

ANNEXURE "A"

(Flow of Title of the said Land)

Re:

The contiguous block of land admeasuring 2043.65 sq.mtrs. formed of the lands admeasuring 993.82 sq.mtrs. and 1049.83 sq.mtrs. bearing Survey Nos. 29/14 and 29/15 and which lands have been assigned Plot Nos. 14 and 15 respectively out of the Private Layout made in respect of lands out of Survey No.29 situate, lying and being at Village Kondhwa Khurd within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune and which contiguous block is bounded as follows, that is to say:-

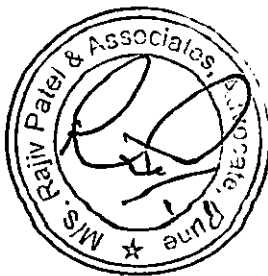
On or towards the East :By Plot No.13 out of the said Private Layout.

On or towards the South :Partly by land bearing Survey No.34, Kondhwa Khurd and partly by Road.

On or towards the West :By Plot No.16 out of the said Private Layout.

On or towards the North :By Road.

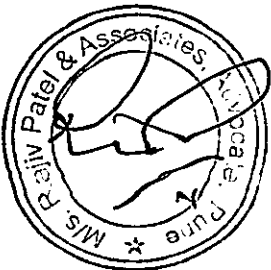
1. Vitthal Avdhaji Lonkar and Godabai Vitthal Lonkar were the joint holders of the land earlier admeasuring 12 Acres 11 Gunthas bearing Survey No.29 situate, lying and being at Village Kondhwa Khurd within the Registration Sub-District of Taluka Haveli, District Pune.



2. The provisions of the Maharashtra Weights and Measures Act, 1958 and the Indian Coinage Act, 1955 were made applicable to the lands in Village Kondhwa Khurd vide Mutation Entry bearing No.1378 dated 17.03.1969 and, as a result thereof, the area of the said land bearing Survey No.29, Village Kondhwa Khurd came to be shown on the Revenue Record thereof as admeasuring Hectares 04=97 Ares.
3. The Government of Maharashtra had earlier proposed to acquire, inter-alia, the said land bearing Survey No.29, Village Kondhwa Khurd and a remark to that effect was entered in the "Other Rights" column of the Revenue Record in respect thereof vide Mutation Entry bearing No.5721 dated 03.08.1989. However, as such proposed acquisition of the Government was cancelled, such remark in the "Other Rights" column was deleted vide Mutation Entry bearing No.6434 dated 13.09.1990.
4. Vide a Deed of Sale dated 28.09.1992 (duly registered under Serial No.299 of 1992 with the Sub-Registrar, Haveli III, Pune), the said Vitthal Avdhaji Lonkar and Godabai Vitthal Lonkar assigned, transferred, assured and conveyed the said land bearing Survey No.29, Village Kondhwa Khurd to/in favour of Dhunji H. Dhunjibhoy, Homi D. Dhunjibhoy, Totty D. Dhunjibhoy, Surendra Sanas, Ujwala Sanas and Mansoor Poonawalla at or for the consideration as set out therein. The names of the said Dhunji H. Dhunjibhoy and Others were duly entered on the Revenue Record in respect of the said land bearing Survey No.29, Village Kondhwa Khurd as the holders thereof vide Mutation Entry bearing No.7416 dated 03.11.1992.
5. The said Dhunji H. Dhunjibhoy and Others prepared a Private Layout of Plots in respect of the said land bearing Survey No.29, Village Kondhwa Khurd and

two of such Plots then shown to admeasure 999 sq.mtrs. each or thereabouts were numbered as Plot Nos. 14 and 15.

6. Vide a Deed of Sale dated 10.05.1993 (duly registered under Serial No.2061 of 1993 with the Sub-Registrar, Haveli III, Pune), the said Dhunji H. Dhunjibhoy and Others assigned, transferred, assured and conveyed the said two Plots bearing Nos. 14 and 15 then shown to each admeasure 999 sq.mtrs. or thereabouts out of the said Private Layout made in respect of the said land bearing Survey No.29, Village Kondhwa Khurd to/in favour of Neville Noshirwan Kershaw and Jamshed Noshirwan Kershaw at or for the consideration as set out therein.
7. Effect of the said Private Layout was given on the Revenue Record of Village Kondhwa Khurd and, vide Mutation Entry bearing No.13501 dated 25.01.2003, separate VII/XII Extracts were assigned to the Plots out of such Private Layout. In the circumstances, the said Plot Nos. 14 and 15 were assigned Survey Nos. 29/14 and 29/15 respectively and the areas thereof were shown to admeasure 993.82 sq.mtrs. and 1049.83 sq.mtrs. respectively and the names of the said Neville Noshirwan Kershaw and Jamshed Noshirwan Kershaw were duly entered on the Revenue Record in respect of the said lands bearing Survey Nos. 29/14 and 29/15, Village Kondhwa Khurd as the joint holders thereof vide said Mutation Entry No.13501. However, due to typographical error, the spelling of their middle names was shown as "Noshirkhan" instead of "Noshirwan" while the spelling of their surnames was shown as "Kuresha" instead of "Kershaw".
8. Vide an Agreement for Development dated 19.06.2003 (duly registered under Serial No.2941 of 2003 with the Sub-Registrar, Haveli XII, Pune) read with an Irrevocable Power of Attorney also dated 19.06.2003 (duly registered under Serial No.2940 of 2003 with the Sub-Registrar, Haveli XII, Pune), the said



Neville Noshirwan Kershaw and Jamshed Noshirwan Kershaw granted the rights of development of the said Plot bearing No.15 out of the Private Layout and which Plot was assigned Survey No.29/15, Village Kondhwa Khurd to Abeda Peerpasha Inamdar at or for the consideration and on the terms and conditions set out in the said Agreement dated 19.06.2003.

9. Vide an Agreement for Development dated 19.06.2003 (duly registered under Serial No.2944 of 2003 with the Sub-Registrar, Haveli XII, Pune) read with an Irrevocable Power of Attorney also dated 19.06.2003 (duly registered under Serial No.2943 of 2003 with the Sub-Registrar, Haveli XII, Pune), the said Neville Noshirwan Kershaw and Jamshed Noshirwan Kershaw granted the rights of development of the said Plot bearing No.14 out of the Private Layout and which Plot was assigned Survey No.29/14, Village Kondhwa Khurd to Peerpasha Abdul Razak Inamdar at or for the consideration and on the terms and conditions set out in the said Agreement dated 19.06.2003.

10. Vide an Order dated 24.12.2021 bearing No. RTS/155/436/2021 passed by the Office of the Tehsildar, Taluka Haveli, District Pune under the provision of Section 155 of the Maharashtra Land Revenue Code, 1966, the erroneous spelling of the middle names of the said Neville Noshirwan Kershaw and Jamshed Noshirwan Kershaw was duly corrected from "Noshirkhan" to "Noshirwan" while the erroneous spelling of their surnames was duly corrected from "Kuresha" to "Kershaw" and the same was given effect to on the Revenue Record in respect of the said lands bearing Survey Nos. 29/14 and 29/15, Village Kondhwa Khurd vide Mutation Entry bearing No.21093 dated 03.01.2022.

11. The above captioned Land, i.e. the contiguous block of land formed of the said lands bearing Survey Nos. 29/14 and 29/15, Village Kondhwa Khurd, falls in the

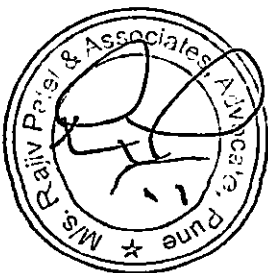
"Residential" Zone under the Development Plan for the City of Pune currently in force.

12. The provisions of the Urban Land (Ceiling & Regulation) Repeal Act, 1999 apply to the said Land.

13. As part of investigation of title of the said Neville Noshirwan Kershaw and Jamshed Noshirwan Kershaw to the above captioned Land and the erstwhile beneficial title of the said Peerpasha Abdul Razak Inamdar and Abeda Peerpasha Inamdar to their respective lands therein, we had Notices in the usual form published in the daily newspapers "Indian Express" and "Prabhat" and which Notices appeared on 12.02.2021. We have not received any claim or communication from any person or party in response to our said Public Notices.

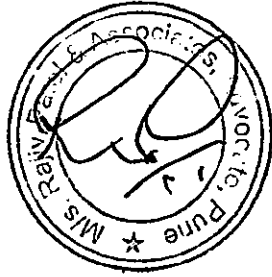
14. We have had search of the available, unmutated and relevant Index II Record in the Offices of the concerned Sub-Registrar of Assurances, Taluka Haveli, Pune and on the Government Website carried out for the past Thirty Years in respect of the above captioned Land. Such search of the said Index II Record has not disclosed any outstanding encumbrance on or in respect thereof or any entry adverse to the title of the said Neville Noshirwan Kershaw and Jamshed Noshirwan Kershaw to the above captioned Land and/or to the beneficial title of the said Space Buildagram thereto.

15. As part of such investigation of title carried out by us, we have inspected the available Revenue Record pertaining to the above captioned Land from the year 1980 to 2022.



16. We have inspected the originals of the two Agreements for Development both dated 19.06.2003, the two Powers of Attorney both also dated 19.06.2003 and of the Agreement of Assignment of Development Rights dated 13.09.2022 in respect of the above captioned Land.

Dated this 21st day of September, 2022.



M/S. RAJIV PATEL & ASSOCIATES

PROPRIETOR

Housiey.com



CHALLAN
MTR Form Number-6



GRN	MH00086102620223E	BARCODE	Date		22/04/2022-06:53:27	Form ID
Department			Inspector General Of Registration			
Type of Payment			Payer Details			
Search Fee			TAX ID / TAN (If Any)			
Other Items			PAN No.(If Applicable)			
Office Name			Full Name			
HVL1_HAVELI NO1 SUB REGISTRAR			ADV KAILASH M THORAT			
Location			Flat/Block No.			
PUNE			SHIVAJINAGAR			
Year			Premises/Building			
2022-2023 From 01/01/2021 To 22/04/2022			Road/Street			
Account Head Details			Area/Locality			
0030072201 SEARCH FEE			PUNE			
Amount In Rs.			Town/City/District			
300.00			PIN			
			4 1 1 0 0 5			
			Remarks (If Any)			
			SURVEY NO. 29 VILLAGE KONDHWA KHURD TALUKA HAVELI DIST			
			PUNE			
			Amount In			
			Three Hundred Rupees Only			
Total			Words			
300.00						
Payment Details			FOR USE IN RECEIVING BANK			
BANK OF MAHARASHTRA						
Cheque/DD Details						
Cheque/DD No.			Bank C/N	Ref. No.	02300042022042261397	000302510
Name of Bank			Bank Date	RBI Date	22/04/2022-06:55:18	Not Verified with RBI
Name of Branch			Bank-Branch		BANK OF MAHARASHTRA	
			Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile.No. : 9975398916

संदर्भ चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

KAILASH M. THORAT

BSL. LL.B
ADVOCATE

OFFICE :

OFFICE NO. 3A, THIRD FLOOR,
SHOBHA CHAMBERS, CTS NO. 321/
SHIVAJINAGAR GAVTHAN,
SHIVAJINAGAR, PUNE-411005,
CELL : 9975398916
Email-adv.kailashthorat@gmail.com

SR No. 29/2022-23

Date: 22/04/2022

MEMORANDUM OF SEARCH OF THE RECORD OF THE GOVERNMENT WEBSITE CARRIED OUT ON 22/04/2022

1. Name of Party on whose behalf
search taken : M/s. Rajiv Patel &
Associates
2. Instructed by : Mr. Rajiv Patel
3. Lands in respect of which
Search taken : Survey 29 Hissa No. 14 and
Survey No. 29 Hissa No. 15
situated at Village Kondhwa
Khurd, Taluka Haveli Dist
Pune
4. Period for which search taken : 2021 to 2022
5. Entries : Not Found Any Entry

NATURE OF SEARCH :

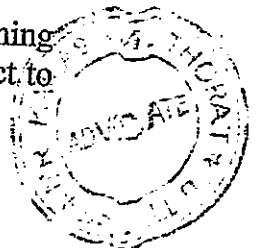
E-Search of Index II registers from the 2021 to 2022 taken on the website of Department of Registration and Stamps, Government of Maharashtra, Pune [i.e. <http://www.igrmaharashtra.gov.in/>].

I have taken an online search of Index II registers from 2021 to 2022 on the website of Department of Registration and Stamps, Government of Maharashtra, Pune [i.e. <http://www.igrmaharashtra.gov.in/>] and I have relied on the same.

PARTICULARS OF SEARCH:

From the available Index II records I have taken search with respect to the captioned property on Government Website for 30 years (i.e. 2021 to 2022) and my report is as under-

In the available Index II registers I have not found any other entries pertaining to the captioned property. It is further clarified that, this is only with respect to



KAILASH M. THORAT

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ADVOCATE

OFFICE :

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SHIVAJINAGAR, PUNE-41 1005,
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Email-adv.kailashthorat@gmail.com

SR No. 29/2022-23

the Index II registers perused and does not cover the other Index II registers not available for perusal.


This search report is issued purely on the basis of Index II search made available at Government Website and does not deal with any kind of search with respect to Record of Rights, registers and other relevant document showing title with respect to the captioned property.

I have paid the requisite search fees vide Receipt No. MH000861026202223E dated 22/04/2022.

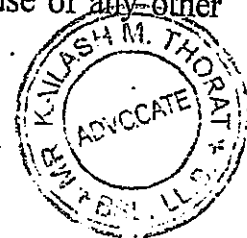
This Search report is subject to the available Index II records presented to me during the course of my search at the Government Website.

This search report is till 22nd April 2022

Accordingly my search report.


MR. KAILASH M. THORAT
ADVOCATE BSL, LL.B.
Office No. 3A, Third Floor,
Shobha Chambers, CTS No.
321/1, Shivajinagar, Pune-5


Disclaimer: The contents of this report are the facts respect to the position as understood presently. Any change in the facts may lead to change in the report. In no event shall the person issuing the report be liable for any direct, consequential or punitive loss, damage or expense. The report/opinion is for use of the person to whom it is addressed and is not for the use of any other person.





CHALLAN
MTR Form Number-6



GRN MH011156634202021E		BARCODE 		Date 04/02/2021-13:51:06		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name HVL1_HAVELI NO1 SUB REGISTRAR				Full Name		ADV KAILASH M THORAT	
Location PUNE							
Year 2020-2021 From 01/01/1992 To 04/02/2021				Flat/Block No.		SHIVAJINAGAR	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			750.00		Road/Street		
					Area/Locality PUNE		
					Town/City/District		
					PIN 4 1 1 0 0 5		
			Remarks (If Any)				
			SURVEY NO. 29 VILLAGE KONDHWA KHURD TALUKA HAVELI DIST				
			PUNE				
Total			750.00		Amount In Seven Hundred Fifty Rupees Only		
					Words		
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				02300042021020453709		004992518	
Cheque/DD No.				Bank Date		RBI Date	
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Name of Bank				Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9975398916

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.



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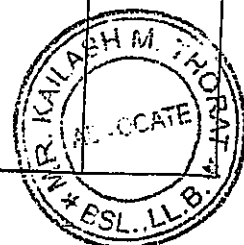
SR No. 1964

Date: 04/02/2021

MEMORANDUM OF SEARCH OF THE RECORD OF THE SUB REGISTRAR HAVELI NO. 3 AND GOVERNMENT WEBSITE CARRIED OUT ON 04/02/2021

1. Name of Party on whose behalf
search taken : M/s. Rajiv Patel &
Associates
2. Instructed by : Mr. Rajiv Patel
3. Lands in respect of which
Search taken : Survey 29 Hissa No. 14 and
Survey No. 29 Hissa No. 15
situated at Village Kondhwa
Khurd, Taluka Haveli Dist
Pune
4. Period for which search taken : 1992 to 2021
5. Entries : As per mentioned below

Parties	Date and Nature of Document	Survey No/Area of land	Registration No.	Haveli No.
Party No. 1: Mr. Jamshed Noushirwan Kairsho and others Purchaser: Smt. A. P. Inamdar	Agreement Dated 20/06/2003	Survey No. 29 Plot No. 15 area admeasuring 999 Sq. Mtrs. situated at Village Kondhw Khurd, Taluka Haveli Dist Pune	2941/2003	12
Party No. 2: Mr. Jamshed Noushirwan Kairsho and others Purchaser: Smt. A. P. Inamdar	Agreement Dated 20/06/2003	Survey No. 29 Plot No. 14 area admeasuring 999 Sq. Mtrs. situated at Village Kondhw Khurd, Taluka Haveli Dist Pune	2944/2003	12



KAILASH M. THORAT

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SR No. 1964

NATURE OF SEARCH :

Search of Index II registers from the year 1992 to 2001 in Sub-Registrar Haveli No. 3 Pune

E-Search of Index II registers from 2002 to 2021 taken on the website of Department of Registration and Stamps, Government of Maharashtra, Pune [i.e. <http://www.igrmaharashtra.gov.in/>].

I have not conducted a search in the physical records of the Index II registers of the Sub Registrar Haveli Pune from the year 2002 till date as it is practically not possible to visit all offices of Sub Registrar Haveli Pune for conducting such search. Hence, I have relied upon the online e-search on the website of Department of Registration and Stamps, Government of Maharashtra, Pune [i.e. <http://www.igrmaharashtra.gov.in/>].

PARTICULARS OF SEARCH:

From the available Index II records I have taken search with respect to the captioned property in the office of the Sub-Registrar at Haveli No. 3 and Government Website for 30 years (i.e. 1992 to 2020) and my report is as under-

During my search in the office of the Sub-Registrar at Haveli No. 3 Pune it is noticed that, Index II registers for the years stated herein below are torn, unreadable and not available as is respectively mentioned herein below-

HAVELI NO. 3:

Torn	:	1992, 1994, 1997,
Entirely Not Readable	:	1994, 2000, 2001
Not Available	:	1993, 1996, 1998, 1999, 1995

In the available Index II registers I have not found any other entries pertaining to the captioned property other than those mentioned in this Search Report. It is further clarified that, this is only with respect to the Index II registers perused and does not cover the other Index II registers not available for perusal

This search report is issued purely on the basis of Index II search made available at the Sub - Registrar office at Haveli No. 3 and Government Website and does not deal with any kind of search with respect to Record of Rights, registers and other relevant document showing title with respect to the captioned property.



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Email-adv.kailashthorat@gmail.com


SR No. 1964

I have paid the requisite search fees vide Receipt No. MH011156634202021E dated 04/02/2021.

This Search report is subject to the available Index II records presented to me during the course of my search at the office of the Sub – Registrar Haveli No. 3 and Government Website.

This search report is till 04th February 2021

Accordingly my search report.


MR. KAILASH M. THORAT
ADVOCATE BSL.,LL.B.
Office No. 3A, Third Floor,
Shobha Chambers, CTS No.
321/1, Shivajinagar, Pune-5

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