



Vivek P. Kadam (B. A. LL. B., D. C. M.)
Advocate

Address : Flat No. B-104, 1st Floor, Paramount Ozaero Society, Jambhulwadi Road, S. No. 35/1, Ambegaon Khurd, Pune-411046.

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FORMAT – A
(Circular No.:- 28 / 2021)


FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/12 extract / P.R. Card as on date 27.01.2022 of application for registration.
- 2) Mutation Entry No. 7258
- 3) Search Report for 30 years from 1989 to 2022 Taken from Sub-Registrar' office, Haveli, Pune.
- 4) Any Other Relevant Title : Sale Deed dated 16.12.1996, Sale Deed dated 18.09.2014, Deed of Reconveyance dated 23.12.2020, Deed of Correction dated 19.01.2021 & Conveyance Deed dated 23.04.2021.
- 5) Litigations if any. : No

Date: 24.03.2022




VIVEK P. KADAM
(B.A.LL.B.D.C.M.)
Advocate & Legal Consultant
Flat No. B-104, Paramount Ozaero
S. No. 35/1, Jambhulwadi Road,
Ambegaon Khurd, Pune - 411046.
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-Annexure-
FLOW OF THE TITLE OF THE SAID LAND

A) Ownership of the said property in the year 1975-76 to 1982-83 ..

On perusal of the 7/12 extract of the said property for the year 1975-76 to 1996-97 it is noticed to me that the said property was originally owned and possessed by Shri. Bhagwant Ganapati Sapkal accordingly his name is entered into the village revenue record of the said property as owner and possessor of the said property.

B) Ownership of the said property in the year 1982-83 to 1997-98 ...

On perusal of the 7/12 extract of the said property for the year 1982-83 to 1997-98 it came to my notice that the original owner Shri. Bhagwant Ganapati Sapkal is expired on 07-09-1983, after the demise of this owner the names of his legal heirs by name 1. Shri. Balu Bhagwant Sapkal, 2. Shri. Kaluram Bhagwat Sapkal, 3. Mrs. Savitribai Pandurang Rakashe, 4. Mrs. Gitabai Hanumant Mhasalkar, and 5. Mrs. Rakhamabai Bhagwat Sapkal were recorded to the 7/12 extract by Mutation Entry No. 1565. The said mutation was effected by Village Accountant/Talathi on 21-10-1985 and the same is certified by the revenue circle officer of village Tathawade on 10-2-1986. As per the said certified mutation entry the names of the 1. Shri. Balu Bhagwant Sapkal, 2. Shri. Kaluram Bhagwant Sapkal, 3. Mrs. Savitribai Pandurang Rakashe, 4. Mrs. Gitabai Hanumant Mhasalkar and 5. Mrs. Rakhamabai Bhagwant Sapkal were recorded to the 7/12 extract of the said property as owners and possessors of the said property.

C) Ownership of the said property in the year 1997-98 to 2005-2006.

On perusal of the 7/12 extract of the said property for the year 1998 to 2006 and the mutation entry number 2735, it comes to my notice that the said property was standing lawfully in the name of the above said Sapkal family till the year 1998 as owners and possessors. On further perusal of the mutation entry number 2735, it is noticed to me that the above said owners of the said property i.e. 1) Shri. Balu Bhagwant Sapkal, 2) Shri. Kaluram Bhagwant Sapkal 3) Mrs. Savitribai Pandurang Rakashe, 4) Mrs. Gitabai Hanumant Mhasalkar, 5) Smt. Rakhamabai Bhagwant Sapkal and Mrs. Sitabai Sakhamam Dabhade sold the said property to 1. Kasmir Bodhraj Nagpal, 2. Devedra Bodhraj Nagpal, 3. Manish Dilip Mehta, 4. Dhanesh Dilip Mehta, 5. Kishor Vijay Mehta by virtue of Sale Deed dated 16.12.1996 duly registered before Sub Registrar Mulshi (Paud) at Serial No. 5711/1996 (old) and new Sr. No. 220/1998 and by virtue of the above said sale deed names of Purchaser/s of the said property were recorded to the 7/12 extract by mutation entry number 2735 as owners of the said property. On perusal of the mutation entry no. 3843 it is noticed to me that, one of the co-owner of the said property Shri. Devedra Bodhraj Nagpal expired on 08/01/2004, & therefore his legal heirs, gave an application to enter their name as legal heirs of the Devedra Bodhraj Nagpal to 7/12 extract and accordingly as per the Maharashtra and revenue code, the village, Talathi effected mutation by Mutation Entry No. 3843 and accordingly names of his legal heirs namely 1. Kunal Devendra Nagpal, 2. Mrunal Devendra Nagpal and his wife Gayatri Devendra Nagpal recorded on 7/12 Extract.



D) Ownership of the said property in the year 2005-06 to 2018-19

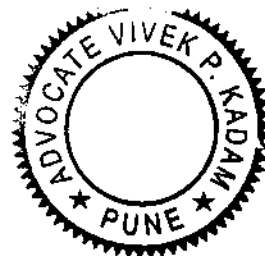
On perusal of the 7/12 extract of the said property for the year 2006 to 2019 and upon search of registered documents I came across that,
The said owners namely 1. Kasmir Bodhraj Nagpal, 2. Gayatri Devendra Nagpal, 3. Kunal Devendra Nagpal, 4. Mrunal Devendra Nagpal, 5. Manish Dilip Mehta, 6. Dhanesh Dilip Mehta, and 6. Kishor Vijay Mehta mortgaged the said land with Janseva Co-op Bank Ltd. for the Amount of Rs. 10,00,000/- and repayment of entire loan amount same got released by way of Re-conveyance Deed registered dated 08.09.2006 duly registered before Sub Registrar Haveli No. 3 at Serial No. 7260/2006.

It is noticed that on dated 09.01.2006 said 1. Manish Dilip Mehta, 2. Dhanesh Dilip Mehta, and 3. Kishor Vijay Mehta have executed General Power of Attorney in favour of Mr. Amit Krushnalal Nagpal duly registered before Sub Registrar Haveli No. 2 at Serial No. 1981/2006.

On perusal of Mortgage Deed dated 20.11.2006 duly registered before Sub Registrar Haveli No. 7 at Serial No. 8189/2006 & 8190/2006 the said owners obtained loan of Rs. 1,50,00,000/- and Rs. 2,50,00,000/- respectively against mortgage of the said land from Peoples Co-op. Bank Ltd. Hingoli.

Subsequently, on perusal of Mortgage Deed dated 23.06.2009 duly registered before Sub Registrar Haveli No. 8 at Serial No. 4327/2009 the said owners again obtained loan of Rs. 1,50,00,000/- against mortgage of the said land from Peoples Co-op. Bank Ltd. Hingoli. And also executed Rectification Deed (to the Mortgage Deed document No. 8189/2006) dated 23.06.2009 duly registered before Sub Registrar Haveli No. 8 at Serial No. 4328/2009.

Subsequently, said 1. Manish Dilip Mehta, 2. Dhanesh Dilip Mehta, and 3. Kishor Vijay Mehta through its POA Holder Mr. Amit Krushnalal Nagpal sold their half of the share/portion admeasuring area 23 Ares out of the said admeasuring 46 Ares bearing S. No. 81/4, Tathwade in favour Kailas Krushnalal Nagpal & Sumit Krushnalal Nagpal by making consenting party to 1. Kasmir Bodhraj Nagpal, 2. Gayatri Devendra Nagpal, 3. Kunal Devendra Nagpal, 4. Mrunal Devendra Nagpal vide Sale Deed dated 18.09.2014 duly registered before Sub Registrar Haveli No. 26 at Serial No. 6316/2014 and accordingly the names Kailas Krushnalal Nagpal & Sumit Krushnalal Nagpal entered into the 7/12 Extract by Mutation Entry No. 6418. Subsequently said owners 1) Shri. Kashmir Bodhraj Nagpal, 2) Shri. Kunal Devendra Nagpal, 3) Shri. Mrunal Devendra Nagpal, 4) Smt. Gayatri Devendra Nagpal, 5) Smt. Kailas Krushnalal Nagpal and 6) Shri. Sumit Krushnalal Nagpal have sold/Transferred the said land by virtue of Deed of Conveyance dated 23.04.2021 duly registered before sub registrar Haveli no. 3 at Serial No. 1107/2021 in favour of Present Owner/Developer M/s M N Landmarks LLP and accordingly the name of M/s M/s M N Landmarks LLP entered into 7/12 extract vide Mutation No. 7228.



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Ref. : VK/SR/005/04/2019

Date : 06.04.2019

SEARCH & TITLE REPORT

1. I have been instructed by 1) Shri. Kashmir Bodhraj Nagpal, 2) Shri. Kunal Devendra Nagpal, 3) Shri. Mrunal Devendra Nagpal, 4) Smt. Gaytri Devedra Nagpal, 5) Smt. Kailas Krushnalal Nagpal and 6) Shri. Sumit Krushnalal Nagpal all resident of Sarasbandh, Sindh Co-op Housing Society, Lullanagar, Pune to investigate the title of the Captioned Property bearing S. No. 81 Hissa No. 4 admeasuring about 00 Hectares 46 Ares (including 01 Ares Pot Kharaba) lying, being and situated at Village Tathwade, Tal-Mulshi, Dist-Pune. for the sake of convenience hereafter to as the said property and to give my opinion thereof.

2. **Captioned Property :**

All that piece and parcel of land admeasuring 00 Hectares 46 (including 01 Ares Pot Kharaba) assessed at 00 Rs. 47 Paise, lying, being and situated at Village Tathwade, within registration sub district of Taluka Mulshi, District Pune, within the extended limits of Pimpri Chinchwad Municipal Corporation and falling under the residential zone which bounded as under:

On or towards East : By S. No. 82
On or towards South : By S. No. 81/5
On or towards West : By National Highway No.4 Bypass
On or towards North : By S. No. 81/3

Hereinafter for sake of brevity and convenience aforesaid property is referred to or called as "The Said Property"

3. I have caused the search of "The Said Property" for last 30 years (i.e. from 1989 to 2019).





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Nature of Search:

- I. Search of Index II registers made available from year 1989 to 2019 at the concerned offices of Sub Registrar Haveli, Pune. which records are made available in good & tenable condition.
- II. Online Search through official website of IGR Maharashtra (www.igrmaharashtra.gov.in) by paying requisite Search Challan Fees of Rs. 750/- vide GRN No. MH 0005 164-3820192019 dated 28.04.2019 [copy of the said Search Challan Receipt is annexed here] 24.

4. Particulars of Search:

I have carried out the manual search with respect to the said property in the concerned offices of the Sub Registrar Haveli (Pune) from 1989 to 2001 with respect to the title of the said. However most of the record in the said offices was found to be torn and in tear and wear condition and therefore this report is issued on the basis of search and documents made available to me. Further I have caused the online search through official website of IGR Maharashtra from 2002 to 2019 on as well, whereof during the period I have not come across any registered transaction pertaining to the Captioned Property which adversely affects the right, title, interest of whatsoever in nature of the present Landowners/ Developers.

5. I have carried out such investigations and after detail scrutiny of title documents, revenue records etc. in respect of the captioned property thereof my observation is/are as under:

A) Ownership of the said property in the year 1975-76 to 1982-83 ..

On perusal of the 7/12 extract of the said property for the year 1975-76 to 1996-97 its noticed to me that the said property was originally owned and possessed by Shri. Bhagwant Ganpati Sapkal accordingly his name is entered into the village revenue record of the said property a owner and possessor of the said property.





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B) Ownership of the said property in the year 1982-83 to 1997-98 ...

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C) Ownership of the said property in the year 1997-98 to 2005-2006.

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D) Ownership of the said property in the year 2005-06 to 2018-19

On perusal of the 7/12 extract of the said property for the year 2006 to 2019 and upon search of registered documents I came across that, The said owners namely 1. Kasmir Bodhraj Nagpal, 2. Gayatri Devendra Nagpal, 3. Kunal Devendra Nagpal, 4. Mrunal Devendra Nagpal, 5. Manish Dilip Mehta, 6. Dhanesh Dilip Mehta, and 6. Kishor Vijay Mehta mortgaged the said land with Janseva Co-op Bank Ltd. for the Amount of Rs. 10,00,000/- and repayment of entire loan amount same got released by way of Re-conveyance Deed registered dated 08.09.2006 duly registered before Sub Registrar Haveli No. 3 at Serial No. 7260/2006.

It is noticed that on dated 09.01.2006 said 1. Manish Dilip Mehta, 2. Dhanesh Dilip Mehta, and 3. Kishor Vijay Mehta have executed General Power of Attorney in favour of Mr. Amit Krushnalal Nagpal duly registered before Sub Registrar Haveli No. 2 at Serial No. 1981/2006.

On perusal of Mortgage Deed dated 20.11.2006 duly registered before Sub Registrar Haveli No. 7 at Serial No. 8189/2006 & 8190/2006 the said owners obtained loan of Rs. 1,50,00,000/- and Rs. 2,50,00,000/- respectively against mortgage of the said land from Peoples Co-op. Bank Ltd. Hingoli.

Subsequently, on perusal of Mortgage Deed dated 23.06.2009 duly registered before Sub Registrar Haveli No. 8 at Serial No. 4327/2009 the said owners again obtained loan of Rs. 1,50,00,000/- against mortgage of the said land from Peoples Co-op. Bank Ltd. Hingoli. And also executed Rectification Deed (to the Mortgage Deed document No. 8189/2006) dated 23.06.2009 duly registered before Sub Registrar Haveli No. 8 at Serial No. 4328/2009.





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Subsequently, said 1. Manish Dilip Mehta, 2. Dhanesh Dilip Mehta, and 3. Kishor Vijay Mehta through its POA Holder Mr. Amit Krushnalal Nagpal sold their half of the share/portion admeasuring area 23 Ares out of the said admeasuring 46 Ares bearing S. No. 81/4, Tathwade in favour Kailas Krushnalal Nagpal & Sumit Krushnalal Nagpal by making consenting party to 1. Kashmir Bodhraj Nagpal, 2. Gayatri Devendra Nagpal, 3. Kunal Devendra Nagpal, 4. Mrunal Devendra Nagpal vide Sale Deed dated 18.09.2014 duly registered before Sub Registrar Haveli No. 26 at Serial No. 6316/2014 and

accordingly the names Kailas Krushnalal Nagpal & Sumit Krushnalal Nagpal entered into the 7/12 Extract by Mutation Entry No. 6418. Accordingly since then the said land is under the absolute ownership and in peaceful possession of said 1) Shri. Kashmir Bodhraj Nagpal, 2) Shri. Kunal Devendra Nagpal, 3) Shri. Mrunal Devendra Nagpal, 4) Smt. Gayatri Devedra Nagpal, 5) Smt. Kailas Krushnalal Nagpal and 6) Shri. Sumit Krushnalal Nagpal.

I have published the Public Notice in daily "Prabhat" newspaper dated 19.04.2018 calling upon objections from public at large pertaining to the said captioned property to verify & ascertain the bonafide title of the owners but till date no objection either written or oral has been received to my said Public Notice pertaining to the Captioned Property.

E) Documents relied on:

- i. Old 7/12 extract records of S. No. 81/4, yearwise extracts from last more than 30 years i.e., 1953-2018.
- ii. Current 7/12 Extract of S. No. 81/4 Tathwade dated 18.02.2019
- iii. All relevant Mutation Entry No's. 2765, 3843, 6115, 1125, 1214, 1565, 4167, 6418, 4844, 4845, 4846, 611, 87, 478, 1061, 1081, and 1092 etc.





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iv. Zone Certificate dated 01.09.2018 bearing S. No. 81/4 Tathwade & Zonning Demarcation dated 18.02.2019 bearing letter no. NARVI/KAVI/Tathwade/33/7/19.

v. Govt. Demarcation dated 13.06.2017 bearing M. R. No. 18075/2017.

vi. Copy of ULC Order dated 30.08.2006 bearing no. ULC Case No.1090-M pertaining to S. No. 81/4, Tathwade.

vii. Copy of Sale Deed dated 16.12.1996 duly registered at the office of Sub Registrar Mulshi (Paud) bearing Registration No. (Old) 5711/1996 & (New) 220/1998.

viii. Copy of General Power of Attorney dated 09.01.2006 duly registered at Sub Registrar Haveli No. 2, at Serial No. 1981/2006.

ix. Copy of Index-II of Re-conveyance Deed dated 17.08.2006 duly registered at Sub Registrar Haveli No. 3, at Serial No. 7260/2006.

x. Copy of Index-II of Mortgage Deed dated 20.11.2006 duly registered at Sub Registrar Haveli No. 7, at Serial No. 8189/2006.

xi. Copy of Index-II of Mortgage Deed dated 20.11.2006 duly registered at Sub Registrar Haveli No. 7, at Serial No. 8190/2006.

xii. Copy of Index-II of Mortgage Deed dated 23.06.2009 duly registered at Sub Registrar Haveli No. 8, at Serial No. 4327/2009.

xiii. Copy of Index-II of Rectification/Correction Deed dated 23.06.2009 duly registered at Sub Registrar Haveli No. 8, at Serial No. 4328/2009.

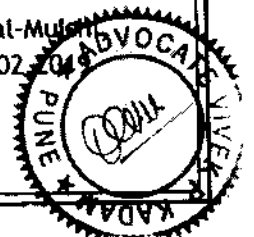
xiv. Copy of Sale Deed dated 18.09.2014 duly registered at Sub Registrar Haveli No.26, at Serial No. 4316/2014.

xv. Public Notice published in Daily 'Prabhat' dated 19.04.2018 issued by Adv. Vivek Kadam.

F) **Encumbrances:** except encumbrance by way of registered mortgage for total Loan Amount Rs. 5,50,00,000/- (Rupees Five Crore Fifty Lacs Only) availed from Peoples Co-op Bank Ltd. Hingoli. With applicable interest, I have not come across any adverse entry of encumbrance, such as mortgage, lease or any other kind of whatsoever nature etc. during the search in respect to the captioned property.

G) **Tenure :** The land bearing S. No. 81 Hissa No. 4 at Tathwade, Tal-Mulshi, Dist-Pune is freehold.

H) **Zone :** The said land/property bearing S. No. 81 Hissa No. 4 at Tathwade, Tal-Mulshi, Dist-Pune comes under Residential Zone as per Zonning Demarcation dated 18.02.2019.





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bearing letter no. NARVI/KAVI/Tathwade/33/7/19.

I) **Acquisition And Requisition:** The aforesaid property is situated within the extended limits of Pimpri Chinchwad Municipal Corporation Village Tathwade Tal: Mulshi Dist : Pune. However the same has not been reserved for any purpose whatsoever in the Development Plan published by the State of Maharashtra.

J) **ULC Remark :** As far as concerned to the ULC Remark- on perusal of Copy of ULC Order dated 30.08.2006 bearing no. ULC Case No.1090-M pertaining to S. No. 81/4, Tathwade the said land do not hold any surplus area as per prevailing Act of Urban Land (Ceiling & Regulation) Act, 1976.

K) Conclusion and Certificate of Title:

On relying upon the various documents made available and/or furnished to me by my Client viz. title deeds, revenue records and subject to the Index-II Extracts available at the time of search at the concerned offices of Sub Registrar Haveli/Mulshi, Pune and subject to the documents perused, on the basis of investigation of title carried out; I am of the opinion that 1) Shri. Kashmir Bodhraj Nagpal, 2) Shri. Kunal Devendra Nagpal, 3) Shri. Mrunal Devendra Nagpal, 4) Smt. Gaytri Devendra Nagpal, 5) Smt. Kailas Krushnalal Nagpal and 6) Shri. Sumit Krushnalal Nagpal are the Owners of the Captioned Property. The Owners have absolute ownership rights to develop the captioned property in any manner as the owners deem fit and/or construct the building/s and to sell the units thereon. And the respective Ownership & Development rights appear to be good, clean, clear, marketable and free from all encumbrances of whatsoever in nature subject to the clearance of loan against mortgage obtained from Peoples Co-Op Bank Ltd. Hingholi & subject to release of the charge, lien noted in other right column of 7/12 Extract bearing S. No. 81 Hissa No. 4, Tathwade.

Place: Pune

Date : 06.04.2019




(Vivek P. Kadam)

Advocate

CHALLAN
MTR Form Number-6



GRN	MH0016104382019201	BARCODE	Date	24/04/2019-18:42:42	Form ID
Department		Inspector General Of Registration			
Type of Payment		Search Fee			
Other Fees		TAX ID (If Any)			
		PAN No.(If Applicable)			
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR		Full Name	ADV VIVEK KADAM	
Location	PUNE				
Year	2019-2020 One Time		Flat/Block No.	SURVEY NO 81/4	
Account Head Details		Amount In Rs.	Premises/Building		
0030072201 SEARCH FEE		750.00	Road/Street	TATHAWADE	
			Area/Locality	PUNE	
			Town/City/District		
			PIN		
			Remarks (If Any)		
			SEARCH FEE FOR THIRTY YEARS FROM 1989 TO 2019		
			Amount In	Seven Hundred Fifty Rupees Only	
Total		750.00	Words		
Payment Details		STATE BANK OF INDIA			
Cheque-DD Details		Bank CIN	Ref. No.	00040572019042442370	IK0AAKRFL3
Cheque/DD No.		Bank Date	RBI Date	24/04/2019-18:43:28	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
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
 सदर चलन 'सडप ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.
 Mobile No. : 0000000000



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Ref. : VK/SR/074/08/2022

Date : 14.03.2022

ADDENDUM TO SEARCH & TITLE REPORT DATED 06.04.2019

1. On instructions received by me from M/s M N Landmarks LLP a Limited Liability Partnership incorporated under L.L. P Act, 2008 having its registered address at - Office No. 401-405, 4th Floor, CRU Mall, Opp. Gagan Galaxy, Main Gangadham Chowk, Bibvewadi, Pune-411 037. In continuation & relied on my earlier Search & Title Report issued dated 06.04.2019 I have further carried on search & investigated the title of Captioned Property.
2. Earlier at the instance I have been instructed by the Owners 1) Shri. Kashmir Bodhraj Nagpal, 2) Shri. Kunal Devendra Nagpal, 3) Shri. Mrunal Devendra Nagpal, 4) Smt. Gaytri Devedra Nagpal, 5) Smt. Kailas Krushnalal Nagpal and 6) Shri. Sumit Krushnalal Nagpal all resident of Sarasbandh, Sindh Co-op Housing Society, Lullanagar, Pune to investigate the title of the Captioned Property bearing S. No. 81 Hissa No. 4 admeasuring about 00 Hectares 46 Ares (including 01 Ares Pot Kharaba) lying, being and situated at Village Tathwade, Tal-Mulshi, Dist-Pune. for the sake of convenience hereafter to as the "said property" and to give my opinion thereof and accordingly I have issued my Search and Title Report pertaining to the Captioned Property described hereunder :
3. **Captioned Property :**

All that piece and parcel of land admeasuring 00 Hectares 46 (including 01 Ares Pot Kharaba) assessed at 00 Rs. 47 Paise, lying, being and situated at Village Tathwade, within registration sub district of Taluka Mulshi, District Pune, within the extended limits of Pimpri Chinchwad Municipal Corporation and falling under the residential zone which bounded as under:

On or towards East	: By S. No. 82
On or towards South	: By S. No. 81/5
On or towards West	: By National Highway No.4 Bypass
On or towards North	: By S. No. 81/3

Hereinafter for sake of brevity and convenience aforesaid property is referred to or called as "The Said Property"





Vivek P. Kadam (B. A. LL. B., D. C. M.)

Advocate

Address : Flat No. B-104, 1st Floor, Paramount Ozaero Society, Jambhulwadi Road, S. No. 35/1, Ambegaon Khurd, Pune-411046.

Fixed Line : 020-67630919, **Mob. :** 9921313330

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Relied on my said earlier Search and Title Report dated 06.04.2019 I have further caused the search of "The Said Property" for last 3 years (i.e. from 07.04.2019 to 14.03.2022).

Nature of Search:

- I. Search of Index II registers made available from year 2019 to 2022 at the concerned offices of Sub Registrar Mulshi, Pune. which relevant unmutilated records are made available in good & tenable condition.
- II. Online Search through official website of IGR Maharashtra (www.igrmaharashtra.gov.in) by paying requisite Search Challan Fees of Rs. 100/- vide GRN No. MH014566662202122E dated 14.03.2022 [copy of the said Search Challan Receipt is annexed hereof]

4. Particulars of Search:

I have carried out the manual search with respect to the said property in the concerned offices of the Sub Registrar Mulshi (Pune) from the year 2019 to 2022 with respect to the title of the said captioned property. Further I have also caused the online search through official website of IGR Maharashtra for the period of 2019 to 2022, whereof during this period upon detail scrutiny of title documents and upon search and investigation I have came across following registered transactions as under :

- A) At the instance Search & Title Report dated 06.04.2019 issued by me in respect of Captioned Property I have certified the Bonafide title of its erstwhile Owners 1) Shri. Kashmir Bodhraj Nagpal, 2) Shri. Kunal Devendra Nagpal, 3) Shri. Mrunal Devendra Nagpal, 4) Smt. Gaytri Devedra Nagpal, 5) Smt. Kailas Krushnalal Nagpal and 6) Shri. Sumit Krushnalal Nagpal.
- B) Thereafter the said Owners pertaining to the charge/lien of loan against mortgage of the said Captioned Property aggregate Amount Rs. 5,50,00,000/- (Rupees Five Crore Fifty Lacs Only) availed from Peoples Co-op Bank Ltd. Hingoli have repaid with interest and accordingly the said bank re-conveyed/ released the entire charge noted in 7/12 extracts of S. No. 81/4 i.e., Captioned Property by way of executing following various registered deeds/documents as under :
 - i) Deed of Reconveyance dated 23.12.2020 duly registered before sub registrar haveli no. 1 at Serial No. 8007/2020.





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- i) Deed of Reconveyance dated 23.12.2020 duly registered before sub registrar haveli no. 1 at Serial No. 8009/2020.
- ii) Deed of Correction dated 19.01.2021 duly registered before sub registrar haveli no. 11 at Serial No. 1323/2021.

Thereafter, the said Bank made an application to remove their charge/lien recorded in other right column of 7/12 Extract bearing S. No. 81/4 i.e., captioned property and accordingly the said charge/lien noted in other right column of 7/12 Extract bearing S. No. 81/4 removed/strike out vide Mutation Entry No. 7244 & 7245.

Thereafter, the said owners 1) Shri. Kashmir Bodhraj Nagpal, 2) Shri. Kunal Devendra Nagpal, 3) Shri. Mrunal Devendra Nagpal, 4) Smt. Gaytri Devedra Nagpal, 5) Smt. Kailas Krushnalal Nagpal and 6) Shri. Sumit Krushnalal Nagpal transferred/sold the said captioned property by virtue of Deed of Conveyance dated 31.12.2020 duly registered before sub registrar haveli no. 3 at Serial No. 1107/2021 in favour of the Developer M/s M N Landmarks LLP and accordingly the name of M/s M N Landmarks LLP through its authorized partner Mr. Kunal Devendra Nagpal & M/s M N Landmarks through its authorized partner M/s B B Landmarks LLP through its authorized partner Mr. Pramod Mohanlal Bafna entered into the 7/12 extracts of S. No. 81/4 vide Mutation Entry No. 7258 as the Owners/Developers of the Captioned Property.

Thus save & except the above said registered transaction pertaining to the Captioned Property I have not come across any transactions which adversely affects the right, title, interest of whatsoever in nature of the present Owners/Developers. Accordingly since then the said land/Captioned Property is under the absolute ownership and possessed by said M/s M N Landmarks LLP.

However as per requirement and prescribed format of Pimpri Chinchwad Municipal Corporation to get the layout/building plan sanctioned I have published the Public Notice in daily "Prabhat" newspaper dated 03.07.2019 calling upon objections from public at large pertaining to the said captioned property to verify & ascertain the bonafide title of the owners but till date no objection either written or oral has been received to my said Public Notice pertaining to the Captioned Property.

- 5) **Encumbrances:** presently I have not come across any adverse entry of encumbrance, such as mortgage, lease or any other kind of whatsoever nature etc. during the search in respect to the captioned property and the said property is clean, clear and free from all doubts, encumbrances etc.





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- 6) **Tenure** : The land bearing S. No. 81 Hissa No. 4 at Tathwade, Tal-Mulshi, Dist-Pune is freehold.
- 7) **Zone** : The said land/property bearing S. No. 81 Hissa No. 4 at Tathwade, Tal-Mulshi, Dist-Pune comes under Residential Zone as witnessed by Zone Certificate dated 01.09.2018
- 8) **Acquisition And Requisition**: The aforesaid property is situated within the extended limits of Pimpri Chinchwad Municipal Corporation Village Tathwade Tal: Mulshi Dist : Pune. However the same has not been reserved for any purpose whatsoever in the Development Plan published by the State of Maharashtra.
- 9) **ULC Remark** : As far as concerned to the ULC Remark- on perusal of Copy of ULC Order dated 30.08.2006 bearing no. ULC Case No.1090-M pertaining to S. No. 81/4, Tathwade the said land do not hold any surplus area as per prevailing Act of Urban Land (Ceiling & Regulation) Act, 1976.
- 10) **Conclusion and Certificate of Title**:
On relying upon the various documents made available and/or furnished to me by my Client viz. title deeds, revenue records and subject to the Index-II Extracts available at the time of search at the concerned offices of Sub Registrar Mulshi, Pune and subject to the documents perused, on the basis of investigation of title carried out; I am of the opinion that M/s M N Landmarks LLP is the Owners of the Captioned Property. And the Partners of said M N Landmarks LLP have absolute ownership rights to develop the captioned property in any manner as the owners/developers deem fit and/or construct the building/s and to sell the units thereon. And the respective Ownership & Development rights appear to be good, clean, clear, marketable and free from all encumbrances of whatsoever in nature as far as can be diligently ascertained.

Place: Pune

Date : 14.03.2022




(Vivek P. Kadam)

Advocate



GRN	MH014566662202122E	BARCODE								Date	14/03/2022-13:26:45								Form ID								
Department									Payer Details																		
Search Fee Type of Payment Other Items									TAX ID / TAN (If Any)																		
									PAN No.(If Applicable)																		
Office Name HVL1_HAVELI NO1 SUB REGISTRAR									Full Name					ADVOCATE VIVEK KADAM													
Location PUNE																											
Year 2021-2022 From 07/04/2019 To 14/03/2022									Flat/Block No.					S No 81/4													
Account Head Details							Amount In Rs.		Premises/Building																		
0030072201 SEARCH FEE							100.00		Road/Street					TATHAWADE													
									Area/Locallty					PUNE													
									Town/City/District																		
									PIN							4		1		1		0		5		7	
									Remarks (If Any)																		
									SEARCH FEE MOUJE TATHAWADE S NO 81/4 FROM 07/04/2019 TO																		
									14/03/2022																		
Total							100.00		Amount In		One Hundred Rupees Only																
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Payment Details									FOR USE IN RECEIVING BANK																		
Cheque-DD Details									Bank CIN		Ref. No.		00040572022031475186					IK0BOSWHE5									
Cheque/DD No.									Bank Date		RBI Date		14/03/2022-13:24:28					Not Verified with RBI									
Name of Bank									Bank/Branch				STATE BANK OF INDIA														
Name of Branch									Scroll No. , Date				Not Verified with Scroll														

Mobile No. : 0000000000

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

NOTE:- This statement is valid for reason mentioned in type of payment only. Not valid for other reasons of contractor. It is not valid for other reasons of contractor. It is not valid for other reasons of contractor.