

Anand P. Umrikar

ADVOCATE

71, 'Abhyudaya', New State Bank of Hyderabad Colony, Near Sahakar Nagar, Shahanoorwadi, Aurangabad, 431 005
Email: apumrikar@gmail.com
Cell No. 98 50 19 75 94

Date 13.12.2019

TITLE INVESTIGATION REPORT

<u>Name of the Concern</u>	M/s. Zambad Disha Pride Infrastructure LLP through its Partners 1] Mr. Devanand Kotgire, 2] M/s. Pride Ventures (India) Private Limited, 3] Mr. Rajendra Singh Rajpal, 4] Mr. Nitin Bagadia, 5] M/s. Zambad Infrastructure Limited, 6] Mr. Subhash Zambad, 7] Mr. Sandesh Zambad, 8] Mrs. Seema Zambad, 9] Mrs. Netal Zambad, 10] M/s Shlok Art Promoters
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SCHEDULE OF THE PROPERTY

Plot No.	Area in sq.mtr.	East	West	South	North
471	48.400	9 M.W. Road	Plot No. 456	Plot No. 472	Plot No. 470
472	81.400	9 M.W. Road	Plot No. 457	Plot No. 473	Plot No. 471
473	81.400	9 M.W. Road	Plot No. 458	Plot No. 474	Plot No. 472
474	43.400	9 M.W. Road	Plot No. 455	Plot No. 475	Plot No. 473
475	43.400	9 M.W. Road	Plot No. 454	Plot No. 476	Plot No. 474
476	43.400	9 M.W. Road	Plot No. 453	Plot No. 477	Plot No. 475
477	43.400	9 M.W. Road	Plot No. 452	Plot No. 478	Plot No. 476



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478	43.400	9 M.W. Road	Plot No. 451	Plot No. 479	Plot No. 477
479	43.400	9 M.W. Road	Plot No. 450	Plot No. 480	Plot No. 478
480	77.000	9 M.W. Road	Plot No. 449	12 M.W. Road	Plot No. 477
483	45.210	9 M.W. Road	Plot No. 510	Plot No. 482	Plot No. 484
484	45.210	9 M.W. Road	Plot No. 509	Plot No. 483	Plot No. 485
485	45.210	9 M.W. Road	Plot No. 508	Plot No. 484	Plot No. 486
486	45.210	9 M.W. Road	Plot No. 507	Plot No. 485	Plot No. 487
487	45.210	9 M.W. Road	Plot No. 506	Plot No. 486	Plot No. 488

ALL Situated in South Republic forming part of after sub-division & amalgamation of Gut No. 308 of Village Satara, Tal. & Dist. Aurangabad

Documents Scrutinized

7/12 Extract of Gut No. 308, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.

Mutation Extract bearing No. 869, of Gut No. 308, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi

Mutation Extract bearing No. 1123, of Gut No. 308, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi

Mutation Extract bearing No. 4948, of Gut No. 308, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi

Mutation Extract bearing No. 9251, of Gut No. 308, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi

Mutation Extract bearing No. 10821, of Gut No. 308, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi

Mutation Extract bearing No. 15202, of Gut No. 308, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.

7/12 Extract of Gut No. 309, of village Satara, Tq. & Dist. Aurangabad,



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issued by the concern Talathi.
Mutation Extract bearing No. 869, of Gut No. 309, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 1012, of Gut No. 309, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 1121, of Gut No. 309, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 4949, of Gut No. 309, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 10821, of Gut No. 309, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 15202, of Gut No. 309, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
7/12 Extract of Gut No. 310, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 869, of Gut No. 310, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 10821, of Gut No. 310, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 15202, of Gut No. 310, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
7/12 Extract of Gut No. 311, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 869, of Gut No. 311, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 4949, of Gut No. 311, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 10821, of Gut No. 311, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.



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Mutation Extract bearing No. 15202, of Gut No. 311, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
7/12 Extract of Gut No. 312, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 869, of Gut No. 312, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 1012, of Gut No. 312, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 1121, of Gut No. 312, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 4949, of Gut No. 312, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 15202, of Gut No. 312, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
7/12 Extract of Gut No. 313, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 869, of Gut No. 313, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 1019, of Gut No. 313, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 9251, of Gut No. 313, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 15202, of Gut No. 313, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
7/12 Extract of Gut No. 314, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 869, of Gut No. 314, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.



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Mutation Extract bearing No. 1123, of Gut No. 314, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 9251, of Gut No. 314, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 15202, of Gut No. 314, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
7/12 Extract of Gut No. 317, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 869, of Gut No. 317, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 1123, of Gut No. 317, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 4948, of Gut No. 317, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 9251, of Gut No. 317, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 15202, of Gut No. 317, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
7/12 Extract of Gut No. 318, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 869, of Gut No. 318, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 1019, of Gut No. 318, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 4948, of Gut No. 318, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.
Mutation Extract bearing No. 9251, of Gut No. 318, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi.



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Mutation Extract bearing No. 15202, of Gut No. 318, of village Satara, Tq. & Dist. Aurangabad, issued by the concern Talathi

Order dated 19.12.2000 passed by the Dy. Collector (Land Reforms) Aurangabad, U/s. 6 (3) of Hyderabad Abolition of Inam & Cash Grant Act 1954, towards permission to sale land admeasuring 15 H 69 R, Gut No. 308, 313 314, 317 & 318 of village Satara Tq. & Dist. Aurangabad, by Shri. Dhuma Rama Chavan & Others.

Order dated 09.07.2001 passed by the Dy. Collector (Land Reforms) Aurangabad, U/s. 6 (3) of Hyderabad Abolition of Inam & Cash Grant Act 1954, towards permission to sale land admeasuring 3 H 81 R, out of Gut No. 310 & land admeasuring 1 H 25 R, out of Gut No. 311 of village Satara Tq. & Dist. Aurangabad, by Shri. Gogru Rupla Chavan & Shri. Kalu Rupla Chavan.

Order dated 09.07.2001 passed by the Dy. Collector (Land Reforms) Aurangabad, U/s. 6 (3) of Hyderabad Abolition of Inam & Cash Grant Act 1954, towards permission to sale land admeasuring 1 H 78 R, out of Gut No. 309 & land admeasuring 0 H 32 R, out of Gut No. 311 of village Satara Tq. & Dist. Aurangabad.

Registered Sale Deed bearing No. 6116 dated 03.01.2014 executed by Mr. Subhash Manakchand Zambad, Shri. Prakash Manakchand Zambad, Shri. Mahendra Manakchand Zambad, Sow. Seema Subhash Zambad & signed by M/s. Zambad Infrastructure Ltd., & M/s. Zambad Constructions House Pvt. Ltd., through their Director & Authorize Signatory Shri. Subhash Manakchand Zambad, as the consenting party in favour of M/s. Zambad Disha Pride Infrastructure LLP formerly known as M/s. Disha Pride Infrastructure LLP through its authorize partner Shri. Subhash Manakchand Zambad with respect to land admeasuring that all the piece, part & parcel of land Gut No. 308 admeasuring 03 H 85 R, out of 03 H 05 R, Gut NO. 309 admeasuring 01 H 78 R, Gut NO. 310 admeasuring 03 H 81 R, Gut No. 311 admeasuring 01 H 25 R, Gut No. 312 admeasuring 00 H 32 R, Gut No. 313 admeasuring 01 H 98 R, Gut No. 314 04 H 79 R, Gut No. 317 admeasuring 03 H 22 R, Gut No. 318 admeasuring 02 H 70 R, totally admeasuring 22 H 90 R, situated at village Satara Tq. & Dist. Aurangabad.

N.A. Order bearing No.178 dated 01.12.2012 issued by the Collector, Aurangabad, with respect to Gut No. 308, 309, 310, 311, 312, 313, 314, 317 & 318 of village Satara, Tq. & Dist. Aurangabad



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Order bearing No. CIDCO/TPO/AFA-FLP/2015/19 dated 14.08.2015 issued by the Town Planning Officer, Aurangabad Fringe Area, CIDCO, towards approval of Lay Out Plan with respect to Gut No. 308, 309, 310, 311, 312, 313, 314, 317 & 318 of village Satara, Tq. & Dist. Aurangabad.

Lay Out Plan with respect to the total land admeasuring 229900.00 sq. mtrs., part of Gut No. 308, 309, 310, 311, 312, 313, 314, 317 & 318 of village Satara, Tq. & Dist. Aurangabad, approved by the Town Planning Officer (AFA), CIDCO, New Aurangabad.

FLOW OF THE TITLE

1. That, the property land admeasuring 10 Acer 30 Gunthas, out of Sy. No. 216/1, allotted to share of Harchand Lalu & Deepa Lalu, land admeasuring 20 Acer 20 Gunthas, part of Sy. No. 216/2, allotted to share of Deepa Lalu, land admeasuring 6 Acer 20 Gunthas, part of Sy. No. 216/3, allotted to share of Gobrya Rupla & Balu Rupla, land admeasuring 8 Acer 29 Gunthas, part of Sy. No. 217/1, allotted to share of Harchand Lalu & Deepa Lalu, land admeasuring 8 Acer 20 Gunthas, part of Sy. No. 217/2, allotted to share of Rama Lalu, land admeasuring 01 Acer 30 Gunthas out of Sy. No. 217/3, allotted to the Share of Deepa Lalu, land admeasuring 1 Acer 30 Gunthas, part of Sy. No. 217/4, allotted to share of Deepa Lalu, land admeasuring 8 Acer 00 Gunthas, part of Sy. No. 220/1 allotted to share of Harchand Lalu & Deepa Lalu & land admeasuring 6 Acer 29 Gunthas, part of Sy. No. 220/2 allotted to share of Rama Lalu, all situated at Village Satara Tq. & Dist. Aurangabad, by the Collector (Land Reforms), Aurangabad in Government Grant & has given Occupancy Right U/s. 6 (1) of Hyderabad Abolition of Inam & Cash Grant Act 1954, as they are in actual possession of said property as on 01.07.1960.

2. In pursuance to the implementation of consolidation Scheme, the Government of Maharashtra, has converted the Survey Number into



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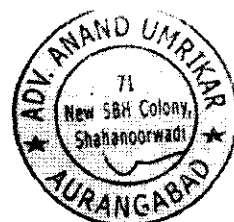
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the Gut Numbers by sanctioning mutation entry no. 869 & has issued Gut Number wise 7/12 Extract of the above referred properties situated at Village Satara. The Change in that regard is referred as below.

Sy. No.	Gut No.	Area	Belonging To
216/1	308	03 H 85 R	Harchand Lalu
216/2	309	01 H 78 R	Deepa Lalu
216/3	310	03 H 81 R	Gobraya Rupla & Kalu Rupla
217/2	313	02 H 00 R	Harchand Lalu & Deepa Lalu
217/3	312	00 H 32 R	Rama Lalu
217/4	311	01 H 25 R	Deepa Lalu
220/1	317	03 H 24 R	Gobraya Rupla & Kalu Rupla
220/2	318	02 H 72 R	Rama Lalu

3. That, the Water & Land Management Institute (WALMI), has acquired 0 H 80 R, out of the total land admeasuring 03 H 85 R, of Gut NO. 308 & accordingly mutation entries bearing No. 659 sanctioned by the Revenue authority & recorded the name of WALMI, on 7/12 extract of Gut No. 308 in that regard.

4. That, Damu Rama Chavan, Uttam Rama Chavan, Pralhad Rama



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Chavan, Uma Rama Chavan & Sheshrao Rama Chavan have filed Civil Suit bearing No. RCS No. 1448/1990 against Harchand Lalu & Deepa Lalu by claiming that they have also legal interest in title in the land 3 H 05 R, out of Gut No. 308, land admeasuring 4 H 79 R, out of Gut No. 314, land admeasuring 3 H 22 R, out of Gut No. 317, of village Satara, Tq. & Dist. Aurangabad. The Parties of RCS No. 1448/1990 have settled the matter out of Court & got compromise Decree on 27.01.1992, in RCS No. 1448/1990 & in pursuance to the said compromise Decree Damu Rama Chavan, Uttam Rama Chavan, Pralhad Rama Chavan, Uma Rama Chavan & Sheshrao Rama Chavan have got title in the said property & accordingly mutation entry bearing No. 1123 has been sanctioned by the revenue authority by recording the names of Damu Rama Chavan, Uttam Rama Chavan, Pralhad Rama Chavan, Uma Rama Chavan & Sheshrao Rama Chavan on respective 7/12 extracts as the owner & possessor of the said property.

5. After the death of Deepa Lalu the revenue authority has sanctioned the mutation bearing No. 1012 of Gut No. 309, of village Satara, Tq. & Dist. Aurangabad, & recorded the names of Manik Deepa, Mandabai W/o- Mansing, Zamabai W/o- Dagdu, Radhabai Govardhan & Suman W/o- Sitaram as the only Lrs. of Deceased Deepa Lalu. In view of the Mutation bearing No. 1121 sanctioned on 22.07.1992 Mandabai W/o- Mansing, Zamabai W/o- Dagdu, Radhabai Govardhan & Suman W/o- Sitaram have relinquished their rights from the said property.

6. After the death of Shri. Rama Lallu the revenue authority has sanctioned the mutation bearing No. 1019 & recorded the name of



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Dhuma Rama, Uttam Rama, Pralhad Rama, Uma Rama & Sheshrao Rama on 7/12 extract on Gut No. 313 of village Satara, Tq. & Dist. Aurangabad, as the only Lrs. of deceased Rama Lalu.

7. That, Gobrya Rupla, Kalu Rupla & Manik Deepa & Signed by Sow. Ashabai Uttam Jadhav, Anand Uttamrao Jadhav, Kadabai Dagdabai Magre & Champabai Ashruba Dehade, as the consenting party have entered into Registered Agreement to Sale bearing No. 4334 dated 01.12.1998 & Re-Registration bearing No. 4781 dated 16.10.2012 with Mr. Subhash Manakchand Zambad, Shri. Prakash Manakchand Zambad, Shri. Mahendra Manakchand Zambad, Sow. Seema Subhash Zambad, with respect to land admeasuring 1 H 25 R, out of Gut No. 311, land admeasuring 0 H 32 R, out of Gut No. 312, land admeasuring 3 H 81 R, out of Gut No. 310 & land admeasuring 1 H 78 R, out of Gut No. 309 all situated at Village Satara, Tq. & Dist. Aurangabad.
8. That, Gobrya Rupla, Kalu Rupla & Manik Deepa & Signed by Sow. Ashabai Uttam Jadhav, Anand Uttamrao Jadhav, Kadabai Dagdabai Magre & Champabai Ashruba Dehade, as the consenting party have also executed Registered Bharna Pavti bearing No. 2586 dated 26.05.2002 in favour of Mr. Subhash Manakchand Zambad, Shri. Prakash Manakchand Zambad, Shri. Mahendra Manakchand Zambad, Sow. Seema Subhash Zambad, with respect to land admeasuring 1 H 25 R, out of Gut No. 311, land admeasuring 0 H 32 R, out of Gut No. 312, land admeasuring 3 H 81 R, out of Gut No. 310 & land admeasuring 1 H 78 R, out of Gut No. 309 all situated at Village Satara, Tq. & Dist. Aurangabad & accordingly the revenue authority



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has sanctioned the mutation bearing No. 4949 & recorded the names of Mr. Subhash Manakchand Zambad, Shri. Prakash Manakchand Zambad, Shri. Mahendra Manakchand Zambad, Sow. Seema Subhash Zambad, on other right Colum of land Gut NO. 309, 310, 311, & 312 of Village Satara, Tq. & Dist. Aurangabad.

9. That, Damu Rama Chavan, Uttam Rama Chavan, Pralhad Rama Chavan, Uma Rama Chavan & Sheshrao Rama Chavan & Signed by Sow. Ashabai Uttamrao Jadhav, Anand Uttamrao Jadhav, Kadabai Dabdaji Magre & Champabai Ashruba Dehade as the consenting party have executed Registered Agreement to Sale bearing No. 719 dated 23.02.1998 & Re-Registered on 26.09.2002 vide Re-Registration No. 4504/2000 with respect to the land admeasuring 3 H 85 R, out of Gut No. 308, land admeasuring 2 H 00R, out of Gut No. 313, land admeasuring 4 H 79 R, out of Gut No. 314, land admeasuring 3 H 45 R, out of Gut No. 317 & land admeasuring 2 H 72 out of Gut No. 318 all situated at village Satara Tq. & Dist. Aurangabad, in favour of Mr. Subhash Manakchand Zambad, Shri. Prakash Manakchand Zambad, Shri. Mahendra Manakchand Zambad, Sow. Seema Subhash Zambad & accordingly the revenue authority has sanctioned the mutation bearing No. 4949 & recorded the names of Mr. Subhash Manakchand Zambad, Shri. Prakash Manakchand Zambad, Shri. Mahendra Manakchand Zambad, Sow. Seema Subhash Zambad, on other right Colum of land Gut NO. 308, 313, 314, 317 & 318 of Village Satara, Tq. & Dist. Aurangabad.

10. That, Damu Rama Chavan & others have filed application before the Collector, Land Reforms, Aurangabad, for grant permission



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for land Gut No. 308, 312, 314, 317 & 318 situated village Satara, TQ. & Dist. Aurangabad, allotted to them. Collector, Land Reforms, Aurangabad, vide his order bearing No. 2000/LAND REFORM/CR-66 & Order bearing No. 97/Land Reform/KAWI-247 both dated 19.12.2000.

11. That, Damu Rama Chavan, Uttam Rama Chavan, Pralhad Rama Chavan, Uma Rama Chavan & Sheshrao Rama Chavan have executed Registered Sale Deed bearing No. 5943 dated 19.12.2000 & its confirmation bearing No. 989 dated 22.02.2001 in favour of Mr. Subhash Manakchand Zambad, Shri. Prakash Manakchand Zambad, Shri. Mahendra Manakchand Zambad, Sow. Seema Subhash Zambad with respect to land Gut No. 308, 312, 314, 317 & 318 situated village Satara, TQ. & Dist. Aurangabad.
12. On the basis of above referred Registered Sale Deed the revenue authority has sanctioned the mutation bearing No. 9251 & recorded the names of Mr. Subhash Manakchand Zambad, Shri. Prakash Manakchand Zambad, Shri. Mahendra Manakchand Zambad, Sow. Seema Subhash Zambad on 7/12 extract of Gut No. 308, 312, 314, 317 & 318 situated village Satara, TQ. & Dist. Aurangabad, as the owner & possessor of the said property.
13. That, Gobrya Rupla, Kalu Rupla & Manik Deepa have also filed application before the Collector, Land Reforms, Aurangabad, for grant permission for land Gut No. 309, 310, 311 & 312 situated village Satara, TQ. & Dist. Aurangabad, allotted to them. Collector, Land



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Reforms, Aurangabad, vide his order bearing No. 2000/Land Reform/VP/KAWI-147-853 & bearing No. 2000/Land Reform/VP/KAWI-148-853 both dated 09.07.2001.

14. That, Gobrya Rupla, Kalu Rupla & Manik Deepa have executed Registered Sale Deed bearing no. 3767 dated 11.07.2001 in favour of Mr. Subhash Manakchand Zambad, Shri. Prakash Manakchand Zambad & Shri. Mahendra Manakchand Zambad with respect to land Gut No. 309, 310, 311 & 312 situated village Satara, TQ. & Dist. Aurangabad.
15. On the basis of above referred Registered Sale Deed the revenue authority has sanctioned the mutation bearing No. 6998 & recorded the names of Mr. Subhash Manakchand Zambad, Shri. Prakash Manakchand Zambad, Shri. Mahendra Manakchand Zambad, Sow. Seema Subhash Zambad on 7/12 extract of Gut No. 309, 310, 311 & 312 situated village Satara, TQ. & Dist. Aurangabad, as the owner & possessor of the said property.
16. That, Shri. Suresh Mahadeo Parkar has filed a special civil suit no. 249/2003 in the Court of Civil Judge Senior Division Aurangabad, against the Dhuma S/o- Rama Chavan, Uttam S/o- Rama Chavan, Pralhad S/o- Rama Chavan, Umma S/o- Rama Chavan, Sheshrao S/o- Rama Chavan, Manik S/o- Deepa Chavan, Gorbraya @ Goverdhan S/o- Rupa Chavan, Kalu @ Baburao S/o- Rupla Chavan, Sadashiv S/o- Modgai Bhalerao, Babarao S/o- Shamrao Bhagat, Kishan S/o- Namdeo Kambale, Champabai W/o- Ashruba Dehade,



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Kadabai W/o- Abalaji Mogare, Ashtai W/o- Uttamrao Jadhav, Anand S/o- Uttamrao Jadhav, Subhash S/o- Mankchand Zambad, Prakash S/o- Mankchand Zambad, Mahendra S/o- Mankchand Zambad, Seema W/o- Subhash Zambad, M/s. Zambad Construction House Pvt. Ltd. Through defendant No. 16., Lalit S/o- Mansukh Zambad, Chagan S/o- Pawalas Bhalerao, Talathi Village Satara, Tahsildar, Tahasil Office, Aurangabad, Sub Registrar (Satara Area), Aurangabad., Deputy Collector (L.R.), Aurangabad., State of Maharashtra Through Collector, Aurangabad., WALMI Office at Paithan Road, Aurangabad, The Land Acquisition Officer Collector, Office, Aurangabad, for declaration and specific performance of contract and application for temporary injunction with respect to the property referred above.

17. That, during the pendency of the Regular civil Suit No. 724/1995, the suit for perpetual injunction and application for temporary injunction filed by the present Shri. Suresh Mahadeo Parkar against the defendants Rama Chavan & Others with a prayer not to alienate suit property or not to create third party interest and such relief has been granted in favour of Shri. Suresh Mahadeo Parkar.

18. That, during the pendency of the suit, Regular Civil Suit No. 724/1995, the defendant no. 1 Dhumal and others, by executing registered sale deed dated 18/12/2000 & 11.07.2001 in the name of the defendants no. 16 to 20 Mr. Subhash Manakchand Zambad, Shri. Prakash Manakchand Zambad, Shri. Mahendra Manakchand Zambad, Sow. Seema Subhash Zambad & had sold the suit properties.

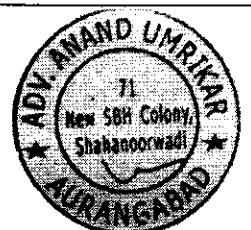


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19. That, Shri. Suresh Mahadeo Parkar has filed suit for specific performance of contract and application for temporary injunction in respect of the land Gut No. 308,309,310,311,312,313,314,317,318 admeasuring 23 Hectors and 70 R (i.e. 58.54) situated at village Satara, Tq. & Dist. Aurangabad. Shri. Suresh Mahadeo Parkar has filed the present suit against the defendants. Later on Shri. Suresh Mahadeo Parkar has filed the purshis in Regular Civil Suit No. 724/1995 & special civil suit no. 249/2003, while stating that he does not want to proceed with both the suits & he has no claim in respect of with the properties bearing Gut No. 308,309,310,311,312,313,314,317,318 situated at village Satara, Tq. & Dist. Aurangabad. As the matter is settled/ compromised between the parties. The defendant no.1 to 20 are had given an amount of Rs. 2,15,00,000/- (Tow Crore Fifteen lacs only) by Cheque No. 359689 of Rs. 1,00,00,000/- (One Crore), by Cheque No. 359690 of Rs. 1,00,00,000/- (One Crore) both Drawn on Axis Bank Ltd., and Pay Order No. 29861 drawn on Ajantha Urban Co-Operative Bank Ltd. of Rs. 15,00,000/- (Fifteen Lacs only). To Shri. Suresh Mahadeo Parkar towards the settlement amount and as per the agreed terms. Shri. Suresh Mahadeo Parkar has withdrawn the proceedings the agreed terms. Shri. Suresh Mahadeo Parkar withdrawn the proceedings like of civil or criminal and Revenue proceedings filed by Shri. Suresh Mahadeo Parkar in Revenue office in Civil Court or any other courts including the Honourable High Court or Honourable Supreme Court and further actually all & every proceedings anywhere in any office in any court of India for all practical purpose stand withdrawn and closed vide this compromise.

20. That, Shri. Suresh Mahadeo Parkar further states that, Shri.



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Suresh Mahadeo Parkar has no objection in respect of the names of the defendants no. 16 Subhash S/o- Manakchand Zambad, Defendant No. 17 Prakash S/o- Manakchand Zambad, defendant No. 18 Mahendra S/o- Manakchand Zambad, defendant No. 19 Seema W/o- Subhash Zambad and the defendant no. 20 M/s. Zambad Construction House Pvt. Ltd., were incorporated in 7/12 extract as a owner of the suit properties. Shri. Suresh Mahadeo Parkar further states that he has no objection to incorporate/ transfer the names of the defendant no. 16 to 20 as on owner and possessor of properties Gut No. 308,309,310,311,312,313,314,317,318 situated at village Satara, Tq. & Dist. Aurangabad, totally admeasuring 58.54 Acers. The mutation entries will never be challenged by Shri. Suresh Mahadeo Parkar any where in any office and any civil or criminal courts.

21. That, Shri. Suresh Mahadeo Parkar further states that he has no claim in respect with the disputed properties or his successor or legal heirs will not claim on disputed properties in future. The property Gut No. 308 to 314 & 317, 318 belongs exclusive to:, M/s. Zambad Construction House Pvt. Ltd., through Subhash S/o- Manakchand Zambad, Prakash S/o- Manakchand Zambad, Mahendra S/o- Manakchand Zambad, Seema W/o- Subhash Zambad the above said defendants are the owners and in possession of the suit properties.

22. That, Shri. Suresh Mahadeo Parkar has withdrawn all his allegations unconditionally in the plaint in view of the compromise and admits the defense of defendant No. 16 to 20 as correct and true.

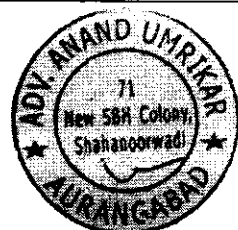


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23. That, Shri. Suresh Mahadeo Parkar has admits before the court the execution of above referred sale deed dated 19.12.2000 bearing No. 5943, confirmation deed dated 22.02.2001 bearing No. 989, Correction Deed dated 23.02.2001 bearing No. 1036, sale deed dated 19.12.2000 bearing No., 5944, sale deed dated 19.12.2000 bearing No. 5995, sale deed bearing No. 3767, dated 11.07.2002, correction deed dated 03.12.2001 bearing No. 5920, Agreement of Sale bearing No. 4334, dated 01.12.1998, Bharna Paoti dated 26.05.2000 bearing No. 2586, agreement of sale dated 23.02.1998, bearing No. 4504, General Power Attorney dated 19.12.1998 bearing No. 4201, General Power of Attorney dated 26.05.2000 bearing No. 9587, compromise petition dated 17.01.1998 at Exh. 17 in special Civil Suit No. 92/1997 & admit that they are true and correct and legally valid document. The transfer title and ownership to the defendant no. 16 to 21 Mr. Subhash Manakchand Zambad, Shri. Prakash Manakchand Zambad, Shri. Mahendra Manakchand Zambad, Sow. Seema Subhash Zambad. Further Shri. Suresh Mahadeo Parkar agrees and admits that he will never dispute the above said documents in future. All the sale deeds referred to above are with permission of sale from competent authorities and competent authorities have granted permission for sale. The permission for sales are legal and valid. In pursuance to the compromise filed by the plaintiff & defendants in the above referred case the fifth Civil Judge, Senior Division, Aurangabad has passed Order dated 06.12.2010 in SCS No. 249/2004, & order dated 16.12.2010 in RCS No. 724/1995 passed by the extra Joint CJSD, Aurangabad, both the cases are dispose off, in terms of the compromise.



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24. That, Mr. Subhash Manakchand Zambad, Shri. Prakash Manakchand Zambad, Shri. Mahendra Manakchand Zambad, Sow. Seema Subhash Zambad have availed loan from the Deogiri Nagri Sahakri Bank Ltd., by mortgaging Land Gut No. 308, 309, 310, 311 & 312 situated village Satara, TQ. & Dist. Aurangabad & created its charge over the said property & accordingly the mutation bearing No. 10821 is sanctioned by the revenue authority by recording the name of the Deogiri Nagri Sahakri Bank Ltd., on the other right Colum of Gut No. 308, 309, 310, 311 & 312 situated village Satara, TQ. & Dist. Aurangabad.
25. After repayment of entire loan outstanding of the Deogiri Nagri Sahakri Bank Ltd., by Mr. Subhash Manakchand Zambad, the Deogiri Nagri Sahakri Bank Ltd, has issued letter to the Talathi for release its charge from the 7/12 extract of Gut o. 308, 309, 310, 311 & 312 situated village Satara, TQ. & Dist. Aurangabad & accordingly the revenue authority has sanctioned the mutation bearing No. 24976 & deleted the name of the Deogiri Nagri Sahakri Bank Ltd from the rights column of respective 7/12 extract referred above.
26. That, Mr. Subhash Manakchand Zambad, Shri. Prakash Manakchand Zambad, Shri. Mahendra Manakchand Zambad, Sow. Seema Subhash Zambad & signed by M/s. Zambad Infrastructure Ltd., & M/s. Zambad Constructions House Pvt. Ltd., through their Director & Authorize Signatory Shri. Subhash Manakchand Zambad, as the consenting party have executed Registered Sale Deed bearing No. 6116 dated 03.01.2014 in favour of M/s. Zambad Disha Pride Infrastructure LLP formerly known as M/s. Disha Pride Infrastructure



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LLP through its authorize partner Shri. Subhash Manakchand Zambad with respect to land admeasuring that all the piece, part & parcel of land Gut No. 308 admeasuring 03 H 85 R, out of 03 H 05 R, Gut NO. 309 admeasuring 01 H 78 R, Gut NO. 310 admeasuring 03 H 81 R, Gut No. 311 admeasuring 01 H 25 R, Gut No.312 admeasuring 00 H 32 R, Gut No. 313 admeasuring 01 H 98 R, Gut No. 314 04 H 79 R, Gut No. 317 admeasuring 03 H 22 R, Gut No. 318 admeasuring 02 H 70 R, totally admeasuring 22 H 90 R, situated at village Satara Tq. & Dist. Aurangabad.

27. On the basis of above referred Registered Sale Deed the revenue authority has sanctioned the mutation & recorded the names of M/s. Zambad Disha Pride Infrastructure LLP formerly known as M/s. Disha Pride Infrastructure LLP on 7/12 extract of Gut No. 308, 309, 310, 311,312,313,314,317 & 318 of village Satara, Tq. & Dist. Aurangabad, as the owner & possessor of the said property & its name is continued up-till-now.

28. That, the Collector, Aurangabad, vide its N.A. Order bearing No.178 dated 01.12.2012 has converted the land admeasuring 136260.322 sq. mtrs., out of Gut No. 308, 309, 310, 311,312,313,314,317 & 318 of village Satara, Tq. & Dist. Aurangabad, for non-agriculture use.

29. That, the Town Planning Officer (AFA), CIDCO, New Aurangabad, vide its order bearing No. CIDCO/TPO/AFA-FLP/2015/19 dated 14.08.2015 has approved the Lay Out Plan, submitted by M/s.



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Zambad Disha Pride Infrastructure LLP formerly known as M/s. Disha Pride Infrastructure LLP; with respect to the total land admeasuring 229900.00 sq. mtrs., part of Gut No. 308, 309, 310, 311, 312, 313, 314, 317 & 318 of village Satara, Tq. & Dist. Aurangabad & the properties referred under the schedule are from the said Lay Out.

CERTIFICATE OF TITLE

M/s. Zambad Disha Pride Infrastructure LLP, thus get absolute, clear, good & marketable title over the property referred under the schedule & the said properties are free from encumbrances.

Hence the Opinion
Yours Truly

AP. U

Anand P. Umrikar
Advocate





CHALLAN
MTR Form Number-6



GRN	MH009467514201920E	BARCODE			Date	13/12/2019-14:05:03		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee					
Type of Payment				Other Items					
Office Name				DIG1_PUNE D I G OF REG		Full Name		ADV ANAND UMRIKAR	
Location				PUNE		Flat/Block No.		PLOT NO 71 NEW SBH COLONY	
Year				2019-2020 One Time		Premises/Building		SHAHNOORWADI	
Account Head Details				Amount In Rs.		Road/Street		SHAHNOORWADI	
0030072201 SEARCH FEE				375.00		Area/Locality		AURANGABAD	
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						GUT NO 308 SATARA AURANGABAD			
						Amount In			
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Total				375.00		Words			
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
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Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 9850197594
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.