

Snehal Zore

ADVOCATE

B.S.L. LL.B

Flat No.702, Avishkar Society,

Borate Vasti,

Moshi, Pune -412105

TITLE CERTIFICATE

DATE: 14/02/2023

This is to certify that I have investigated the title to the property, which is more particularly described in the schedule here under written and certify, that in my opinion the title of R. P. Properties, to the property described in the Schedule here under given is clean clear, marketable and free from encumbrances, charges and / or claims and and that R.P. Properties, has a valid right to develop the same and enter into Agreements of sale / allotments of the units therein, as detailed and subject to whatever stated in my Title opinion herein.

SCHEDULE

All that Piece and parcel of land situated within the registration Sub- Dist, Taluka -Haveli, Dist- Pune and within the limits of Pimpri Chinchwad Municipal Corporation land bearing S. no. 122 Hissa No. 1 Mouje Charholi, Pune having an area 11 Hectar 37 Ares, out of which land admeasuring 56850 sq. Mtrs. Out of which 48242 Sq. mtrs and the entire survey number is bounded as follows:

S. No. 122/1 bounded as Follows:

On the Towards the East : By S. No. 116.

On the Towards the South : By S. No. 121.

On the Towards the west : By S. No. 128 & 129.

On the Towards the North : By S. No. 115.

14/02/2023
Yours Faithfully

Adv. Snehal Zore



Snehal Zore
ADVOCATE
B.S.L. LL.B

Flat No.702, Avishkar Society,
Borate Vasti,
Moshi, Pune -412105

Title Opinion

DATE: 14/02/2023

To,

R. P. Properties

701, Pride Purple Accord,
3/1/1 Baner, Baner Road,
Taluka -Haveli, Dist-Pune.

Subject- All that piece and parcel of land bearing Survey No. 122, Hissa no. 1 having an area 11 Hector 37 Ares, out of which land admeasuring 56850 sq. Mtrs. Out of which 48242 Sq. mtrs ., situated at village Charholi, Tal- Haveli, District –Pune within the Jurisdiction of Haveli no. 8 and within the limits of Pimpri Chinchwad Municipal Corporation, Pune.

List of Document as follows –

1. Photocopy of 7/12 extracts of Survey No.122, Charholi BK from 1930-31 to 1950-51.
2. Photocopy of 7/12 extracts of Survey No.122, Charholi BK from 1951-52 to 1967-68.
3. Photocopy of 7/12 extracts of Survey No.122, Charholi BK from 1951-52 to 1967-68.
4. Photocopy of 7/12 extracts of Survey No.122/1, Charholi BK from 1983-84 to 1985-86.
5. Photocopy of 7/12 extracts of Survey No.122/1, Charholi BK from 1991-92 to 2011-12.
6. Photocopy of 7/12 extracts of Survey No.122/1, Charholi BK from 2012-13 to 2014-15.



7. Photocopy of 7/12 extracts of Survey No.122/1, Charholi BK from 2015-16 to 2019-20.
8. Photocopy of 7/12 extracts of Survey No.122/1, Charholi BK from 2016-17 to 2018-19.
9. Photocopy of Mutation Entries recorded on 7/12 extract of Survey No.122/1, Charholi BK: 3164, 3200, 5258, 8121, 8901, 9398, 9744, 10723, 10895, 10896, 10955, 10981, 11010, 12263, 12426, 12445, 16598, 16599, 17042, 18279, 18601, 18656.
10. Photocopy of Sathekhat dated 22/6/1987 of S. No. 122/1 by Baliram Maruti Tamhane and others in Favor of Shri Pukhraj Babhutmal Jain.
11. Photocopy of power of Attorney dated 24/06/1987 of S. no. 122/1 by Baliram Maruti Tamhane and others in favour of Shri Pukhraj Babhutmal Jain.
12. Photocopy of Tabepavati dated17/5/1989 of S. No. 122/1 by Baliram Maruti Tamhane in Favour of Shri Purkraj Babhutamal Jain.
13. Photocopy of Confirmation Deed dated 04/06/2001 of S. no. 122/1 by Baliram Maruti Tamhane and others in favour of Shree Pukhraj Babhutmal Jain registered at the office of sub Registrar Haveli No. 8, at Sr. no. 3464/2001.
14. Photocopy of Release Deed dated 28/04/2003 by Mrs. Raksha J. Shah and another in favour of Shri Jaydeep Jain registered at the office of sub Registrar Haveli No. 15 at serial No. 1228/2003(Presently not available).
15. Photocopy of Development Agreement dated 19/6/2006 registered at sr.no.4624/2006 by Shri Jaydeep Pukhraj Jain in favour of prime center & Developers Pvt. Ltd. registered at the office of Sub registrar Haveli no. 8.
16. Photocopy of power of Attorney dated19/6/2006 registered at Sr. no. 4625/2006 by Shri. Jaydeep Pukhraj Jain in favour of Prime centers & Developers Pvt. Ltd registered at the office of sub registrar Haveli no. 8.
17. Photocopy of Sale Deed dated 28/12/1995 by Shri Gajanan Trimbak Tamhane and others to Ms. Priti Vijay Sharma, Shri Subhash Babulal Mutha, Shri Prashant Subhash Mutha and Shri Vijay Tirthram Sharma registered at Sr. No. 1856/1996 at the office of Sub registrar Haveli no. 8.
18. Photocopy of Sale Deed dated 24/6/2014 by Ms. Priti Vijay Sharma, Shri Subhash Babulal Mutha, Shri Prashant Subhash Mutha and Shri vijay Tirthram Sharma in favour of R.P. Properties registered at Sr. no. 4345/2014 at the office Sub Registrar Haveli No.18.
19. Photocopy of Sale Deed dated 24/06/2014 by Ms. Priti Vijay Sharma, Shri Subhash Babulal Mutha, Shri Prashant Subhash Mutha and Shri Vijay Tirthram



Sharma in favour of Prime Center and Developers PVT Ltd & Shri Jaydeep P. Jain registered at sr. no. 4342/2014 at the office of sub registrar Haveli no.18

20. Death Certificate of Pukhraj Jain.
21. Copies of order under Urban land (Ceiling and Regulation) Act 1976 dated 28/1/1999.
22. Zone Certificate.

Description of the Captioned Properties:

All that piece and parcel of land situated within the Registration, Sub -Dist, Taluka Haveli, and Dist- Pune and within the limits of Pimpri Chinchwad Municipal Corporation land bearing S. No. 122 Hissa No. 1, Mauje - Charholi, Pune having an area 11 Hectar 37 Ares, out of which land admeasuring 56850 sq. Mtrs. Out of which 48242 Sq. mtrs , [Hereinafter referred to as "**Said Land**"] and the entire survey number is bounded as Follows:

S. No. 122/1 bounded as follows:

On or towards the East	:	By S. No. 116
On or towards the South	:	By S. No. 121
On or towards the West	:	By S. No. 128 & 129
On or towards the North	:	By S. No. 115

- A. It appears that, the Said land was originally owned by Shri. Maruti Moru Tamhane. That Shri Maruti Moru Tamhane has purchased the half share of Survey No. 122 along with other properties such as property bearing survey no.114, 115 & 123 and the half share of dry well from Shri Ramchandra Sadashiv Bal/ Kendurkar & another Vide Sale Deed dated 20/03/1947 and accordingly name of Shri Maruti Moru Tamhane recorded vide mutation entry bearing no. 3164 dated 20/05/1948.
- B. It appears that, Shri Maruti Moru Tamhane Purchased balance half Share of above mentioned lands from Laxman Sadashiv Kendurkar and others vide sale deed dated 27/11/1946 and accordingly his name mutated vide mutation entry bearing no. 3200 dated 27/06/1948.
- C. Thereafter, as per mutation entry no. 4678, name of Maruti Moru Tamhane was recorded as Simple tenant in the revenue record of land bearing Survey No. 122, Charholi BK along with other lands and name of Ramchandra Sadashiv Kendurkar



was recorded as holder of the said lands. Moreover in the column of record of other rights of the said land it is directed by Mamlatdar that, Ramchandra Kendurkar is expired and his legal heirs needs to be recorded in the revenue record of the said lands. This mutation entry is certified on 16/11/1957.

D. Thereafter, as per the order passed by Land Tribunal, name of Maruti Moru Tamhane was removed vide mutation entry no. 5258. It appears that, Maruti Moru Tamhane has become absolute owner of the said lands virtue of above two sale deeds. The order bearing No. Hu.No.A.L.T/Charholi BK/90/60 dated 16/12/1960 mentioned in the said mutation entry has not been given for my perusal.

E. Thereafter, Weights and Measurement Act and Indian Coinage Act were made applicable for village Charholi Budruk.

F. Thereafter, Baliram Maruti Tamhane gave an application that, his father Shri Maruti Moru Tamhane died on 17/06/1979 leaving behind him his following legal heirs:

Baliram Maruti Tamhane,	-	Son
Trimbak Maruti Tamhane	-	Son
Narayan Maruti Tamhane	-	Son
Sou Shantabai Vitthal Gore	-	Married Daughter
Sou Sonubai Rawba Gore	-	Married Daughter

The names of sons were recorded for 5 Anna 4 Paise and name of daughters were recorded in column of other rights of Survey No. 122, Charholi BK. The mutation entry no. 8901 is recorded as per statement and death certificate and certified on 04/04/1980.

G. It appears from mutation entry no. 9398 that, Shri Trimbak Maruti Tamhane died in the year 1980 leaving behind him his following legal heirs:

Gajanan Trimbak Tamhane, -	Son
Gulab Trimbak Tamhane	- Son
Sudam Trimbak Tamhane	- Son
Sou Alka Balasaheb Raskar, -	Married Daughter
Sou Nanda Trimbak Tamhane	- Daughter
Smt. Champabai/ Nandabai Trimbak Tamhane	Wife



This mutation entry is recorded as per Varas Reg. No. 259 and accordingly certified on 02/05/1984.

H. Thereafter, Special Land Acquisition Offer No. 51/Pune has issued letter bearing No. Vi.Bhu.Sa/11/SR/287 dated 04/03/1987 and in furtherance of that, Tehsil Office has issued a letter bearing No. Tah. /182/87, Pune dated 23/03/1987 and vide said letters cum orders, land bearing Survey No. 109/2/3, 115/2, 122/2, 116/1 and 116/2, Charholi BK was acquired for percolation tank. Accordingly, sub-division of land has been made and Survey No. 122/1, Charholi BK came into existence.

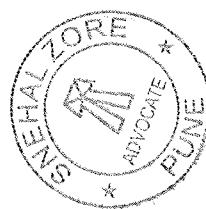
I. On perusal of M.E. No.10723 dated 26/07/1991, it appears that, Collector, Pune has passed an order bearing No. Prashasan vashi/2346/4 Kra. Prashasan AGS/S/R/17/75 and notification issued by Revenue and Forest Department bearing No. TLC 1076/63923/Ma.Ha/Di. 1976 under Sec.4, Sub-section (4) of MLRC Act and revised order dated 14 August 1985 bearing Durusti Kra. Pa.Ma.J/4916/Chaar, and village Charholi BK has been sub-divided into two separate revenue villages viz. Vadmukhwadi and Chovisawadi and granted status of separate revenue villages. As per revised Aakarband, Survey No. 122, Charholi BK has been confirmed and the said mutation entry is recorded based upon order passed on Aakarband by DILR, Pune.

J. That Shri Narayan Maruti Tamhane and other had filed an application and wherein it has been clarified that being legal heirs of Maruti Moru Tamhane, all the names has been recorded on all the respective lands, however as per cultivation they were in possession of different lands exclusively, hence according to possession and cultivation name of the respective legal heirs has been recorded to the respective lands and accordingly name of Narayan Maruti Tamhane, Dashrath, Raghunath, Subhan, Nitin, Umabai Narayan Tamhane, Ujjwala Pandurang Chakankar, Sonubai Raoba Gore, Shantabai Vithoba Gore, Baliram Maruti Tamhane, Hiraman, Satyavan, Sou Vatsalabai Baliram Tamhane, Indubai Bhalchandra Balsaraf, Gajanan Trimbak Tamhane, Gulab, Sudam, Champabai Trimbak Tamhane, Babubai Jalindar Jadhav, Alka Balasaheb Raskar, Shalini Harichandra Balsaraf, Lalita Bhanudas Borate and Nanda Ulhas Kalaskar recorded jointly on land bearing S. No. 122/1 Charholi Budruk, alongwith other lands as per Mutation entry bearing No. 10955 dated 10/10/1995.



K. Thereafter (1) Shri. Narayan Maruti Tamhane, (2) Shri. Dashrath Narayan Tamhane, (3) Shri. Raghunath Narayan Tamhane, (4) Shri. Subhash Narayan Tamhane, (5) Shri. Nitin Narayan Tamhane, (6) Sau. Umabai Narayan Tamhane, (7) Shri. Baliram Maruti Tamhane, (8) Shri. Hiraman Baliram Tamhane, (9) Shri. Satyavan Baliram Tamhane, (10) Sau. Vatsalabai Baliram Tamhane, (11) Shri. Gajanan Trimbak Tamhane, (For himself & as POA of 1 to 10 and No. 12 to 24 mentioned herein) (12) Shri. Gulab Trimbak Tamhane, (13) Shri. Sudam Trimbak Tamhane, (14) Sau. Champabai Trimbak Tamhane, (15) Smt. Nandabai Trimbak Tamhane, (16) Sau. Ujwala Pandurang Chakankar, (17) Sau. Shantabai Vithoba Gore, (18) Sau. Sonubai Raoba Gore, (19) Sau. Indubai Bhalchandra Balsaraf, (20) Sau. Babubai Jalindar Jadhav, (21) Sau. Alka Balasaheb Raskar, (22) Sau. Shalini Harishchandra Balsaraf, (23) Sau. Lalita Bhanudas Borate, (24) Sau. Nanda Ulhas Balsaraf have sold the said land bearing S. No. 122/1 having an area admeasuring 11 hector 37 Ares to Ms. Priti Vijay Sharma, Shri Vijay Tirthram Sharma, Shri Subhash Babulal Mutha, Shri Prashant Subhash Mutha vide sale deed dated 28/12/1995 registered at sr. no. 1859/1996 at the office of sub registrar Haveli No.8. Accordingly M.E. No. 10981 is recorded as per Apatrak, verification of purchasers being agriculturist and certified on 21/11/1996.

L. However in the year 1987, Shri Pukhraj Babhutmal Jain entered into and executed agreement to sale on 22/06/1987 against land bearing survey no. 122/1 admeasuring about 11 hector 37 Ares situated at village Charholi (BK), Taluka – haveli District: Pune with Shri. Baliram Maruti Tamhane, Shri. Hiraman Baliram Tamhane, Vaju alias Vijaya Hiraman Tamhane, Shri. Gajanan Trimbak Tamhane, Shri. Gulab Trimbak Tamhane, Shri. Vijay Gulab Tamhane, Shri. Sudam Trimbak Tamhane, Smt. Champa Trimbak Tamhane, Shri. Narayan Maruti Tamhane, Shri. Dashrath Narayan Tamhane, Sou. Shanta Vithoba Gore, Sou. Sonu Raoba Gore through their Power of Attorney Holder Shri. Pukhraj Bhabutmal Jain. But the said agreement was not registered at that time and thereafter Mr. Pukhraj Jain submitted the said Agreement to sale in the Amnesty Scheme and accordingly paid the requisite stamp duty and executed on confirmation deed on 04/06/2001 on the basis of power of Attorney dated 24/6/1987 granted by Baliram Maruti Tahmane and others, in favor of Mr. Pukhraj Jain and the said confirmation Deed is registered at sr. no. 3464/2001.



M. Thereafter, Mr. Pukhraj Jain died leaving behind his legal heirs Jaydeep Jain and two married daughter Raksha J Shah and Shilpa Pukhraj Jain, the said daughters of Mr. Pukhraj Jain has already released all their right title interest in the said land along with other land in favour of Jaydeep Pukhraj Jain vide Release Deed dated 28/04/2003 which is registered in the office of Sub-registrar Haveli.15 at serial no. 1228/2003. Further based on the power of attorney granted by the owner in favour of Mr. Pukhraj Babhutmal jain through his son Mr. Jaydeep Pukhraj Jain has entered into a registered Development Agreement for area admeasuring about 35.15 Acres i.e. 140000 Sq. Mtr. out of land bearing S.No. 122/1, 122/2 and 123/2, village Charholi Bk in favour of Prime center & Developers Pvt Ltd. on 19/06/2006 which is registered in the office of Sub-registrar Haveli. 15 at sr. no. 4624/2006. In addition to the above Development Agreement, Shri. Jaideep Pukhraj Jain has executed Power of Attorney dated 19/6/2006 in favour of Shri. Arvind Premchand Jain which is registered in the office of sub registrar Haveli no. 15 at Sr. No. 4625/2006.

N. It appears that, M/s Prime Centers & Developers Pvt. Ltd & Jaydeep P. Jain have purchased area admeasuring about 05 H 68.5 R i.e. 56850 Sq. Mtrs. out of land bearing S. No. 122/1, Charholi Budruk totally admeasuring about 11 H 37 R alongwith other lands from I) Mrs. Priti vijay Sharma II) Mr. Vijay Tirthram Sharma III) Mr. Subhash Babulal Mutha, Iv) Mr. Prashant Subhash Mutha with the consent of Jaideep Pukhraj Jaina and Prime Center and Developers Pvt. Ltd. vide Conveyance Deed dated 24/06/2014 which is registered in the office of Sub Registrar Haveli Xviji at sr. no. 4342/2014. Accordingly mutation entry no. 16598 is recorded as per order passed by Tahsildar Haveli, Pune bearing no. SR/172/2014 dated 01/04/2014.

O. Thereafter, R.P. Properties through its partner Sunil Popatlal Nahar has purchased area admeasuring about 05 H 68.5 R i.e. 56850 Sq. Mtrs. out of land bearing S. No. 122/1, Charholi Budruk totally admeasuring about 11 H 37 R alongwith other lands from I) Mrs. Priti vijay Sharma II) Mr. Vijay Tirthram Sharma III) Mr. Subhash Babulal Mutha, Iv) Mr. Prashant Subhash Mutha with the consent of Jaideep Pukhraj Jain and Prime Center and Developers Pvt. Ltd. vide Conveyance Deed dated 24/06/2014 which is registered in the office of Sub Registrar Haveli 18 at sr. no. 4345/2014. Accordingly mutation entry no. 16599 is recorded as per order passed by Tahsildar Haveli, Pune bearing no. SR/172/2014 dated 01/04/2014.



K) Photocopy of Mutation Entries recorded on 7/12 extract of Survey No.122/1, Charholi BK: 3164, 3200, 5258, 8121, 8901, 9398, 9744, 10723, 10895, 10896, 10955, 10981, 11010, 12263, 12426, 12445, 16598, 16599, 17042, 18279, 18601, 18656.

Mutation Entry No. 10895: As per mutation entry No. 10895, Shri. Satyawan Baliram Tamhane has created charge of Bank of Maharashtra of Rs. 1,50,000/- dated 18/02/1993 and accordingly said charge is recorded in column of record of other rights of the Survey No.122, Charholi Budruk along with other lands. This mutation entry is certified on 12/01/1995.

Mutation Entry No.10896: As per mutation entry No. 10896, Shri. Sudam Trimbak Tamhane has created charge of Bank of Maharashtra of Rs. 4,65,000/- dated 21/05/1992 and accordingly said charge is recorded in column of record of other rights of the Survey No.122, Charholi Budruk along with other lands. This mutation entry is certified on 12/01/1995.

Mutation Entry No.11010: As per mutation entry No.11010, Shri. Sudam Trimbak Tamhane has repaid loan of Rs. 4,65,000/- taken from Bank of Maharashtra, Charholi Branch, Pune and accordingly said charge is removed from column of record of other rights from Survey No.122, Charholi Budruk. This mutation entry is certified on 02/09/1996.

Mutation Entry No. 12263: As per mutation entry No.12263, Shri. Vijay Tirtharam Sharma and Priti Vijay Sharma have created charge of Bharati Sahkari Bank Ltd. Pune of Rs.1,00,00,000/- dated 24/10/2005 and accordingly said charge is recorded in column of record of other rights of the Survey No.122, Charholi Budruk. This mutation entry is certified on 24/11/2005.

Mutation Entry No. 12426: As per mutation entry No.12426, Shri. Vijay Tirtharam Sharma had already created charge of Bharati Sahkari Bank Ltd. Pune of Rs.1,00,00,000/- and in addition to that he had further created charge of Rs. 1,20,00,000/-. Accordingly said total charge of Rs.2,20,00,000/- is recorded in column of record of other rights of the Survey No.122, Charholi Budruk. This mutation entry is certified on 14/10/2006.



Mutation Entry No. 12445: As per this mutation entry, Appellant Pukhraj Babhutmal Jain through his Legal heir Jaideep Pukhraj Jain has filed an appeal before Sub Divisional Officer, Haveli, Pune against Baliram Maruti Tamhane deceased through his legal heirs (1) Hiraman Baliram Tamhane, (2) Satyavan Baliram Tamhane, (3) Gajanan Trimbak Tamhane, (4) Gulab Trimbak Tamhane, (5) Sudam Trimbak Tamhane, (6) Champa Trimbak Tamhane, (7) Dashrath Narayan Tamhane, (8) Shanta Vithoba Gore, (9) Sonu Raoba Gore, (10) Priti Vijaykumar Sharma, (11) Vijay Tirthram Sharma, (12) Subhash Babulal Mutha and Prashant Subhash Mutha, Accordingly Sub Divisional Officer, Haveli, Pune has passed an order Kra.R.T.S./Appeal/260/06 dtd. 22/11/2006 and in the said order it is mentioned that, the Civil Suit has already been filed before Civil Judge Senior Division, and in the said Civil Suit, only interim injunction has been granted to the appellants and not permanent injunction. It is also mentioned that only civil court has right to decide the said matter and this authority has no right to interfere with the jurisdiction of civil court. As per this mutation entry SDO has dismissed the above mentioned appeal and the order passed by civil court, Pune, is recorded column of record of other rights in the revenue record of said land.

Mutation Entry No.17042: As per mutation entry No.17042, Vijay Tirthraj Sharma has repaid loan taken from Bharati Sahkari Bank Ltd, Pune, Branch, and accordingly said charge is removed from column of record of other rights from Survey No.122/1, Charholi Budruk vide letter bearing no. B.S.B/Karja/101 dated 24/08/2014 issued by Bank of Maharashtra and Re-conveyance deed bearing no. 9989/2014. This mutation entry is certified on 23/01/2015.

Mutation Entry No.18279: As per mutation entry No.18279, Priti Vijay Sharma, Vijay Tirthraj Sharma, Subhash Babulal Mutha and Prashant Subhash Mutha have repaid loan taken from Bank of Maharashtra, Charholi Branch, Pune and accordingly said charge is removed from column of record of other rights from Survey No.122/1, Charholi Budruk vide letter bearing no. AS31/Noc/2015-2016 issued by Bank of Maharashtra. This mutation entry is certified on 31/05/2016.

Mutation Entry No.18601: On perusal of mutation entry bearing no.18601, it appears that, Tahsildar, District Pune has passed an order in context of directions issued in Government Notification no. Ra.Bhu.Aa./Pra. Kra.180/La – 1 dated 07/05/2016 with respect to 'E-Ferfar' program for matching of handwritten and computerized revenue record (7/12 Extract) with the help of edit module and



corrections have been made in 7/12 extracts of Village Charholi BK. Accordingly accounts of Prashant Subhash Mutha, Priti Vijay Sharma, Vijay Tirtharam Sharma & Subhash Babulal Mutha is newly added and recorded for 06 H 72 R area with an un-arable land 04 H 65 R in respect of Survey No.122/1, Charholi BK and name of Mr. Arvind Premchand Jain has been newly recorded on the said land as per mutation entry no.11010. status-quo order passed by Civil Court and RTS Appeal/260/06 filed before SDO, Pune is recorded column of record of other rights in the revenue record of the said land. Furthermore, mutation entry no. 10895, 18279, 8901, 10896, 12263, 12426 and 17042 is newly recorded into the revenue record of the said land.

Mutation Entry No.18656: On perusal of mutation entry bearing no.18656, it appears that, Tahsildar, District Pune has passed an order in context of directions issued in Government Notification no. Ra.Bhu.Aa./Pra. Kra.180/La – 1 dated 07/05/2016 with respect to 'E-Ferfar' program for matching of handwritten and computerized revenue record (7/12 Extract) with the help of edit module and corrections have been made in 7/12 extracts of Village Charholi BK. Accordingly names of Prashant Subhash Mutha, Priti Vijay Sharma, Vijay Tirtharam Sharma & Subhash Babulal Mutha is bracketed and name of Prime Center and Developers Pvt. Ltd. is recorded for area admeasuring about 03 H 36 R with an un-arable land admeasuring about 02 H 32.50 R and name of R.P. Properties is recorded for area admeasuring about 03 H 36 R with an un-arable land admeasuring about 02 H 32.50 R into the revenue record of the said land and account no. 5141 is newly recorded for the said land consisting name of above mentioned parties and mutation entry no. 16598 and 16599 is newly recorded on revenue record of the said land.

P. LITIGATION:

i. Special Civil Suit No. 2052/1996 :

Shri. Pukhraj Bhabutmal Jain (Plaintiff) had filed above Civil Suit against Shri. Baliram Maruti Tamhane and others (Defendants) before Civil Judge Senior Division, Pune. The said suit was filed for cancellation of Sale deed dated 28/12/1995 and 25/07/1996. Moreover Plaintiff had asked the relief of specific performance in respect of Agreement to Sale dated 22/06/1987 and restrain defendants from creating any third party interest during the pendency of the suit. On 24th June 2014, Plaintiff had filed the pursis at Exh. 350 to withdraw said suit unconditionally as the dispute of the suit had amicably settled between the parties outside the court. In view of Exh. 350, the Hon'ble Court had disposed the said suit.



ii. Special Civil Suit No. 1269/2016 (Old Regular Civil Suit No. 18/2015) :

Shri. Vishal Hiraman Tamhane and others (Plaintiffs) have filed Regular Civil Suit 18/2015 before Civil Judge Junior Division, Pune against Narayan Maruti Tamhane and others (Defendants). The said suit was filed for partition and permanent injunction in respect of land bearing survey no. 22/1, Charholi Bk alongwith other lands. Afterwards, the said Regular Civil Suit was converted in Special Civil Suit No. 1269/2016 and transfer to Civil Judge Senior Division, Pune. Thereafter Plaintiffs filed withdrawal Pursis at Exh. 66 stating that they do not have any grievance against defendant no. 1 to 14 and withdrawing the said suit in view of the joint compromise pursis at Exh. 64 and withdrawal pursis at Exh. 66 the matter is amicably settled between both the parties. In view of the said joint compromise pursis at Exh. 64 and withdrawal pursis at Exh. 66, the Hon'ble Court had disposed of Special Civil Suit bearing no. 1269/2016 on 08/12/2020.

iii. Special Civil Suit No. 683/2015:

M/s. R.P. Properties (Plaintiffs) have filed Special Civil Suit No.683/2015 before Civil Judge Senior Division, Pune against Vishal Hiraman Tamhane and others (Defendants). The said suit was filed for permanent injunction and damages valued at Rs.6,01,000/-. Thereafter Plaintiffs filed Joint Compromise Pursis at Exh. 67. In view of the joint compromise pursis at Exh. 67, the matter is amicably settled between both the parties. In view of the said joint compromise pursis at Exh. 67, the Hon'ble Court had disposed of Special Civil Suit bearing no. 683/2015 on 08/02/2020.

iv. Special Civil Suit No. 260/2016:

M/s. Prime Center and Developers Pvt. Ltd. (Plaintiffs) have filed Special Civil Suit No.260/2016 before Civil Judge Senior Division, Pune against Vishal Hiraman Tamhane and others (Defendants). The said suit was filed for permanent injunction and damages valued at Rs.5,57,000/-. Thereafter Plaintiffs filed withdrawal Pursis at Exh. 29. In view of the said withdrawal pursis at Exh. 29, the Hon'ble Court had disposed of Special Civil Suit bearing no. 260/2016 on 08/02/2020.

v. Criminal Revision No. 81/2016:

Vishal Hiraman Tamhane and others (Appellant) had filed criminal revision before Sessions Judge Pune against Arvind Premchand Jain and others (Respondents) challenging the order passed by Sub Divisional Magistrate, Haveli, Pune on



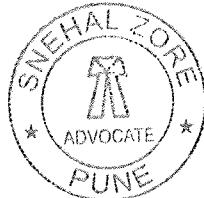
12/02/2016 in proceeding no. CRPC/SR/02/2015. The proceedings before SDM was filed u/s 145 of CRPC. In the said revision proceedings Hon'ble court allowed the revision petition and order dated 12/02/2016 passed in proceeding no. CRPC/SR/02/2015 by Sub Divisional Magistrate, Pune is quashed and set-aside.

vi. **RTS Appeal No. 45/2016:**

Sameer Gulab Tamhane (Appellant) had filed an appeal before Superintendent of Lands and Records, Pune u/s. 247 of Maharashtra Land Revenue Code 1966 against Shri. Prashant Subhash Mutha and others (Respondents). The Hon'ble Appellate Authority had dismissed the said appeal and confirmed the order dated 13/06/2016 bearing no. kra.bhumapan/SR98/Haveli/2015 passed by Deputy Superintendent of Land and Records.

Q. Sub Registrar and Index II Search:

- i. Adv Poonam Koratkar had caused the search of Index II registers at the office of the sub registrar for the period of 30 years, i.e. from 1987 to 2016 with respect to S. No. 122/1, Charholi Bk, and paid the requisite charges for the receipt bearing no- MH001298496201617E dated 26/05/2016, and accordingly the learned Advocate has issued a search report dated 31/05/2016 in respect of the said land and mentioned that no document evidencing and subsisting, mortgage, charge or encumbrance was found from the available registers, and no document evidencing any adverse entry in regard to the said land is found by her from the available record.
- ii. Thereafter, Adv. Swapnanjali Swami had taken the E-Search from the (Online Document Search system) from 2010 to 2018 as per the records available from the Department of Registration and Stamps Receipt No. MH004300120201819E dated - 24/7/2018. As per Search Report issued by Adv. Swapnanjali Swami, not any adverse entry is found with respect to Survey no. 122/1, Charholi Bk.
- iii. Thereafter again Adv. Swapnanjali Swami had taken the E-Search from the (Online Document Search system) for the above mentioned periods from 2018 to 2020 as per the records available from the Department of Registration and Stamps Receipt No. MH010827581201920E dated- 16/1/2020. As per Search Report issued by Adv. Swapnanjali Swami, not any adverse entry is found with respect to Survey no. 122/1, Charholi Bk.



iv. Adv. Swapnanjali Swami had taken the E-Search E-Search from the (Online Document Search system) for the above mentioned periods from 2020 to 2021 as per the records available from the Department of Registration and Stamps Receipt No. MH011366187202122P dated- 07/1/2022. As per Search Report issued by Adv. Swapnanjali Swami, not any adverse entry is found with respect to Survey no. 122/1, Charholi Bk.

v. Thereafter, Adv. Shubham Parab have taken E-Search from the (Online Document Search system) from 2021 to 2022 as per the records available from the Department of Registration and Stamps Receipt No. MH000470113202223E and MH011816752202223E dated 12/04/2022 and 07/12/2022 respectively. As per Search Report issued by Adv. Shubham Parab, not any adverse entry is found with respect to Survey no. 122/1, Charholi Bk.

R. Opinion-

On the basis of the same and on the basis of the documents and information given for my perusal and subject to whatever stated herein above, I am of the opinion that the title of the owner to the said land is clean, clear, and marketable, free from encumbrances, charges, and or claims as detailed and subject to outcome of Court proceedings, revenue proceedings mentioned hereinabove and whatever stated in the entire Title Report and following entities and persons have been recorded as owners of the said land:

(A) Prime Centers And Developers Pvt. Ltd. } 03 H 36 R with an un-arable
land 02 H 32.50 R i.e. total portion
admeasuring 05 H 68.50 R

(B) R. P. Properties } 03 H 36 R with an un-arable
land 02 H 32.50 R i.e. total portion
admeasuring 05 H 68.50 R

