

Sarika Taori

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505 Pride House,
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Title Report

Date 02/07/2024

To,

Tulsi Buildcon, through Partner

Shri Tukaram Tulshiram Gholap,

Address: 2/14, Matrukrupa, Yerandwana, Deccan Pune 411004

At the instance of Tulsi Buildcon, a Partnership firm, through its Partner Mr. Tukaram Tulshiram Gholap, having its office address, 2/14, Matrukrupa, Yerandwana, Deccan Pune 411004, I have investigated the title in respect of land having an area 1803.99 sq. Mtr carved out of amalgamated layout of Survey No. 284/1B, 284/2 and 284/3, and now its been indicated as S No 284/1B/2/3/Plot B of village Lohegaon, Taluka Haveli Dist Pune and I have to state as under :-

1. Property Description -

- a. All that piece and parcel of land bearing Survey No. 284/1B total admeasuring about 00 Hectors 40 Ares, of village Lohegaon, Taluka Haveli, Dist. Pune, within registration Sub District Pune. Within the limits of Pune Municipal Corporation, Pune, and bounded as under.

On or towards East	:	S. No. 285
On or towards South	:	S. No. 284/2
On or towards West	:	boundary of village Dhanori
On or towards North	:	S. No. 284/1A



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For the sake of brevity, hereinafter referred to as the
"Said land A".

- b. All that piece and parcel of land bearing Survey No. 284/2 total admeasuring about 02 Hectors 72 Ares, of village Lohagaon, Taluka Haveli, Dist. Pune, within registration Sub District Pune. within the limits of Pune Municipal Corporation, Pune, and bounded as under.

On or towards East : By land belonging to
Mr. Nimbalkar
On or towards South : S. No. 284/3
On or towards West : boundary of village
Dhanori
On or towards North : S. No. 284/1

For the sake of brevity, hereinafter referred to as the
"Said land B".

- c. All that piece and parcel of land bearing Survey No. 284/3 admeasuring about 00 Hectors 80 Ares out of total area admeasuring 02 Hector 45 Ares, of village Lohagaon, Taluka Haveli, Dist. Pune, within registration Sub District Pune. Within the limits of Pune Municipal Corporation, Pune, and bounded as under.

On or towards East : By road
On or towards South : By remaining land of
survey no. 284/3



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On or towards West : boundary of village
Dhanori
On or towards North : S. No. 284
For the sake of brevity, hereinafter referred to as the
"Said land C".

Out of land described in a, b & c, area admeasuirng
1803.99 sq. Mtr is the subject matter of the present
report

2. List of documents given for my perusal -:
- A. **Survey No. 284/1B**
- 1) 7/12 Extract of Survey No. 284/1B from the year 1955-1956 to 2017-2018.
 - 2) All relevant mutation entries referred on the 7/12 extracts.
 - 3) Agreement to Sale (Sathekhat) dated 25/01/2010 registered in Haveli No. 19 at Sr. No. 756/2010 executed by Santosh Nivrutti Moze in favour of Pride Builders in confirmation with Shahaji Sonu Moze and others.
 - 4) Power of Attorney dated 25/01/2010 executed by Shahaji Sonu Moze and others in favour of Pride Builders, registered at Sr. No. 757/2010 in Haveli No. 19.
 - 5) Power of Attorney dated 25/01/2010 executed by Santosh Nivrutti Moze in favour of Pride Builders, registered at Sr. No. 758/2010 Haveli No. 19.
 - 6) Sale Deed dated 05/10/2011 registered in Haveli No. 19 at Sr. No.9739/2011, executed by Santosh Nivrutti Moze and others in favour of Pride Builders.
 - 7) Deed of Mortgage dated 13/11/2014 registered in Haveli No. 15 at Sr. No. 9044/2014 executed by and between Pride Builders and Housing Development Finance Corporation Ltd.



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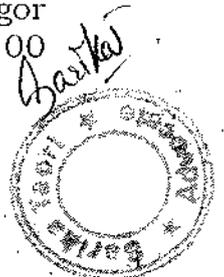
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- 8) Deed of Release dated 19/07/2017 registered in Haveli No. 17 at Sr. No. 5981/2017 executed by Housing Development Finance Corporation Ltd. in favour of Pride Builders towards Release of Mortgage dated 13/11/2014.

B. Survey No. 284/2 & 284/3.

- 1) 7/12 Extract of Survey No. 284/2 and 284/3 from the year 1955-1956 to 2017-2018.
- 2) All relevant mutation entries referred on the 7/12 extracts.
- 3) Deed of Conveyance dated 21/02/1995, registered in the office of Haveli No. 8 at Sr. No. 2704/1996 on 30/05/1996, executed by Shri. Rajaram Narayan Khandave and others in favour of Shri. G. N. Pedder in respect of Survey No. 284/2 admeasuring 02 Hector 72 Ares.
- 4) Indenture of Sale dated 01/11/1994, registered in the office of Haveli No. 8 at Sr. No. 2705/1996, executed by Shri. Dnyanoba Gopal Moze and others in favour of Mrs. Priscilla Gaiomurd Pedder and Mrs. Diana Nasli Davar, in respect of Survey No. 284/3 admeasuring 00 Hector 80 Ares out of total area 02 Hector 45 Ares.
- 5) Memorandum of Agreement of equitable mortgage dated 27/03/2002 executed by Mr. G. N. Peddar as mortgagor in favour of the Janata Sahakari Bank Ltd., Pune, as mortgagee, whereby Survey No. 284/2 admeasuring 02 Hector 72 Ares was mortgaged. The said Memorandum of Agreement of equitable mortgage was registered in the Haveli No. 8 at Sr. No. 1816/2002.
- 6) Deed of Simple Mortgage dated 07/07/2004, registered in the office of Haveli No. 8 at Sr. No. 4703/2004, executed by Mr. G. N. Peddar as mortgagor, Mrs. Priscilla Gaiomurd Pedder as co-mortgagor in favour of Indrayani Co-Op. Bank Ltd., Pimpri, as mortgagee whereby Mortgagor and co-mortgagor mortgaged an area admeasuring 00 Hector 40 Ares out of 00 Hector 80 Ares of Survey No. 284/3.



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- 7) Development Agreement dated 14/03/2006 executed by Mr. G. N. Pedder and Janata Sahakari Bank Ltd., in favour of M/s. Pride Builders in respect of Survey No. 284/2, (Area 02 Hecter 72 Ares) registered in the office of Haveli No. 15 at Sr. No.1974/2006.
- 8) Irrevocable General Power of Attorney dated 14/03/2006 executed by Mr. G. N. Pedder and Janata Sahakari Bank Ltd., with reference to Development Agreement dated 14/03/2006, in favour of Shri. Arvind Premchand Jain and registered in the office of Haveli No. 15 at Sr. No. 1975/2006.
- 9) Development Agreement dated 01/12/2006, executed by Mrs. Priscilla Gaiomurd Pedder and Mrs. Diana Nasli Davar in confirmation of Mr. Arvind Narayan Kanade in respect of Survey No. 284/3 admeasuring an area 00 Hecter 80 Ares, in favour of M/s. Pride Builders, registered in the office of Haveli No. 15 at Sr. No. 8480/2006.
- 10) Irrevocable General Power of Attorney dated 01/12/2006 with reference to the Development Agreement mentioned hereinbefore, executed by Mrs. Priscilla Gaiomurd Pedder, Mrs. Diana Nasli Davar and Mr. Arvind Narayan Kanade, appointing Mr. Arvind Premchand Jain, partner of M/s. Pride Builders, as their true and lawful attorney. The said power of attorney was registered in the office of Haveli No. 15 at Sr. No. 8481/2006.
- 11) Deed of Conveyance dated 20/12/2007 registered in the office of Haveli No. 1 at Sr. No. 1892/2008 executed by Mr. G.N. Pedder and others in confirmation with Janata Sahakari Bank Ltd. Pune to and in favour of M/s. Pride Builders in respect of Survey No. 284/2 (Area 02 Hecter 72 Ares) and 284/3(Area 00 Hecter 80 Ares out of total area 02 Hecter 45 Ares).
- 12) Deed of Correction dated 16/07/2009 executed by Mr. G. N. Pedder and others in confirmation with Janata Sahakari Bank Ltd. Pune to and in favour of M/s. Pride Builders with



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reference to Deed of Conveyance dated 20/12/2007, mentioned hereinbefore.

- 13) Loan Closure Certificate dated 11/09/2009 issued by Indrayani Co-Op. Bank Ltd., in favour of Mr. G. N. Pedder.
- 14) Loan Clearance Certificate dated 15/08/2009 issued by Lohagaon Vi. Ka. Se. Sa. Soc. in respect of Survey no. 284/3 in favour of Dnyanoba Gopal Moze.

C. Common Documents in respect of 284/1B, 284/2 and 284/3. -

- 1) Deed of Transfer dated 22/06/2012 executed by Pride Builders and others in favour of District Collector Pune, registered in Haveli No. 1 at Sr No. 6795/2012.
- 2) N.A. Order dated 05/06/2006 issued by District Collector Pune vide outward no. PMH /NA/SR/214/09 in respect of Survey No. 284/2 and 284/3.
- 3) N.A. Order dated 25/07/2011 issued by District Collector Pune vide outward no. PMH /NA/SR/640/10 in respect of Survey No. 284/1B, 284/2 and 284/3.
- 4) Order dated 31/07/2014 issued by District Collector Pune vide outward no. PMN/FSI/ADTP/26/13 in respect of sanction to the revised plans in respect of Survey No. 284/1B, 284/2 and 284/3.
- 5) Title Opinion dated 05/09/2009 and 06/02/2017 issued by Adv. Amol S. Pataycet in respect of the captioned lands.
- 6) Supplementary Title Opinion dated 20/03/2018 issued by Adv. Swapnanjali Swami in respect of captioned land.
- 7) Development Permission and Commencement Certificate dated 27/03/2018, issued by PMRDA Pune vide outward no. DP/BHA/Lohagaon/Survey No. 284/1B, 284/2, 284/3 /C.No.3/17-2018.

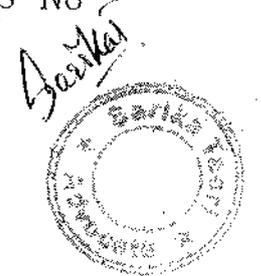


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- 8) Part Completion Certificate dated 10/02/2014 issued by District Collector Pune vide outward no. PMG/KV/95/2014.
- 9) Part Occupancy Certificate dated 16/03/2017, issued by PMRDA Pune vide outward no. BHA/Lohagaon, Tal. Haveli, Pune/S. No. 284/1B and others/15.16/C. No. 699/15-16.
- 10) Occupancy Certificate dated 19/05/2018, issued by Pune Municipal Corporation vide outward No. OCC/0208/2018.
- 11) Public Notice dated 28/10/2009 issued by Adv. Vilol Khaladkar in respect of Survey No. 284/1B, published in daily news papers Times of India, Pune and Prabhat dated 31/10/2009.
- 12) Public Notice dated 20/01/2006 issued by Adv. Mukund Bakare in respect of Survey No. 284/2, published in daily news paper Loksatta dated 23/01/2006.
- 13) Public Notice dated 15/11/2006 issued by Adv. Mukund Bakare in respect of Survey No. 284/3, published in daily news paper in Prabhat dated 20/11/2006.
- 14) Public Notice dated 11/07/2009 issued by Adv. Amol S. Patayee in respect of Survey No. 284/2, 284/3, published in Daily Prabhat dated 14/07/2009.
- 15) Public Notice dated 28/07/2018 issued by Adv. Janhavi Satoskar in respect of an area 1623.61 Sq. Mtrs. out of amalgamated lands bearing Survey No. 284/1B, 284/2 and 284/3 along with FSI admeasuring 3421.22 Sq. Mtrs., published in Daily Prabhat dated 31/07/2018.
- 16) Zone Certificate dated 17/07/2009.
- 17) Sale Deed dated 15/09/2018 registered at sr. No. 14776/2018, for an area admeasuring 1623.61 sq. Mtr carved out of amalgamated layout of land bearing S No 284/1B, 284/2 & 284/3, of village Lohegaon, Pune



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- 18) Correction deed dated 24/08/2020 registered at sr. no 3867/2020, area corrected to 1803.99 sq. mtr instead of 1623.61 sq. mtr

3. Devolution of Survey No. 284/1B i.e. "Said land A"

- i. On perusal of 7/12 extracts and other revenue records of the said land A, it appears that the said land A was originally owned by Shri. Bhau Raghu Moze. Further, on perusal of M.E. No. 3351 dated 11/02/1948, it appears that Bhau Raghu Moze expired on 01/11/1947 leaving behind his legal heirs son (1) Sonu Bhau Moze and grandsons of deceased son viz. Popat Bhau Moze viz., (2) Hanumant Popat Moze, (3) Rajaram Popat Moze, (4) Chandrakant Popat Moze through natural guardian, mother viz. Vanasabai Popat Moze (widow of Popat Bhau Moze). Accordingly the names of legal heirs were entered in the revenue record of the said land A along with others lands mentioned specifically in the said mutation entry.
- ii. On perusal of M.E. No. 4942 dated 06/04/1973, it appears that Sonu Bhau Moze expired on 17/11/1972 leaving behind legal heirs viz. (1) Babu Sonu Moze (2) Shahaji Sonu Moze, (3) Janardan Sonu Moze, (4) Janabai Sonu Moze, (5) Malubai Ramdas Rikame, (6) Vithabai Sonu Moze. Further it appears that the names of Babu Sonu Moze for himself and as natural guardian for minor brothers and sister viz. Shahaji Sonu Moze, Janardan Sonu Moze and Vithabai Sonu



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Moze were entered in the column of kabjedar of the said land A and the names of Janabai Sonu Moze and Malubai Ramdas Rikame were entered in the other right columns of the said land A.

- iii. On perusal of M.E. No. 23548 dated 04/08/2004, it appears that Bapu Sonaba Moze expired on 09/03/2004 leaving behind his legal heirs (1) Sanjay Bapu Moze, (2) Nilesh Bapu Moze, (3) Lata Shrikant Walunj and (4) Savitra Bapu Moze. Accordingly, the names of legal heirs were entered in the column of kabjedar of the said land A.
- iv. On perusal of M.E. No. 27353 dated 22/12/2008, it appears that Balasaheb Chandrakant Moze filed an application to the Circle Officer that his father Chandrakant Popat Moze expired on 13/11/2008 and his legal heirs are (1) Smt. Pushpabai Chandrakant Moze and (2) Balasaheb Chandrakant Moze. Accordingly the effect of the names of legal heirs of deceased Chandrakant Popat Moze was given in the column of kabjedar of 7/12 extract of the said land A.
- v. On perusal of M.E. No. 27964 dated 06/04/2009, it appears that Nilesh Bapu Moze filed an application to the Circle Officer that his grandmother viz. Vansabai Popat Moze was expired on 12/02/1990, his uncle viz. Janardan Sonu Moze expired on 15/04/1976. Late Janardan Sonu Moze was unmarried at the time of death. Further it appears that



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Tarabai Narayan Pingale expired on 21/05/1978. Accordingly the names of legal heirs viz. Hanumanta Popat Moze, Rajaram Popat Moze, Chandrakant Popat Moze were recorded in the revenue record of the said land A alongwith other lands mentioned in the said mutation entry.

- vi. On perusal of M.E. No. 34083 dated 04/05/2011, it appears that Smt. Madhuri alias Shashikala Shahaji Moze filed an application to the office of Revenue authority stating that her husband Shahaji Sonaba Moze expired on 01/12/2010 leaving behind his legal heirs viz. (1) Smt. Madhuri alias Shashikala Shahaji Moze, (2) Mrs. Swati Ramakant Yelwande, (3) Mrs. Priyanka Yogesh Hargude, (4) Prajkta Shahaji Moze, and (5) Nikhil Shahaji Moze. Accordingly, M.E. of legal heirs were made the revenue record of Survey No. 284 along with other survey numbers mentioned in the said mutation entry.
- vii. On perusal of M.E. No. 38652 dated 19/09/2012, it appears that as per order of Tahsildar Haveli dated 27/07/2012 vide order no. TNC/SR/61/2007, the entry of the name of Ramchandra Maruti Khese, being a hollow entry was removed from the 7/12 extract of the said land A. It further appears that the said entry was certified on 05/10/2012 as per order of Tahsildar mentioned hereinbefore.



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- viii. On perusal of M.E. No. 38847 dated 15/12/2012, it appears that Pride Builders purchased an area admeasuring 00 Hectors 40 Ares of the said land A from Santosh Nivrutti Moze and erstwhile owners through their POA holder Mr. Santosh Nivrutti Moze with the confirmation of Shashikala Shahaji Moze and others, by virtue of registered Sale Deed dated 05/10/2011 registered in the office of Haveli No. 19 at Sr No. 9739/2011, in consideration and on the terms and conditions mentioned therein.
- ix. I have perused the copy of Power of Attorney dated 21/12/2009 registered in the office of Haveli No. 8 at Sr. No. 9808/2009. On perusal of said Power of Attorney, it appears that Shri. Shahaji Sonu Moze (As manager of HUF) alongwith his legal heirs, Shri. Sanjay Bapu Moze and his legal heirs, Malubai Ramdas Rikame, Santosh Ramdas Rikame, Vithabai Popat Ghule, Shri. Hanumanta Popat Moze and his legal heirs, Shri. Rajaram Popat Moze and his legal heirs, Shri. Balasaheb Chandrakant Moze and his legal heirs and Smt. Bhimabai Popat Moze executed the same in favour of Shri. Santosh Nivrutti Moze and appointed him as there true and lawful attorney to do, act and perform the acts , deeds and things more specifically mentioned in the said power of attorney, in respect of the said land A. On perusal of the recital of the said Power of Attorney, it appears that Shri. Shahaji Sonu Moze and others agreed to sale the said land A



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to Shri. Santosh Nivrutti Moze and in pursuance of the same they executed the Sathekhat, registered in the office of Haveli No. 8 at Sr. No. 9807/2009. With reference to the said Sathekhat they executed the Power of Attorney, the details of which are enumerated as herein before.

- x. I have been submitted the copy of Sathekhat dated 25/01/2010 registered in Haveli No.19 at Sr. No. 756/2010 executed by Santosh Nivrutti Moze in favour of Pride Builders in confirmation with original owners Shahaji Sonu Moze and others. On perusal of the said Sathekhat it appears that Shri. Santosh Nivrutti Moze and Shri. Shahaji Sonu Moze, for himself and as Manager of HUF and others being consenting parties executed the said Sathekhat in favour of M/s: Pride Builders for the consideration and on the terms and conditions mentioned therein whereby Shri. Santosh Nivrutti Moze and Shri. Shahaji Sonu Moze and others agreed to sale and convey the said land A to M/s. Pride Builders.
- xi. I have perused the copy of Power of Attorney dated 25/01/2010, registered in the office of Haveli No. 19 at Sr. No. 757/2010. On perusal of the same it appears that in pursuance of the Sathekhat, mentioned hereinbefore, executed by Santosh Nivrutti Moze and Shahaji Sonu Moze and others, they also executed Power of Attorney in favour of Pride Builders to enable Pride Builders to do, act, perform



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the necessary deeds, things more specifically in the said power of attorney.

xii. I perused the copy of sale deed dated 05/10/2011 registered in the office of Haveli No. 19 at Sr. No. 9739/2011; it appears that the said sale deed was executed by Santosh Nivrutti Moze and Shri. Shahaji Sonu Moze, (for self and as Manager of HUF) and others in confirmation of Shashikala Shahaji Moze and others whereby they sold and conveyed the said land A admeasuring an area 00 Hectors 40 Ares to and in favour of Pride Builders in consideration of and on the terms and conditions mentioned therein. It further appears that the effect of the said sale transaction was given in the revenue record of the said land A by M.E. No. 38847.

xiii. I perused the copy of public notice dated 28/10/2009 issued by Adv. Vilol Khaladkar in respect of Survey No. 284/1B i.e. the said land A, published in daily news papers Times of India, Pune and Prabhat dated 31/10/2009 and I have been informed that during the course of time, objections has not been received to the said Public Notice.

4. Devolution of Survey 284/2 i.e. the said land B

i. On perusal of 7/12 extract of the said land B of the year 1943-44, it appears that the said land was originally owned Babu Raghu Moze whose name appeared the column of kabjedar of the said land B. (M.E. No. 1697 to be perused)



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- ii. On perusal of M.E. No. 3894 dated 28/11/1956 it appears that as per Sec. 3(A) of BTAL Act 1948, Rajaram Narayan Khandave was tenant to the lands, more specifically mentioned in the said M.E., including the said land B which was owned by Babu Raghu Moze.
- iii. On perusal of M.E. No.4360 dated 20/10/1962 it appears that as per order of Tahsildar, Rajaram Khandave was declared as tenant to the said land B as per provisions of BTAL Act 1948. Accordingly the name of Rajaram Khandave was entered in the column of other right of the said land B.
- iv. On perusal of M.E. No. 4381 dated 01/02/1963, it appears that tenant Rajaram Narayan Khandave purchased the said land B along with other lands, mentioned specifically in the said M.E., as per provisions of Sec. 32(G) of BTAL Act 1948 by depositing consideration as fixed by the Revenue authority, and Sale Certificate as per Sec. 32 M of BTAL Act 1948 was issued in his name and accordingly, being owner of the said land B, his name was removed from the other right column and entered in the column of kabjedar of the said land B, subject to condition u/s. 43 of BTAL Act 1948 i.e. Ni.sa.pra. i.e. further transfer of the said land B was subject to permission of Collector.



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- v. On perusal of M.E. No. 4728 dated 20/11/1950, it appears that all the lands mentioned in the said mutation entry was mortgaged to the Canara Bank, Lohagaon by respective land owners and therefore the charge of respective amount was created in the other right column of the 7/12 extract of respective lands in the name of Canara Bank, Lohagaon. Accordingly, there appears the charge of Canara Bank, Lohagaon created in the column of other right of Survey No. 284/2.
- vi. On perusal of M.E. No. 6072 dated 15/09/1975, it appears that Rajaram Narayan Khandave executed *Ekarar* in favour of Lohagaon Vi. Ka.Sah. Soc. Ltd., in lieu of loan of Rs. 4,000/- and accordingly charge in the name of Lohagaon Vi.Ka. Sah. Soc. Ltd., was created in the column of other right in the 7/12 extract of the said land B including other lands mentioned in the said mutation entry.
- vii. On perusal of M.E. No. 9795 dated 20/09/1981, it appears that Rajaram Narayan Khandave mortgaged the said land B alongwith other land mentioned in the said M.E. in favour of Canara Bank, Lohagaon, in lieu of loan of Rs. 73,400/- and accordingly charge in the name of Canara Bank, Lohagaon, was created in the column of other right in the 7/12 extract of the said land B including other land mentioned in the said mutation entry.



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- viii. On perusal of M.E. No. 10126 dated 25/10/1982, it appears that Rajaram Narayan Khandave executed *Ekarar* on 28/09/1982 in favour of Lohagaon Vi. Ka. Sah. Soc. Ltd., in lieu of loan of Rs. 50,000/- and accordingly charge in the name of Lohagaon Vi.Ka. Sah. Soc. Ltd., was created in the column of other right in the 7/12 extract of the said land B including other lands mentioned in the said mutation entry.
- ix. On perusal of M.E. No. 15593 dated 31/03/1995, it appears that Rajaram Narayan Khandave repaid the loan amount taken from Canara Bank, Lohagaon and therefore the charge created in the name of Canara Bank in the other right column of the said land B alongwith one other land mentioned in the said mutation entry was removed.
- x. On perusal of M.E. No. 15594 dated 31/03/1995, it appears that Rajaram Narayan Khandave repaid the loan amount taken from Lohagaon Vi. Ka. Sah. Soc. Ltd., and therefore the charge created in the name of Lohagaon Vi. Ka. Sah. Soc. Ltd., in the other right column of the said land B alongwith other lands mentioned in the said mutation entry was removed.
- xi. On perusal of M.E. No. 16533 dated 01/10/1996, it appears that G. N. Pedder purchased an area admeasuring 01 Hecter 36 Ares of the said land B from Rajaram Narayan Khandave, Kalavati Rajaram Khandave, Vilas Rajaram



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- Khandave, Shobha Vilas Khandave, Kailas and Veena Rajaram Khandave by virtue of sale deed bearing no. 2704/1996 with the permission of Sub Divisional Officer Pune vide no. 43/SR/40/94 dated 21/11/1994 as per section 43 of BTAL Act 1948.
- xii. On perusal of M.E. No. 16534 dated 01/10/1996, it appears that G. N. Pedder purchased an area admeasuring 01 Hecter 36 Ares of the said land B from Rajaram Narayan Khandave, Kalavati Rajaram Khandave, Vilas Rajaram Khandave, Shobha Vilas Khandave, Kailas and Veena Rajaram Khandave by virtue of sale deed bearing no. 2703/1996 with the permission of Sub Divisional Officer Pune vide no. 43/SR/40/94 dated 21/11/1994 as per section 43 of BTAL Act 1948. On perusal of M.E. No. 16533 and 16534, it appears that Mr. G. N. Pedder purchased the total area admeasuring 02 Hecter 72 Ares of the said land B i.e. Survey No. 284/2. Accordingly, further it appears that by virtue of these mutation entries the name of Rajaram Narayan Khandave was removed and the name of Mr. G. N. Pedder was entered in the column of kabjedar of the said land B.
- xiii. On perusal of M.E. No. 22975 dated 25/10/2002 it appears that Mr. G.N. Peddar executed mortgage deed whereby he mortgaged the said land B as security against a loan of Rs. 20,00,00,000/- and accordingly the name of Janata



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Sahakari Bank Ltd., has been entered in the other right column. (On 7/12 extract)

- xiv. On perusal of M.E. No. 24784 dated 17/10/2006, it appears that on receipt of letter of Special Recovery Officer Maharashtra State through Suvarna Sahkari Bank Ltd., Shaniwar Peth, Pune, vide no. NVA/156/recovery/Arbitration account/3028/2006 dated 26/10/2006, the charge in the name of Suvarna Sahakari Bank Ltd., for Rs. 49,05,211/- was created in the other right column of the said land B owned by Mr. G. N. Pedder.
- xv. On perusal of M.E. No. 24834 dated 02/12/2006, it appears that as the Janata Sahakari Bank Ltd., submitted a letter stating that Mr. G.N. Pedder repaid the loan amount, accordingly the charged of the Janata Sahakari Bank Ltd., in the other right column of the said land B was removed.
- xvi. On perusal of M.E. No.26223 dated 09/06/2008, it appears that Special Recovery Officer for and behalf of Suvarna Sahakari Bank Ltd., vide its letter bearing outward no. 3028/2006 dated 26/10/2006, informed the Circle Officer on 09/05/2008 to remove the charge in the name of Suvarna Sahakari Bank Ltd., created in the other right column of Survey No. 284/2 i.e. the said land B owned by



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Mr. G.N. Pedder and accordingly the said charge of was removed.

xvii. On perusal of M.E. No.39777 dated 19/08/2013, it appears that (1) Hanumanta Popat Moze and others through POA Holder Pride Builders through its partner Shri. Arvind Premchand Jain obtained N.A. permission for an area 4000 Sq. mtrs.(Survey No. 284/1B), 27200 Sq. Mtrs. (Survey No. 284/2)and 8000 Sq. Mtrs. (Survey No. 284/3) i.e. total area 39200 Sq. Mtrs. as per order of District Collector, Revenue branch, Pune vide his order No. PMH/NA/SR/640/10 dated 27/07/2011. Accordingly the said mutation entry was certified on 31/08/2013.

xviii. On perusal of M.E. No.39778 dated 19/08/2013, it appears that Pride Builders through its partner Mr. Arvind Premchand Jain through his POA holder Mr. Rajesh Mulayamchand Jain executed Deed of Transfer dated 29/05/2013 registered at Haveli No. 1 at Sr. No. 4666/2013, in respect of an area 2344.57 Sq. Mtrs. out of Survey No. 284/2, 284/3 and 284/1B to and in favour of State of Maharashtra (Revenue Department) through District Collector through S.R. Parab Nayak Tahsildar (Revenue Branch). Accordingly the effect of the said M.E. was given in the Revenue record of the said lands.

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xix. I perused the copy of Deed of Conveyance dated 31/01/1995, registered in the office of Haveli No. 8 at Sr. No. 2703/1996 on 30/05/1996. On perusal of said Deed of Conveyance, it appears that Shri. Rajaram Narayan Khandave, Kalavati Rajaram Khandave, Vilas Rajaram Khandave (for self and manager of HUF), Shobha Vilas Khandave, Kailas Rajaram Khandave and Veena Rajaram Khandave sold and conveyed an area admeasuring 01 Hector 36 Ares out of total area admeasuring 02 Hector 72 Ares to and in favour of Mr. G. N. Peddar, in consideration and on the terms and conditions mentioned therein. On perusal of the said deed of Conveyance, it appears that a person viz., Dnyanoba Gopal Moze was joined in the said Deed of Conveyance as consenting party. When I perused recitals of the said Deed of Conveyance, it appears to me that Dnyanoba Gopal Moze was cultivating the said land B upto the years 1991-1992 and further it appears that his name was deleted as per order of Tahsildar Haveli in the year 1991-1992. From recitals it appears that there was a dispute pending between Rajaram Narayan Khandave and Dnyanoba Gopal Moze. It further appears that Dnyanoba Gopal Moze had been joined as consenting party to the said Deed of Conveyance whereby the dispute between them was settled. The effect of the said sale transaction was given to the revenue record of said land B by virtue of M.E. No.16534.

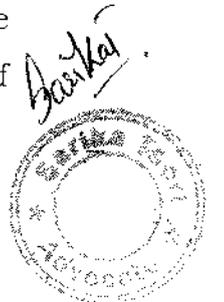


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- xx. I perused the copy of Deed of Conveyance dated 21/02/1995, registered in the office of Haveli No. 8 at Sr. No. 2704/1996 on 30/05/1996. On perusal of said Deed of Conveyance, it appears that Shri. Rajaram Narayan Khandave, Kalavati Rajaram Khandave, Vilas Rajaram Khandave (for self and manger of HUF), Shobha Vilas Khandave, Kailas Rajaram Khandave and Veena Rajaram Khandave sold and conveyed an area admeasuring 01 Hecter 36 Ares out of total area admeasuring 02 Hecter 72 Ares to and in favour of Mr. G. N. Peddar, in consideration and on the terms and conditions mentioned therein. On perusal of recitals of the said Deed of Conveyance it appears that a person viz. Dnyanoba Gopal Moze was cultivating the said land B upto the years 1991-1992 and further it appears that his name was deleted as per order of Tahsildar Haveli in the year 1991-1992. From recitals it appears that there was a dispute pending between Rajaram Narayan Khandave and Dnyanoba Gopal Moze. It further appears that Dnyanoba Gopal Moze had been joined as consenting party to the said Deed of Conveyance whereby the dispute between them was settled. The effect of the said sale transaction was given to the revenue record of said land B by virtue of M.E. No.16533.
- xxi. On perusal of Memorandum of Agreement of equitable mortgage dated 27/03/2002, registered in the office of



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Haveli No. 8 at Sr. No. 1816/2002, it appears that the said memorandum of agreement of equitable mortgage was executed by Mr. G. N. Peddar as mortgagor in favour of the Janata Sahakari Bank Ltd., Pune, as mortgagee, whereby he mortgaged the said land B i.e. Survey No. 284/2 admeasuring 02 Hectar 72 Ares as security against a loan of Rs. 20,00,00,000/-.

xxii. On perusal of Development Agreement dated 14/03/2006, registered in the office of Haveli No. 15 at Sr. No. 1974, it appears that Mr. G. N. Pedder, being owner and Janata Sahakari Bank Ltd., Pune, being mortgagee executed the said Development Agreement in favour of M/s. Pride Builders whereby Mr. G. N. Peddar entrusted the development rights in respect of Survey No. 284/2 total admeasuring Area 02 Hectar 72 Ares registered in the office of Haveli No. 15 at Sr. No.1974/2006. Further, I also perused the copy of Irrevocable General Power of Attorney dated 14/03/2006, registered in the office of Haveli No. 15 at Sr. No. 1975/2006 whereby it appears that with reference to the Development Agreement, mentioned hereinbefore, Mr. G. N. Pedder and Janata Sahakari Bank Ltd., executed the said Irrevocable General Power of Attorney in favour of M/s. Pride Builders.

5. **Devolution of Survey No. 284/3 i.e. the said land C**

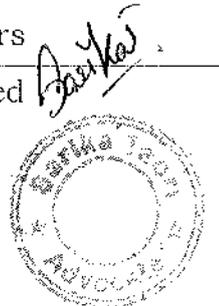


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- i. On perusal of 7/12 extract of the land bearing survey no. 284/3 from 1943-44, it appears the said land was originally owned by Dnyanoba Gopal Moze. Further, on perusal of 7/12 extracts and other revenue record of the land bearing survey no. 284/3, it appears that during the course of time, various respective parts of the land bearing survey no. 284/3 was devolved upon various persons by virtue of various transactions entered with original owners, as a result of which the names of various persons to the extent of respective areas were appeared in the column of kabjedar of the land bearing survey No. 284/3.
- ii. On perusal of M.E. No. 9481 date 01/11/1980 it appears that Dnyanoba Gopal Moze mortgaged the land bearing Survey No. 284/3 alongwith one other land, specifically mentioned in the said mutation entry, to Canara Bank, Lohagaon against loan amount of Rs. 44,000/-. Accordingly, the charge was created in the other right column of the 7/12 extract of the land bearing survey no. 284/3 and the other land, specifically mentioned in the said mutation entry.
- iii. On perusal of M.E. No. 16532 dated 01/10/1996, it appears that Mrs. Priscilla Gaiomurd Pedder and Mrs. Diana Nasli Davar purchased an area admeasuring 00 Hectors 80 Ares out of total area 02 Hectors 45 Ares from original owners Dnyanoba Gopal Moze and others, by virtue of sale deed



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dated 01/11/1994 registered in the office of Haveli No. 8 at sr. no. 2705. Accordingly the names of Mrs. Priscilla Gaiomurd Pedder and Mrs. Diana Nasli Davar was entered in the column of kabjedar of 7/12 extract of the said land C.

- iv. On perusal of M.E. No. 23852 dated 30/03/2005, it appears that Shri. Dnyanoba Gopal Moze expired on 23/05/1996 leaving behind his legal heirs (1) Shri. Dattatraya Dnyanoba Moze, (2) Shri. Ramdas Dnyanoba Moze, (3) Anjanabai Anna Shelake, (4) Bhimabai Ananda Gavhane. Accordingly, the names of legal heirs were entered into Kabjedar column of 7/12 extract of Survey No. 284/3 along with other land mentioned in the said mutation entry.
- v. On perusal of M.E. No. 28744 dated 01/09/2009, it appears that on receipt of letter from Lohagaon Vikas Sa. Soc. stating that Dnyanoba Gopal Moze repaid the total loan amount and therefore the charge of loan in the name of Lohagaon Vikas Sa. Soc. was removed from the revenue record of the said land C.
- vi. I perused the copy of Indenture of Sale dated 01/11/1994, registered in the office of Haveli No. 8 at Sr. No. 2705/1996. On perusal of the said Indenture of Sale, it appears that Dnyanoba Gopal Moze, Sopan Gopal Moze and their legal heirs and successors executed the said Indenture of Sale in favour of Mrs. Priscilla Gaiomurd Pedder and Mrs. Diana Nasli Davar in respect of Survey No. 284/3 admeasuring an



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area 00 Hectors 80 Ares out of the total area admeasuring 02 Hector 45 Ares, in consideration and on the terms and conditions mentioned therein.

vii. On perusal of copy of Deed of Simple Mortgage dated 07/07/2004, registered in the office of Haveli No. 8 at Sr. No. 4703/2004, it appears that by virtue of the said Deed of Simple Mortgage Mr. G. N. Pedder and Mrs. Priscilla Gaiomurd Pedder being mortgagors mortgaged an area admeasuring 40 Ares out of 00 Hectors 80 Ares of survey no. 284/3 i.e. the said land C to Indrayani Co-op. Bank Ltd., Pimpri, against the loan of Rs.10,00,000/-, on the terms and conditions mentioned in the said Deed of Simple Mortgage.

viii. On perusal of Development Agreement dated 01/12/2006, registered in the office of Haveli No. 15 at Sr. No. 8480/2006, it appears that the said Development Agreement was executed by Mrs. Priscilla Gaiomurd Pedder and Mrs. Diana Nasli Davar through their POA holder Mr. Arvind Narayan Kanade with the consent of Mr. Arvind Narayan Kanade in respect of an area admeasuring 00 Hector 80 Ares, out of total area 02 Hector 45 Ares of Survey No.284/3, in favour of M/s. Pride Builders. With reference to the said Development Agreement, Irrevocable General Power of Attorney, registered in the office of Haveli No. 15, at Sr. No. 8481/2006, was executed by Mrs. Priscilla Gaiomurd Pedder, Mrs. Diana Nasli Davar and Mr. Arvind Narayan Kanade to and in favour



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of M/s. Pride Builders whereby they appointed Mr. Arvind Premchand Jain, partner of M/s. Pride Builders, as their true and lawful attorney to carry out, do, act and perform all necessary acts, deeds, things more specifically mentioned in the said Irrevocable General Power Of Attorney. I have perused the copy of the said Irrevocable General Power of Attorney.

- ix. I have also perused the Loan Clearance Certificate dated 15/08/2009 issued by Lohagaon Vi. Ka. Se. Sa. Soc. in respect of Survey no. 284/3 in favour of Dnyanoba Gopal Moze and Loan Closure Certificate dated 11/09/2009 issued by Indrayani Co-Op. Bank Ltd., in favour of Mr. G. N. Pedder. On perusal of the same, it appears to me that the loans availed by the erstwhile owners were cleared by them time to time.

6. Common Documents in respect of said land A, B and C

- i. On perusal of M.E. No. 25961 dated 01/03/2008, it appears that M/s. Pride Builders through its partner Arvind Premchand Jain through its POA holder Mr. Rajesh Mulayamchand Jain purchased the said land B i.e. Survey No. 284/2 admeasuring 02 Hector 72 Ares and said land C i.e. survey No. 284/3 admeasuring 00 Hector 80 Ares out of 02 Hector 45 Ares from Mr. G. N. Pedder through Diana Nasli Davar and Janata Sahakari Bank Ltd., by virtue of sale deed dated 20/12/2007 registered at Sr. No. 1892 in



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the office of Haveli No. 1, for the consideration and on the terms and conditions mentioned therein.

ii. On perusal of M.E. No. 38572 dated 13/08/2012, it appears that Pride Builders executed Deed of Transfer dated 23/07/2012 registered at Sr. No. 6795/2012 whereby Pride Builders transferred an amenity space admeasuring 5355 Sq. Mtrs. alongwith an area under internal road admeasuring 3505.67 Sq. Mtrs. i.e. total area 8860.67 Sq. Mtrs. out of an amalgamated land of the said lands A, B and C to and infavour of District Collector, Pune as per N A permission granted. It appears that the said mutation entry has been certified on 05/10/2012.

iii. I perused the Deed of Conveyance dated 20/12/2007 registered in the office of Haveli No. 1 at Sr. No. 1892/2008 on 28/02/2008, whereby it appears that Mr. G. N. Pedder, Mrs. Priscilla Gaiomurd Pedder and Mrs. Diana Nasli Davar along with Janata Sahakari Bank Ltd., sold and conveyed the said land B i.e. S. No. 284/2 admeasuring an area 02 Hecter 72 Ares and the said land C i.e. S. No. 284/3 admeasuring 00 Hectors 80 Ares out of 02 Hecter 45 Ares to M/s. Pride Builders, in consideration and on the terms and conditions mentioned therein. The effect of said sale transaction was given to the 7/12 extract of the said land B and C by virtue of M.E. No. 25961. Further, I have been



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submitted the copy of Deed of Correction dated 16/07/2009, registered at Sr. No. 2849/2009 on 16/07/2009. On perusal of the same it appears that the said Deed of Correction was executed by Mr. G. N. Pedder, Mrs. Priscilla Gaiomurd Pedder and Mrs. Diana Nasli Davar in confirmation with Janata Sahakari Bank Ltd. Pune to and in favour of M/s. Pride Builders with reference to Deed of Conveyance dated 20/12/2007, mentioned hereinbefore whereby the Schedule II in the Deed of Conveyance, in respect of the said land C i.e. Survey No. 284/3 was corrected as enumerated in the said Deed of Correction.

iv. I perused the copy of Deed of Transfer dated 22/06/2012, registered in Haveli No. 1 at Sr. No. 6795/2012. It appears from the said Deed of Transfer that Pride Builders and others executed the said Transfer Deed in favour of District Collector Pune, whereby Pride Builders transferred an area admeasuring 5355 Sq. Mtrs. reserved for amenity space alongwith an area under internal road admeasuring 3505.67 Sq. Mtrs. i.e. total area 8860.67 Sq. Mtrs. out of an amalgamated land of the said lands A, B and C to and in favour of District Collector, Pune as per N A order PMH/NA/SR/640/10 dated 27/07/2011.

xiv. I perused the copy of registered Deed of Simple Mortgage dated 13/11/2014, registered in the office of Haveli No. 15 at



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Sr. No. 9044/2014, it appears that by virtue of the said Deed of Mortgage, Pride Builders, being mortgagor, mortgaged the amalgamated land under the project, viz. Pride Aashiyana, comprising of Survey Nos. 284/1B, 284/2 and 284/3 admeasuring 114204 Sq.Ft. along with FSI admeasuring 215199 Sq. Ft., together with all present and future FSI/TDR to and in favour of Housing Development Finance Corporation Ltd., being mortgagee, and availed a loan of Rs. 10 Crores for construction of residential project viz. Pride Aashiyana.

- xv. Further I have been submitted the copy of Deed of Release dated 19/07/2017 registered in the office of Haveli No. 17 at Sr. No. 5981/2017. On perusal of the same it appears that Pride Builders i.e. mortgagor under the deed of Mortgage, mentioned hereinbefore, has repaid and disbursed the entire loan amount to the mortgagee i.e. Housing Development Finance Corporation Ltd. and accordingly, by virtue of said Deed of Release, Housing Development Finance Corporation Ltd. re-conveyed the mortgaged property i.e. the land under the residential project viz. Pride Aashiyana comprising of Survey Nos. 284/1B, 284/2 and 284/3 admeasuring 114204 Sq.Ft. along with FSI admeasuring 215199 Sq. Ft., together with all present and future FSI/TDR to and in favour of Pride Builders.



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- xvi. On perusal of various N.A. Orders, it appears that Pride Builders applied time to time in the office of District Collector, Pune, for obtaining N. A. permission and for sanction to the revised layout plans and building plans for Development of residential buildings. Accordingly Pride Builders obtained N.A. Order dated 05/06/2010 issued by District Collector Pune vide outward no. PMH /NA/SR/214/09 in respect of Survey No. 284/2 and 284/3. Further, N.A. Order dated 25/07/2011 issued by District Collector Pune vide outward no. PMH /NA/SR/640/10 in respect of Survey No. 284/1B, 284/2 and 284/3. Further, Order dated 31/07/2014 issued by District Collector Pune vide outward no. PMN/FSI/ADTP/26/13 in respect of sanction of FSI against an area handed over to the State Government and for sanction of revised plans and in respect of Survey No. 284/1B, 284/2 and 284/3.
- v. I have perused Development Permission and Commencement Certificate dated 27/03/2018, issued by PMRDA Pune vide outward no. DP/BHA/Lohagaon/S. No. 284/1B, 284/2, 284/3 C.No.3/17-2018, it appears from the same that Chief Executive Officer of PMRDA sanctioned the revised plans in respect of the development of the proposed project and granted permission to commence development activities on the amalgamated land bearing survey numbers 284/1B, 284/2 and 284/3 under the project, subject to terms and



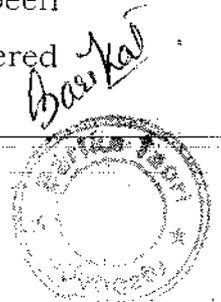
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conditions mentioned in annexure A of the said Development Permission and Commencement Certificate.

- vi. Further, on perusal of information and documents submitted to me, it appears that Pride Builders carried out construction of buildings and completed the part construction of the respective buildings for which Pride Builders obtained part completion certificate dated 10/02/2014 from District Collector Pune vide outward no. PMG/KV/95/2014 for buildings A1, A2, B1, B2, C, D1, D2, E1, E2 and clubhouse. Further PMRDA issued Part Occupancy Certificate dated 16/03/2017, vide outward no. BHA/Lohagaon, Tal.Haveli, Pune/S.No. 284/1B and others/15.16/C. No. 699/15-16 for buildings F1,F2 and Pune Municipal Corporation issued Occupancy Certificate dated 19/05/2018, vide outward No. OCC/0208/2018 for building G1, G2 and G3.
- vii. Further, on perusal of information and documents submitted to me, it appears that, Sale Deed dated 15/09/2018 registered at sr. No. 14776/2018, for an area admeasuring 1623.61 sq. Mtr carved out of amalgamated layout of land bearing S No 284/1B, 284/2 & 284/3, of village Lohegaon, Pune, has been done and executed by Pride Builders as seller and Tulsi Bidcon through its sole proprietor Shri Tukaram Tulshiram Gholap. Further the sale deed has been followed with Correction Deed dated 24/08/2020 registered



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at sr. no 3867/2020, area corrected to 1803.99 sq. mtr instead of 1623.61 sq. mtr

viii. I perused the copies of public notices as enumerated in the following table in respect of said lands A, B and C of village Lohagaon, and I have been informed that during the course of time, objections has not been received to these Public Notices mentioned hereinafter.

Sr. No.	Public Notice issued by Advocate on	Name of daily newspaper dated	property description
1	Adv. Vilol Khaladkar issued on 28/10/2009	Times of India and Prabhat dated 31/10/2009	284/1B
2	Adv. Mukund Bakare issued on 20/01/2006	daily news paper Loksatta dated 23/01/2006 and	284/2
3	Adv. Mukund Bakare issued on 15/11/2006	daily news paper Prabhat dated 20/11/2006 and	284/3
4	Adv. Amol S. Patayeet issued on 11/07/2009	Daily Prabhat dated 14/07/2009	284/2 and 284/3
5	Adv. Janhavi Satoskar issued on 28/07/2018	Daily Prabhat dated 31/07/2018	in respect of an area 1623.61 Sq. Mtrs. out of amalgamated lands bearing Survey No. 284/1B, 284/2 and 284/3 along with FSI admeasuring 3421.22 Sq.



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			Mtrs.
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- ix. Title Opinion dated 05/09/2009 and 06/02/2017 issued by Adv. Amol S.Patayeet in respect of the captioned lands.
- x. Supplementary Title Opinion dated 20/03/2018 issued by Adv. Swapnanjali Swami in respect of captioned land
- xi. It is seen from the copy of Zone Certificate dated 17/07/2009 that Survey No. 284 has been designated in residential Zone and some portion of survey no. 284 has been affected by 30 Mtrs proposed road.

7. Sub registrar Index II search:

I have perused the Search Report issued Adv. Renuka Bansod dated 29/08/2018 for the period of 1987 to 2018 in respect of the captioned lands A, B and C who caused search of Index II registers on-line at the government site i.e. 'IGR' for the period of 30 years i.e. 1987 till 2018 in respect of the captioned lands upon payment of the requisite charges for the receipt bearing GRN No.MH005527743201819E dated - 28/08/2018 in respect of the said lands A, B, and C and during the search she has not come across any cross entry in respect of the captioned lands and no document evidenced any subsisting mortgage, charge or encumbrance was found recorded from the available on-line record.

8. Opinion:



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On the basis of the same and on the basis of the documents and information given for my perusal mentioned herein before, and subject to whatever stated hereinabove, I am of the opinion that the title of Tulsi Bidcon through sole proprietor Shri Tukaram Tulshiram Gholap as owner to the lands admeasuirng 1803.99 sq. Mtr carved out of amalgamated layout of land bearing Survey No. 284/1B, 284/2 and 284/3, now its been indicated as S No 284/1B/2/3/Plot B, is clean, clear and marketable, and free from encumbrances, charges and/or any claims.

9. All the documents are return herewith.



Yours faithfully

Sarika

Sarika Taori

ADVOCATE