	0 H. 10 Ares	12.06.1996 491/96 HVL No. 3
24	Ashraf M. Parwani	0 H. 10 Ares	19.06.1996 4035/96 HVL No. 3
25	Shehnaz M. Parwani	0 H. 10 Ares	19.06.1996 490/96 HVL No. 3
26	Sayyed Habib Sayyed Mehmood	0 H. 10 Ares	12.06.1996 486/96 HVL No. 3

C) Copies of Sale deeds executed by Mr. Sohrab Aspendiar Irani in the name of various Purchasers

Sr. No.	Name of Owners/Purchasers	Area	Date of Sale Deed, Regi. No. and Haveli No.
1	Zaida Adam Arbani	0 H. 10 Ares	20.06.1996 511/96 HVL No. 3
2	Hameed Ahmed Mohammed Shamshad	0 H. 10 Ares	12.06.1996 488/96 HVL No. 3
3	Tasleem Begum Mohammed Shamshad	0 H. 10 Ares	12.06.1996 487/96 HVL No. 3
4	Masood M Memon	0 H. 10 Ares	12.06.1996 529/96 HVL No. 3
5	Shaheen M. Maniar	0 H. 10 Ares	12.06.1996 518/96 HVL No. 3
6	Tariq Parwani	0 H. 10 Ares	20.06.1996 534/1996



			HVL No.3
7	Khalid M Parwani	0 H. 10 Ares	20.06.1996 515/96 HVL No. 3
8	Ashfaque Ibrahim Poonawala	0 H. 10 Ares	12.06.1996 532/96 HVL No. 3
9	Shafiq Ibrahim Parwani	0 H. 10 Ares	20.06.1996 531/96 HVL No. 3
10	Ayaz Jakariya Memon	0 H. 10 Ares	20.06.1996 535/96 HVL No. 3
11	Farida Munir Mohammed Poonawala	0 H. 10 Ares	20.06.1996 538/96 HVL No. 3
12	Mushtaq Maniar	0 H. 10 Ares	20.06.1996 517/96 HVL No. 3
13	Shakeel Memon	0 H. 10 Ares	20.06.1996 540/96 HVL No. 3
14	Sakina Maniar	0 H. 10 Ares	12.06.1996 516/96 HVL No. 3
15	S.A. Jaidi (the name as per the Sale Deed) S A Sait (the name as per the Correction Deed)	0 H. 03 Ares	12.06.1996 537/96 HVL No. 3
16	Iqbal Saikh	0 H. 10 Ares	12.06.1996 527/96 HVL No. 3
17	Salim M. Memon	0 H. 10 Ares	20.06.1996 530/96 HVL No. 3
18	S.A. Jaidi (the name as per the Sale Deed) S A Sait (the name as per the Correction Deed)	0 H. 02 Ares	12.06.1996 514/96 HVL No. 3
19	Ronald Haydriks	0 H. 10 Ares	20.06.1996 520/96 HVL No. 3
20	Sarfaraz I. Shaikh	0 H. 10 Ares	12.06.1996 523/96 HVL No. 3
21	Humera Maniar	0 H. 10 Ares	12.06.1996 521/96 HVL No. 3
22	Rashid Khan (the name as per the Sale Deed)	0 H. 10 Ares	12.06.1996 528/96



	Abdul Rashid Sheikh (the name as per the Correction Deed)		HVL No. 3
23	Javed Khan	0 H. 10 Ares	12.06.1996 536/96 HVL No. 3
24	Abdul Majid Sayyad (the name as per the Sale Deed) Abdul Majid Memon (the name as per the Correction Deed)	0 H. 10 Ares	12.06.1996 522/96 HVL No. 3
25	Zeba Khan (the name as per the Sale Deed) Zeba Memon (the name as per the Correction Deed)	0 H. 10 Ares	12.06.1996 519/96 HVL No. 3
26	Sayyad Abdul Samad	0 H. 10 Ares	20.06.1996 533/96 HVL No. 3

d) Copies of Correction Deeds executed by Mr. Rustom Aspendiar Irani, and Mr. Sohrab Aspendiar Irani in favour of the Purchasers as mentioned hereunder

	Name of Owners/Purchasers	Area	Date of Correction Deed, Regn. No. Haveli No.
1	S.A. Jaidi (the name as per two Sale Deeds both dated 20.06.1996 registered at Sr. No. 514/96 & 537/96 respectively) S A Sait (the name as per the Correction Deed)	0 H 02 Ares 0 H 03 Ares	18.04.2011 2863/2011 HVL No. 8
2	Rashid Khan (the name as per the Sale Deed dated 20.06.1996 registered at Sr. No. 528/96) Abdul Rashid Sheikh (the name as per the Correction Deed)	0 H 10 Ares	09.03.2011 2862/2011 HVL No. 8
3	Abdul Majid Sayyad (the name as per the Sale Deed dated 20.06.1996 registered at Sr. No. 522/96) Abdul Majid Memon (the name as per the Correction Deed)	0 H 10 Ares	17.11.2008 8860/2008 HVL No. 8
4	Zeba Khan (the name as per the Sale Deed dated 20.06.1996)	0 H 10 Ares	17.11.2008 8861/2008





	registered at Sr. No. 519/96) Zeba Memon (the name as per the Correction Deed)		HVL No. 8
5	As per the correction deed name of Mr. Mohammed Mehfooz Mohammed Shamshad is included in the Sale Deed for 99% share and Mr. Javed Khan retains 1% share in the property purchased by him	0 H 10 Ares	8.10.2008 3716/2008 HVL No.2
6	As per the correction deed name of Abdul Aziz Mohammed Shafi is included in the Sale Deed for 99% share and Ronald Haydriks retains 1% share in the property purchased by him	0 H 10 Ares	8.10.2008 3714/2008 HVL No.2
7	As per the correction deed name of Mohammed Mehfooz Mohammed Shamshad is included in the Sale Deed for 99% share and Sayyad Abdul Samad retains 1% share in the property purchased by him	0 H 10 Ares	3715/2008 HVL No.2

e) Copy of Sale Deed dated 03.12.2008 which is duly registered in the Office of Sub Registrar Haveli No. 8, Pune at Serial No. 9298/2008 executed by Ronald Haydriks in favour of Tariq Parwani.

f) Copy of Sale Deed dated 03.12.2008 which is duly registered in the Office of Sub Registrar Haveli No. 8, Pune at Serial No. 9299/2008 executed by Sayyad Abdul Samad in favour of Tariq Parwani.

g) Copy of Sale Deed dated 31/12/2013 executed by Mrs. Shaheen M. Maniar and others with the consent of Mr. Shoeb (Shoheb) Abdul Aziz and others in favour of New Front Housing in respect of an area admeasuring about 2 Hectar 50 Ares = 25000 Sq. mtrs. out of Survey No.48, total admeasuring 4 - Hectar 91-Ares inclusive of Potkharaba situated at Mouje Hadapsar, Taluka - Haveli,



Dist. - Pune. The said Sale Deed is duly registered at the Office of Sub Registrar, Haveli No.2, Pune, at serial No.2805/2014, on 7<sup>th</sup> April, 2014

h) Copy of General Power of Attorney, dated 7<sup>th</sup> April, 2014 which duly registered at the Office of Sub Registrar, Haveli No.2, Pune, at serial No.2806/2014, on 7<sup>th</sup> April, 2014.

i) Copy of Deed of Correction, dated 28.04.2014, executed by Mrs. Shaheen M. Maniar and others in favour of New Front Housing which is duly registered at the Office of Sub Registrar, Haveli No.2, Pune, at serial No.3250/2014 on 28.04.2014

j) Copies of Development Agreement dated 31<sup>st</sup> December, 2013 and General Power of Attorney, dated 7<sup>th</sup> April, 2014, executed by eastern side owners viz. Mr. Shoeb (Shoheb) Abdul Aziz and others in favour of New Front Housing, a Partnership Firm, in respect of an area admeasuring about 2 Hecter 41 Ares = 24100 Sq. mtrs. out of Survey No.48, total admeasuring 4 - Hecter 91-Ares inclusive of Potkharaba situated at Mouje Hadapsar, Taluka - Haveli, Dist. - Pune. The said Development Agreement is duly registered at the Office of Sub Registrar, Haveli No.2, Pune, at serial No.2807/2014, on 7<sup>th</sup> April, 2014 and the said Power of Attorney, is duly registered at the Office of Sub Registrar, Haveli No.2, Pune, at serial No.2808/2014, on 7<sup>th</sup> April, 2014.

k) Copy of Transfer Deed, dated 18<sup>th</sup> January, 2017, which is duly registered at the Office of Sub Registrar, Haveli No.16, Pune, at serial No.400/2017 in respect of Plot No.2, Survey No.48, Hadapsar, Pune reserved for the Garden.

l) Copy of Transfer Deed, dated 02.06.2017, which is duly registered at the Office of Sub Registrar, Haveli No.23, Pune, at serial



No.5290/2017 in respect of Plot No.4, Survey No.48, Hadapsar, Pune reserved for 12 meter wide DP Road & 18 meter wide D.P. Road

m) Copy of Transfer Deed, dated 16.08.2017, which is duly registered at the Office of Sub Registrar, Haveli No.11, Pune, at serial No.7639/2017 in respect of Plot No.2, Survey No.48, Hadapsar, Pune reserved for the GARDEN and Plot No.4, Survey No.48, Hadapsar, Pune reserved for 12 meter wide DP Road & 18 meter wide D.P. Road

n) Copy of Transfer Deed, dated 27.01.2021, which is duly registered at the Office of Joint Sub Registrar, Haveli No.1, Pune, at serial No.1323/2021 on 02.02.2021 in respect of Plot No.5, Survey No.48, Hadapsar, Pune reserved for the Nala Garden

2) Commencement Certificate No.CC/0701/24 dated 20.06.2024 and layout plan in respect of an area admeasuring about 5837.10 Sq. mtrs. out of an area admeasuring about 2 Hector 50 Ares = 25000 Sq. mtrs. out of Survey No.48, total admeasuring 4 - Hector 91-Ares inclusive of Potkharaba situated at Mouje Hadapsar, Taluka - Haveli, Dist. - Pune.

- 3) Title Deeds referred in the Title opinion.
- 4) Search of Index II registers for 30 years carried out by Mrs. Snehlata Vinayak Babar-Patil, Advocate.
- 5) Litigations – no litigation pending.

Date – 09.07.2024

(Udaykumar R. Kulkarni)  
Advocate

