



Adv. Chavan G.R(ADVOCATE)
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FORMAT A

(Circular No: - 28/2021)

To,
MAHA RERA,
Pune,

LEGAL TITLE REPORT

SUBJECT: - Title clearance certificate with respect to All that piece and parcel of the land property at Survey No.42 Hissa No. 3A admeasuring area 2931 Sq. Mtrs., including approximately 50% road widening FAR/FSI i.e. admeasuring area 353.40 Sq. Mtrs. out of total land admeasuring area 00 H 45 Ares i.e., 4500 Sq. Mtrs. situated at village Mohammedwadi, Taluka Haveli, District Pune - 411060; within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registration Haveli, District Pune.

(Hereinafter referred to as "the said Land")

I have investigated the title of the said land on the request of **FINELINE CONSTRUCTION COMPANY**, a registered Partnership Firm, registered under Indian Partnership Act, 1932, having its registered Office at - Row House No.15, Ashoka Mews, Gopi puram housing Society, Kondhwa Khurd, Haveli, Pune - 411048 and hereinafter referred to as the "**DEVELOPERS**" through its Partners 1) MR. IMRAN LATIF KHAN 2) MRS. SABA KHAN 3) MR. KAZIM RAZA KHAN, to the above said land and its beneficial title to the same. I have investigated the following documents:

1) DESCRIPTION OF THE PROPRTIE:

All that piece and parcel of the land property at Survey No.42 Hissa No. 3A admcaasuring area 2931 Sq. Mtrs., including approximately 50% road widening FAR/FSI i.e. admeasuring area 353.40 Sq. Mtrs. Out of total land admeasuring area 00 H 45 Ares i.e., 4500 Sq. Mtrs. situated at village Mohammedwadi, Taluka Haveli, District Pune - 411060; within the local

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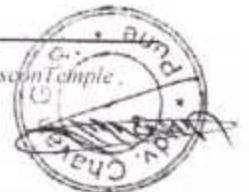
limits of Pune Municipal Corporation and situated within the jurisdiction of Sub-Registration Haveli, District Pune and the same is bounded as under:

- On or towards East : By Survey no.42/3B
- On or towards South : By Survey no. 42/5
- On or towards West : By Survey no.42/2
- On or towards North : By 24 meter D. P. Road and remaining part of Sr. No. 42/3A

2) THE DOCUMENTS OF THE LAND

1. Photocopy of registered Sale Deed at serial No.7321/2017 in the office of Sub- registrar of Haveli No.3, dated 05/07/2017.
 2. Photocopy of registered Agreement to sale at serial No.9239/2018 in the office of Sub-Registrar of Haveli No.3 dated 20/07/2018.
 3. Photocopy of registered Sale Deed at serial No.1418/2019 in the office of Sub - registrar of Haveli No.03, dated 30/01/2019
 4. Photocopy of registered Development Agreement and Power of Attorney at serial No.7393/2021 & 7394/2021 in the office of Sub- Registrar of Haveli No.11, dated 23/04/2021.
 5. Photocopy of Application Form - E under the Indian Partnership Act, 1932 in respect of Notice of change of constitution or dissolution of firm, dated 09/10/2021.
 6. Photocopy of Public Notice in the newspaper Pudhari, dated 17/10/2021.
- 3) Photocopy of 7/12 extract of the said land issued by Talathi, dated 26/01/2021 and Mutation Entry no.12550 & 12549.
- 4) Search and Title Report dated 04/06/2022 of Adv. Chavan G.R. for the past Thirty years i.e.1992 to 2022

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2/- On the perusal of the above mentioned documents and all other relevant documents/information pertaining to the title of the above said land, I am of the opinion that, subject to whatever mentioned in the flow of the title attached hereto, the said property is free from all the encumbrances and reasonable doubt, and I am of the opinion that the above said **DEVELOPERS, FIRNELINE CONSTRUCTION COMPANY**, a registered Partnership Firm, registered under Indian Partnership Act, 1932 having its registered office at – Row House No.15, Ashoka Mews, Gopi puram housing Society, Kondhwa Khurd, Haveli, Pune – 411048, represented through its Partners 1) MR. IMRAN LATIF KHAN 2) MRS. SABA KHAN 3) MR. KAZIM RAZA KHAN, have acquired development rights of above said land by obtaining appropriate permissions and sanctions and they are holding the actual physical possession of said land being developer.

OWNERS OF THE LAND :

- A) MR. SAROCHE IQBAL LULE
B) MRS. SOBIA SAROCHE LULE, are owners of the said land.

DEVELOPER OF THE LAND

M/S. FINELINE CONSTRUCTION COMPANY, through its Partner: 1) Mr. Kazim Raza Khan, 2) Mr. Imran Latif Khan & 3) Mrs. Saba Khan, is the Developer of the said land.

3/- The report reflecting the flow of the above mentioned land of the land owners and the beneficial title of owner to the said land is enclosed herewith as annexure.

Pune.

Dated : 04/06/2022



ADV. CHAVAN G. R



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Date: 04/06/2022

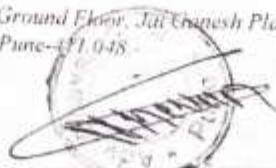
ANNEXURE

FLOW OF THE TITLE OF THE LAND

Re - All that piece and parcel of the land property at Survey No. 42 Hissa No. 3A admeasuring area 2931 Sq. Mtrs., including approximately 50% road widening FAR/FSI i.e. admeasuring area 353.40 Sq. Mtrs. out of total land admeasuring area 00 H 45 Ares i.e. 4500 Sq. Mtrs. situated at village Mohammedwadi, Taluka Haveli, District Pune - 411060; within the local limits of Pune Municipal Corporation and within the Jurisdiction of Sub-Registration Haveli, District Pune.

1. It appears from the contents of the documents that, the land property at Survey no. 42 Hissa No. 3A, admeasuring area 00 H 45 Ares i.e. 4500 Sq. Mtrs, situated at village Mohammedwadi, Taluka Haveli, District Pune originally owned and possessed by Mr. Bhiku alias Bhika Pandhrinath Ghule and his name was recorded in 7/12 Extract of the above land property as an absolute owner by Mutation Entry no. 538.
2. Further, it appears from the contents of the documents that, Mr. Bhiku alias Bhika Pandhrinath Ghule died on 28th day of October 1973; leaving behind him his legal heir i.e. widow, Sonubai Bhika Ghule and sons Mr. Nivrutti Bhika Ghule and Mr. Vithu alias Vittal Bhika Ghule and the name of his children namely Mr. Nivrutti Bhika Ghule and Mr. Vithu alias Vittal Bhika Ghule recorded in 7/12 Extract of the above land property as a Kabjedar and the name of Sonubai Bhika Ghule has

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been recorded in the other column of 7/12 Extract of the above land property by Mutation Entry no. 1887.

3. Further, it appears from the contents of the documents that, the partition took place between these two brothers namely Mr. Nivrutti Bhika Ghule and Mr. Vithu alias Vittal Ghule in respect of various immovable properties of late Bhiku alias Bhika Pandharinath Ghule, by executing a partition deed, dated: 31/05/1989, which is registered at serial no. 8571/1989 in the office of Joint Sub-registrar Haveli No. 01 and hence on the basis of said Partition Deed, the land at Survey no. 42 Hissa No. 3A, admeasuring area 00 H 45 Ares i.e. 4500 Sq. Mtrs, situated at village Mohammedwadi, Taluka Haveli, District Pune came to the share of Mr. Vittal Bhika Ghule as an absolute owner and the effect was given in 7/12 Extract by Mutation Entry No. 3121.
4. Further, it appears that, The Weight and Measurement Act, 1956 made applicable to the said land and mutation is done vide entry no. 1676.
5. Further, it appears from the contents of the documents that, Mr. Vittal Bhika Ghule with the consent of his brother Mr. Nivruti Bhika Ghule has agreed to sell, transfer and assign his rights, title and interest in respect of the land at Survey no. 42 Hissa No. 3A, admeasuring area 00 H 45 Ares i.e. 4500 Sq. Mtrs, situated at village Mohammedwadi, Taluka Haveli, District Pune to and in favor of Purchasers i.e. 1) Mr. Iqbal Ahemed Khajamiya Mehter 2) Mr. Moinuddin Ahamed Khajam 3) Mr. Hafizul Rehman Moinuddin Ahmed 4) Mrs. Noorunnissa Begum Moinuddin Ahmed 5) Mrs. Naseema Begum Iqbl Ahmed Mehter 6) Mrs.

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Husnaara Begum Iqbal Ahmed Mehter by executing registered Sathekhat, which is duly registered at Serial No. 5143/1990 in the Office of Joint Sub- Registrar Haveli No. 1, Pune, dated 10/04/1990.

6. Further, it appears from the contents of the documents that, Mr. Vitthal Bhika Ghule with the consent of his son Mr. Balasaheb alias Balu Vitthal Ghule has sold, transferred and assigned the land at Survey no. 42 Hissa No. 3A, admeasuring area 00 H 45 Ares i.e. 4500 Sq. Mtrs, situated at village Mohammedwadi, Taluka Haveli, District pune to and in favor of Purchasers i.e. 1) Mr. Iqbal Ahemed Khajamiya Mehter 2) Mr. Moinuddin Ahamed Khajamiya Mehtre 3) Mr. Hafizul Rehman Moinuddin Ahmed 4) Mrs. Noorunnissa Begum Moinuddin Ahmed 5) Mrs. Nascema Begum Iqbl Ahmed Mehter 6) Mrs. Husnaara Begum Iqbal Ahmed Mehter by executing registered Sale Deed, which is duly registered at Serial No.6637, dated 06/05/1991 and hence on the basis of aforesaid mentioned registered sale deed, Talathi of village Mohammedwadi, Pune, has deleted the name of land owner Mr. Vitthal Bhika Ghule from the 7/12 Extract of the above land and transfer the ownership rights of the above land to the names of purchasers i.e. 1) Mr. Iqbal Ahemed Khajamiya Mehter 2) Mr. Moinuddin Ahamed Khajamiya Mehter 3) Mr. Hafizul Rehman Moinuddin Ahmed 4) Mrs. Noorunnissa Begum Moinuddin Ahmed 5) Mrs. Nascema Begum Iqbl Ahmed Mehter 6) Mrs. Husnaara Begum Iqbal Ahmed Mehter as the owners of Kabjedars of the land at survey no. 42/3A by Mutation Entry no. 3649.

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7. Further, it appears from the contents of the documents that, 1) Mr. Iqbal Ahemed Khajamiya Mehter 2) Mr. Moinuddin Ahamed Khajamiya Mehter 3) Mr. Hafizul Rehman Moinuddin Ahmed 4) Mrs. Noorunnissa Begum Moinuddin Ahmed 5) Mrs. Naseema Begum Iqbl Ahmed Mehter 6) Mrs. Husnaara Begum Iqbal Ahmed Mehter were enjoying the possession of the said land as an absolute owners and were entitled to each 1/6th undivided share in the said land.
8. Further, it appears from the contents of the documents that, Mr. Moinuddin Ahamed Khajamiya Mehter and Mrs. Noorunnissa Begum Moinuddin Ahamed have executed the Oral Gift "HIBA" in favor of Mr. Hafizul Rehman Moinuddin Ahamed on 12/11/2012 and gifted their 2/6th undivided share i.e. admeasuring area 00 H 15 Ares in the ownership rights of the land survey no. 42/3A village Mohammedwadi, Pune to their son namely Mr. Hafizul Rehman Moinuddin Ahmed and the effect was given to the 7/12 Extract by Mutation Entry no. 12550.
9. Further, it appears that, on the basis of aforesaid mentioned Oral Gift "HIBA" the said Mr. Hafizul Rehman Moinuddin Ahmed has become the owner of 22.5 Ares out of Survey no. 42/3A village Mohammedwadi, Pune.
10. Further, it appears from the contents of the documents that, Mr. Iqbal Ahemed Khajamiya Mehter, Mrs. Naseema Begum Iqbl Ahmed Mehter and Mrs. Husnaara Begum Iqbal Ahmed Mehter made and executed oral gift "HIBA" in favor of Mr. Mohammed Zafeer Iqbal Ahmed Mehter on 12/11/2012 and gifted their 3/6th undivided share in the ownership

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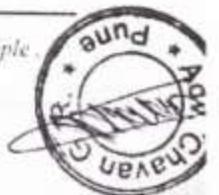
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rights of the said land bearing survey no. 42/3A village Mohammedwadi, Pune admeasuring area 00 H 22.5 Ares, land to their son namely Mr. Mohammed Zafeer Iqbal Ahmed Mehter.

11. Further, it appears that, on the basis of aforesaid mentioned Oral Gift "HIBA" the said Mr. Mohammed Zafeer Iqbal Ahmed Mehter has become the owner of 22.5 Ares out of Survey no. 42/3A village Mohammedwadi, Pune.
12. Further, it appears that, on the basis of aforesaid mentioned two separate oral Gifts "HIBA" the office of village talathi, Mohammedwadi, Pune, has deleted the names of said Donor's i.e. Mr. Iqbal Ahemed Khajamiya Mehter, Mrs. Naseema Begum Iqbl Ahmed Mehter And Mrs. Husnaara Begum Iqbal Ahmed Mehter of one HIBA and Mr. Moinuddin Ahmed Khajamiya Mehter and Mrs. Noorunissa Begum Moinuddin Ahmed of second HIBA from the 7/12 Extract of land at survey no. 42/3A village Mohammedwadi, Pune and transferred undivided share in the ownership rights of the land to and in favor of Mr. Mohammed Jafir Iqbal Ahmed Mehtar and Mr. Hafizul Rehman Moinuddin Mehtar as owner kabjedar of the said land vide Mutation Entry No. 12550 and 12549 respectively.
13. Further, it appears that, the aforesaid Mr. Mohammed Jafir Iqbal Ahmed Mehtar and Mr. Hafizul Rehman Moinuddin Mehtar were entitled to get each $\frac{1}{2}$ undivided share in the ownership rights of the said land more particularly described in the schedule hereinabove as absolute owners.

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14. Further, it appears from the contents of the documents that, the name of Sonubai Bhika Ghule was recorded in 7/12 Extract other right column of the property the said name was removed vide Mutation Entry No. 14284.

15. Further, it appears from the contents of the documents that, Mr. Mohammed Jafir Iqbal Ahmed Mehtar and Mr. Hafizul Rehman Moinuddin Mehtar have sold land at survey no. 42/3A admeasuring area 22.5 Ares out of total land admeasuring area 00 H 45 Ares. Village Mohammedwadi, Pune to Mr. Saroche Iqbal Lule and Mrs. Sobia Saroche Lule by executing registered sale deed, which is registered at serial no. 7321/2017 in the office of sub-registrar Haveli no. 03, dated 05/07/2017.

16. Further, it appears from the contents of the documents that, Mr. Mohammed Jafir Iqbal Ahmed Mehtar and Mr. Hafizul Rehman Moinuddin Mehtar have sold land at survey no. 42/3A admeasuring area 22.5 Ares out of total land admeasuring area 00 H 45 Ares, village Mohammedwadi, Pune to Mr. Saroche Iqbal Lule and Mrs. Sobia Saroche lule by executing registered Agreement to sale, which is registered at serial no. 9293/2018 in the office of sub-registrar Haveli no. 03, dated: 20/07/2018; and thereafter, registered sale deed in the respect of the above land property was executed by and between them which is registered at serial no. 1418/2019 in the office of sub-registrar Haveli no. 03, dated: 30/01/2019.

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17. By virtue of the abovementioned registered sale deeds the names of Mr. Saroche Iqbal Lule and Mrs. Sobia Saroche Lule has been recorded in 7/12 Extract of the said land property by Mutation Entry no. 14727 and 14728 for the total land at Survey no. 42/3A admeasuring area 00 H 45 Ares, situated at village Mohammedwadi Haveli, Pune.

18. Further, it appears from the contents of the documents that, the land at Survey no. 42/3A admeasuring area 00 H 45 Ares, situated at village Mohammedwadi Haveli, Pune -was a single piece but as per the Development Plan of the Pune Municipal Corporation there in 24 Mtrs. Wide D. P. Road which divided the said land into two parts. The Owners have not said land demarcated from the Taluka land record Office on 18/04/2019 and thereafter, the Pune Municipal Corporation has shown 24 Mtrs. D. P. Road in the Zoning Plan issued by the Pune Municipal Corporation. Accordingly, the said land is divided into two parts. As per the Zoning Demarcation an area admeasuring about 706.80 Sq. Mtrs. Land is under acquisition for D. P. Road. The owners are intending to retain the northern part of the land which is admeasuring 1578.67 Sq. Mtrs., including 50% FSI/FAR of D. P. Road i.e. 353.40 Sq. Mtrs. and intending to develop the southern portion of the land which is admeasuring 2921.33 Sq. Mtrs. including 50% FSI/FAR of D. P. Road i.e. 353.40 Sq. Mtrs., out of the total area of land.

19. Further, it appears from the contents of the documents that. 1) Mr. Aijaz Ahmed Hafeez Ahmed Inamdar 2) Mr. Imran Latif Khan 3) Mrs.

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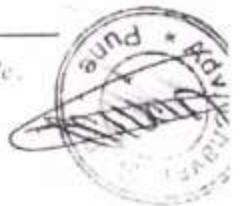
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Saba Firoz Khan has formed the Partnership Firm in the name and style **FINELINE CONSTRUCTION COMPANY**, a registered Partnership Firm, registered under Indian Partnership Act, 1932, having its registered Office at – Row House No.15, Ashoka Mews, Gopi puram housing Society, Kondhwa Khurd, Haveli, Pune – 411048. Which is registered in the office of Registrar of Partnership Firm, Pune vide Application No.4810005214519.

20. Further, it appears from the contents of the documents that, Mr. Saroche Iqbal Lule and Mrs. Sobia Saroche Lule has assigned development rights of the land property at survey No.42 Hissa No.3A admeasuring area 2931 Sq. Mtrs., including approximately 50% road widening FAR/FSI i.e. admeasuring area 353.40 Sq. Mtrs. out of total land admeasuring area 00 H 45 Ares i.e. 4500 Sq. Mtrs. situated at village Mohammedwadi, Taluka Haveli, District Pune in favor of **FINELINE CONSTRUCTION COMPANY**, through its Partners 1) Mr. Aijaz Ahmed Hafeez Ahmed Inamdar 2) Mr. Imran Latif Khan 3) Mrs. Saba Khan for the consideration under the terms and conditions mentioned in registered Development Agreement and Power of Attorney, which is registered at serial No.7393/2021 & 7394/2021 respectively, in the office of sub-registrar Haveli – 11, dated 23/04/2021.

21. Further, it appears from the content of the documents that, **FINELINE CONSTRUCTION COMPANY**, a partnership firm was reconstituted on 23/09/2021. While perusing the contest of the reconstruction Deed it is appears that Partner No. 1) MR. AIJAZ AHMED HAFEEZ AHMED INAMDAR retired – from the Partnership Firm and New Partners added

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viz. MR. KAZIM RAZA KHAN wef. 23/09/2021 in the Partnership Firm. Which is registered in the office of Registrar of Partnership Firm, Pune vide Application No. 4810005788829.

22. Further, it appears from the contents of the documents that, Adv. Tushar Chavan and associates issued PUBLIC NOTICE in PUDHARI newspaper, Pune, dated 16/10/2021 on behalf of Mr. Imran Latif Khan & others to inform the general public at large about the fact that, FINELINE CONSTRUCTION COMPANY is a partnership firm which was reconstituted on 23/09/2021 due to retirement of the partner MR. ALJAZ AHMED HAFEEZ AHMED INAMDAR, by virtue of deed of retirement executed amongst themselves on 23/09/2021. The retiring partner unanimously agreed to leave from the above mentioned firms property in favour of continuing partners Mr. Imran Latif Khan & others to hold the same absolutely forever together with the development rights, title, lien, easements, advantages and appurtenances etc; without any further claim and interference from them or by any person or persons under them for the corresponding eligible.

23. OPINION

In light of the facts stated in abovementioned paragraphs, it would be seen that the development rights in respect of land at Survey No.42 Hissa No. 3A admeasuring area 2931 Sq. Mtrs; including approximately 50% road widening FAR/FSI i.e. admeasuring area 353.40 Sq. Mtrs. out of total land admeasuring area 00 h 45 Ares i.e. 4500 Sq. Mtrs. situated at village Mohammedwadi, Taluka Haveli, District Pune - 411060; within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registration Haveli, District Pune, is granted by the land owners namely - Mr. Saroche Iqbal Lule

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and Mrs. Sobia Saroche Lule to and in favour of FINELINE CONSTRUCTION COMPANY, a registered Partnership Firm, registered under Indian Partnership Act, 1932 having its registered Office at - Row House No.15, Ashoka Mews, Gopi puram housing Society, Kondhwa Khurd, Haveli, Pune - 411048; through its Partners 1) MR. IMRAN LATIF KHAN 2) MRS. SABA KHAN 3) MR. KAZIM RAZA KHAN, who have acquired the developments rights in the said land property and therefore by virtue hereof has rights to commence, continue and complete the construction of the building/s on the said land Property and also acquired rights to sell, mortgage, lease, etc flats, shops, godowns, offices, etc, to the prospective buyers and to receive consideration, premium, rent, etc, from them & also to deliver the possession to such Person, Buyers, Allotted, Mortgagee, Lessee, etc.

As a part of the investigation of title, Revenue Record pertaining to the above said land for last thirty years.

I have inspected the pho copy of the documents mentioned hereinabove.

Pune.

Dated : 04/06/2022

Adv. Chavan G.R.





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FORMAT A

(Circular No:- 28/2021)

FLOW OF THE TITLE OF THE LAND

- 1) 7/12 as on date of application for registration
- 2) Mutation Entry No.12550 & 15549.
- 3) Search and Title Report dated 04/06/2022 of Adv. Chavan G. R. for the past Thirty years i.e. 1992 to 2022
- 4) Any other relevant Title - No.
- 5) Litigation; if any - No Litigation

PUNE

DATED: 04/06/2022



ADV. CHAVAN G. R.