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TO

MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

Office at-6th, 7th Floor House fin Bhavan, Plot No.c-21, E-Block

Bandra Kurla Complex ,Bandra (E),Mumbai 400051

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to land bearing Gat No. 669 (Old Survey No. 672) 03 H 03 R. i.e. 30,300 Sq. Mtrs. out of admeasuring area 03 H 8 7R plus Potkharaba area 02 H 78R total admeasuring area 06 H 65 R, lying and situate at Village Moshi Tal. Haveli, Dist. Pune, (Hereinafter referred as the "said property").

1. I AM INSTRUCTED BY **ELLORA BUILDWELL PRIVATE LIMITED** a company incorporated under the provision of Companies Act 2013 bearing CIN No: U70102MH2010PTC200814, having its registered office at "Ellora", Office, Plot No. 8, Sector 11, Opp. Juinagar Railway station, Sanpada, Navi Mumbai through its Director / Authorised Signatory (1) Mr. Kirti Mavji Patel, (DIN No : 00566499) (2) Mr. Amrut Kanji Nisar (DIN No: 01753303) (hereafter referred to as "my Client"), to take search and scrutinize and examine the marketable title and to give report of property mention herein below and issue title certificate in respect of the said property.

2. DESCRIPTION OF THE PROPERTY:-

ALL THAT PIECE AND PARCEL land bearing Survey No. 669 (Old Survey No. 672) area admeasuring 03 H 03R. i.e. 30,300 Sq. Mtrs., out of admeasuring area 03 H 87R plus Potkharaba area 02 H 78R total admeasuring area 6H 65 R, situated at Village **Mosh**, Tal. Haveli, Dist. Pune which is covered within the limits of Pimpri-Chinchwad Corporation and Registration and Sub-registration, Haveli and

Registration District Pune, for sake of brevity hereinafter referred as to "said Property."

3. THE DOCUMENTS PERTIANING TO THE SAID PROPERTY UNDER THE PRESENT TITLE REPORT:

Sr.No.	Description of the Document	Registration Number	Date of Execution/Registration
<u>GAT NO. 669</u>			
a)	Sale Deed	Sr.no.4606/2008 (Haveli No. 14)	Dated. 22/08/2008
b)	Sale Deed	Sr.no. 6452/2010 (Haveli No. 18)	Dated. 02/08/2010
c)	Sale Deed	Sr.no. 8416/2010 (Haveli No. 18)	Dated. 29/09/2010
d)	Sale Deed	Sr.no. 5063/2011 (Haveli No.5)	Dated. 31/05/2011
e)	Sale Deed	Sr.no. 1430/2011 (Haveli No.13)	Dated. 22/02/2011

4. Title Verification & Search Report for 30 years from 1995 to 2024.
5. On perusal of above mentioned document and other relevant document relating to the title of the property under the present title verification, I am opinion that subject to the remark and claims as mention here under the Title of the said property belongs to ELLORA BUILDWELL PRIVATE LIMITED as owner thereof and that they have clear and marketable title and without any encumbrances, except of such encumbrances as detailed mention hereunder.

6. The report is reflecting flow of the title ELLORA BUILDWELL PRIVATE LIMITED is the owner of the said property under the present title verification is enclosed herewith as Annexure.

Enclosed: Annexure

Date:- 22/03/2024



SANCHETI N.R.

Advocate

Sancheti N. R. (Adv.)
Office No. 211, Decision Tower,
Near City Pride Theatre,
Pune-Satara Road, Pune-411027.

FORMAT - A

(Circular No. 28/2021)

To,

MahaRERA

Head Office at Mumbai.

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to land bearing Gat No. 669 (Old Survey No. 672) area admeasuring 03 H 03 R.i.e. 30,300 Sq. Mtrs., out of admeasuring area 03 H 87 R plus Potkharaba area 02 H 78R total admeasuring area 06 H 65 R, which lying and situate at Village Moshi Tal. Haveli, Dist. Pune, (Hereinafter referred as the "said project land").

A. I have investigated the Title of the said project land on request of **ELLORA BUILDWELL PRIVATE LIMITED** a company incorporated under the provision of companies act 2013 bearing CIN No: U70102MH2010PTC200814, having its registered office at "Ellora", Office, Plot No. 8, Sector 11, Opp. Juinagar Railway station, Sanpada, Navi Mumbai through its Director / Authorised Signatory (1) Mr. KirtiMavji Patel, (DIN No : 00566499) (2) Mr. Amrut Kanji Nisar (DIN No: 01753303) (hereafter referred to as "my Client"), and has Provided following documents.

1. **Description of the said project land** - All that piece and parcel of the land bearing Gat No. 669 (Old Survey No. 672) area admeasuring 03 H 03 R.i.e. 30,300 Sq. Mtrs. out of admeasuring area 03 H 87 R plus Potkharaba area 02H 78 R total admeasuring area 06 H 65 R, lying and situate at Village Moshi Tal. Haveli, Dist. Pune, within the the jurisdiction of Sub-Registrar of Assurances Haveli, Pune.
2. **THE DOCUMENTS OF ALLOTMENT OF THE SAID PROJECT LAND**
 - i. Photocopies of Sale Deed No. 4606/2010 dated 22/08/2008.
 - ii. Photocopies of Sale Deed No. 6452/2010 dated 22/08/2010.
 - iii. Photocopies of Sale Deed No. 8416/2010 dated 29/09/2010.
 - iv. Photocopies of Sale Deed No. 5063/2011 dated 31/05/2011.

- v. Photocopies of Sale Deed No. 1430/2011 dated 22/02/2011.
 - vi. Photocopies of Vikas Parwani/Commencement Certificate bearing no. BP/ Moshi/Layout/03/2011, issued by PCMC on dated 07/02/2011, and Vikas Parwani/Commencement Certificate bearing no. BP/ Moshi/ Layout / 28/2012, issued by PCMC on dated 31/08/2012 and revised Vikas Parwani / Commencement vide Certificate bearing no. BP/ Moshi/100/2021, issued by PCMC on dated 31/12/2021.
 - vii. Photocopies of Part Completion certificate bearing no. 241/2020 issued by PCMC on dated 25/08/2020.
3. Copies of 7/12 extracts issued by competent authority for last 30 years and Mutation entries nos. 1353, 344, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 819, 548, 513, 489, 2807, 7524, 7523, 7751, 7522, 8008 and 8009 thereon.
4. Search Report for 30 years from 1995 till 2024.
- B. On perusal of all the above mentioned papers and documents I am of the opinion that the title in respect of the said project land property is Possessed by Owner i.e. Ellora Buildwell Private Limited and that Owner/Promoter are having good, marketable title to develop, construct upon the said project property. Furthermore, there are no encumbrances on the said project property except for the litigation as mentioned in the detailed title opinion.

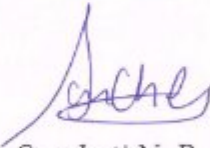
Owner/Developers of the said Project Land -

Ellora Buildwell Private Limited the owner of the land admeasuring 03 H 03 R i.e. 30,300 Sq. Mtrs. bearing **Gat No. 669** (Old Survey No. 672), out of total admeasuring 06 H 65 R, lying and situated at **Moshi, Taluka Haveli, District Pune.**

The report reflecting the flow of the title of Owners i.e. Ellora Buildwell Private Limited on the said project land is enclosed herewith as annexure.

Encl :- Annexure.

Dated :- 22/03/2024



Sancheti N. R.

Advocate

Sancheti N. R. (Adv.)

Office No. 211, Decision Tower,
Near City Public Theatre,
Pune-Satara Road, Pune-411037.

FORMAT - A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID PROJECT LAND.

1. Land admeasuring 03 H 03 R.i.e. 30,300 Sq. Mtrs. bearing Gat No. 669 (Old Survey No. 672), out of total admeasuring 06H 65 R, lying and situated at Moshi, Taluka Haveli, District Pune
2. 7/12 extracts as on date of application.
3. Mutation entries 1353, 344, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 819, 548, 513, 489, 2807, 7524, 7523, 7751, 7522, 8008 and 8009.
4. Search Report for 30 years from 1995 till 2024 taken from Sub-Registrar Haveli, Pune and E-Search Platform.
5. Photocopies of Sale Deed bearing registration S.No. 4606/2008 of Sub Registrar Haveli No.14 Pune, dated 22/08/2008, executed by Smt. Saibai Bajirao and others in favour Mr. Yogesh Mangalsen Bhel.
6. Photocopies of Sale Deed bearing registration S.No. 6452/2010 of Sub Registrar Haveli No. 18 Pune, dated 02/08/2010, executed by Mr. Tukaram Yashwant Aalhat and others in favour Mr. Yogesh Mangalsen Bhel.
7. Photocopies of Sale Deed bearing registration S.No. 8416/2010 of Sub Registrar Haveli No. 18 Pune, dated 29/09/2010, executed by Mr. Tukaram Yashwant Aalhat and others in favour Mr. Yogesh Mangalsen Bhel.
8. Photocopies of Sale Deed bearing registration S.No. 5063/2010 of Sub Registrar Haveli No. 5 Pune, dated 31/05/2011, executed by Mr. Mahendra Tukaram Aalhat and others in favour Mr. Yogesh Mangalsen Bhel.
9. Photocopies of Sale Deed bearing registration S.No. 1430/2011 of Sub Registrar Haveli No. 13 Pune, dated 22/02/2010, executed by Mr. Yogesh Mangalsen Bhel in favour Ellora Buildwell Private Limited.
10. Photocopies of Vikas Parwani/Commencement Certificate bearing no. BP/ Moshi / Layout/03/2011, issued by PCMC on dated 07/02/2011, and Vikas Parwani / Commencement Certificate bearing no. BP/ Moshi/Layout/28/2012, issued by PCMC

on dated 31/08/2012 and revised Vikas Parwani/Commencement vide Certificate bearing no. BP/ Moshi/100/2021, issued by PCMC on dated 31/12/2021.

11. NA order bearing no. PMH/NA/SR/1138/2010 dated 28/01/2011.
12. Part Completion Certificate bearing no. 241/2020 dated 25/08/2020 and Part Completion certificate bearing no. 314/2020 issued by PCMC on dated 08/10/2020.
13. Detail Search and Title Report is annexed with this report.
14. Following pending **Litigation** is as follows -

Sr. No.	Litigation	Brief particulars
1.	R.C.S. no. 216/14 in the court of Civil Judge Junior Division, Pimpri . Mr. Ganesh Tukaram Alhat Vs. Ellora Build well Private Limited and Ors.	The present suit plaintiff has claimed existing west side of suit property portion of Gut No. 117 is in possession of Plaintiff, he has claimed permanent injunction restraining the defendant from the disturbing his possession and no encroachment should be made on suit property by the defendant. In the present case the said owner/respondent has filed written statement/application to dismiss the suit.
2.	R.C.S. no. 241/15 pending in the court of Chief Judicial Magistrate, Pune. Maharashtra Pollution Control Board Vs. Ellora Build well Pvt. Ltd. And others	The present complaint was filed for violation of Section 15 read with section 16 of Environment (Protection) Act, 1986 along with EIA Notification 2006. The Hon'ble Court has Disposed of the Complaint on 23/05/2018 by convicting the accused and ordering them to pay Rs. 60,000/- each or simple imprisonment of 40 days.
4.	R.C.S. no. 80/21 in the court of Civil Judge Senior Division, Pune. Mr. Ganesh Tukaram Alhat Vs. Ellora Builders Private Limited And others	The present suit plaintiff has claimed existing west side of suit property portion of Gut No. 117 is in possession of Plaintiff, he has claimed permanent injunction restraining the defendant from the disturbing his possession and no encroachment should be made on suit property by the defendant. In the present case the said owner/respondent has filed written statement/application to dismiss the suit.

		Furthermore, the Plaintiff had filed an application for temporary injunction below Exhibit 5, thereby praying interim injunction restraining the defendant from causing any obstruction or interference with his possession concerning the suit property. The Hon'ble Court by its Order dated 19/01/2021 has passed an Order of status quo on the suit property until disposition of the application for temporary injunction below Exhibit 5.
5.	C.T.S. Appl.no. 5024/21 in the court of District Superintendent of Land Records, Pune Ellora Buildwell Private Limited Vs. Mr. Ganesh Tukaram Alhat And others	In the present matter the Applicant is seeking cancellation of demarcation plan bearing <i>Attitadhi Mo. Ra. no. 2913/20 of Mr. Sangeeta Ganesh Alhat</i> with regards to property mentioned herein above, wherein the District Superintendent of Land Records, Pune was pleased to dismissed the Appeal on 26/05/2023, while holding that the Deputy Superintendent of Land Record Haveli, Pune had already reject Demarcation Plan on 07/03/2022 on Application of Rohit Arun Alhat.
6.	Civil M.A. No. 679/2023 in the court Hon'ble Civil Court Senior Division Pune, at Pune:- Mr. Ganesh Tukaram Alhat And others Vs. Ellora Buildwell Private Limited	The present Civil Miscellaneous Application is preferred by Mr. Ganesh Tukaram Alhat against Ellora Build well Private Limited and Ors., who in terms of the said Application have alleged that the Opponents are in contempt of the status quo order passed in Spl.C.S. No. 80/2021 as filed by the Applicant herein, wherein the Opponents are constructing something near boundary wall of the Suit Property. It appears that Ellora Build well Private Limited are in possession of Larger land of Gat no. 669, who have been developing its demarcated portion of land since the year 2011, and that the Suit Property is forming part of Different Gat number. The Ellora Build well Private Limited is only carrying out construction activities within its property, as they under statutory as well as well contractual obligations and the Ellora Build well Private Limited have not disturbed the Mr. Ganesh Tukaram Alhat

		possession by any means, which appears from the contention of the Applicant.
7.	Regular Criminal Complaint No. 2513/2022 MPCB v/s. Ellora Buildwell Private Limited., Before Judicial Magistrate First Class Pune AND Cri. Writ Petition (St) No. 17877/2023 Before Hon'ble High Court Of Judicature At Bombay. Ellora Buildwell Private Limited v/s. State Of Maharashtra And Anr.,	The MPCB in RCC No.2513/2022 have moved a Complaint under Sections 15 and 16 of the Environment Protection Act, 1986, wherein the Hon'ble Judicial Magistrate First Class was please to issue Process against the Ellora Buildwell Private Limited therein. Being constrained by the same the Ellora Buildwell Private Limited challenged the order date 19/07/2023 before Hon'ble High Court of Judicature at Bombay bearing CrWP (at) No. 17877/2023, wherein the Hon'ble High Court of Judicature at Bombay vide order dated 18/12/2023 was please to stay the issue process order of Hon'ble Judicial Magistrate First Class.
8.	SR No. 6346/2023 filed in the Court of Deputy Director of Land Record Ellora Buildwell Private Limited Vs. Mr. Ganesh Tukaram Alhat And others	In the present matter the Appellant has challenged order of District Superintendent of Land Records, Pune in Na.Bu/AH Kramak/5585/2022 dated 25/09/2023, wherein the District Superintendent of Land Records was pleased to setaside order of Deputy Superintendent of Land Record Haveli, Pune dated 07/03/2022 on the Application made by Sangeeta Alhat for restoration of <i>Attitadhi Mo. Ra. no. 2913/20</i> wherein the same was allowed.
9.	SR No. 6347/2023 filed in the Court of Deputy Director of Land Record Ellora Buildwell Private Limited Vs. Mr. Ganesh Tukaram Alhat And others	In the present matter the Appellant has filed the appeal to seek declaration to confirm order of District Superintendent of Land Records, Pune in C.T.S. Appl.no. 5024/21 passed on 26/05/2023.

Dated :- 22/03/2024


Sancheti N. R.

Advocate

Sancheti N. R. (Adv.)
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Pune-Satara Road, Pune-411037.

FLOW OF THE TITLE OF THE LAND

I) 7/12 EXTRACT/MUTATION ENTRIES AS ON DATE OF APPLICATION FOR REGISTRATION SAID PROPERTY:-

- 1) It appears that land at Gat No. 669 (Old Gat no. 672) initially belongs to Mr. Babu Kushaba Mahu and 19 other prior to 1942.
- 2) **Mutation Entry No. 1535:** It appears that, Gat No. 669 area admeasuring 6H 65 R belongs to the Babu Kushaba Mahu and 19 other. Accordingly the name of the Babu Kushaba Mahu and 19 other were appearing in the record of 7/12 extract from the year 1942.
- 3) It appears that following names were entered by consulates scheme by government which are 1) Sudham Babu Gaikwad, 2) Shripati DevbhaMahu, 3) Eshwar Santu Mahu, 4) Jayvanti DatuThorat, 5) Shankar Dhondi Mahu, 6) Kisan BhimaMahu, 7) Nivruti Savala Mahu, 8) Laxman Alyhetoo Mahu, 9) Nana Arjun Mahu, 10) Maruti Pandu Mahu, Ramchandra& Nana Shankar Mahu, 12) Madhu Satva Mahu, 13) Janabai Lamba Mahu, 14) Murlidhar Bhagu Gaikwad, 15) Bhagu Bhika Mahu, 16) Pandurang Sonu Gaikwad, 17) Dondiba Dagdu Rokde, 18) Genu Raghu Mahu, 19) Dhaku Hari Mahu, 20) Rangubai Hari Mahu.
- 4) **Mutation Entry No. 344:** It appears that Gat No. 669 (old Gat No. 672) by order of Tahsildar Haveli the said property felled under old tenure condition.
- 5) **Mutation Entry No. 807:** It appears that Nivruti Savala Gaikwad have executed Sale Deed in favour of Mr. Tukaram Yeshwant Allaht, which is registered in the office of sub-registrar Haveli in the office of sub-registrar Haveli No. 1 noted at serial no. 3202/79 dated 2/11/79 in respect of property bearing Sr.No. 672 area admeasuring 7.1 paise. Accordingly, as per the Sale Deed the name of Mr. Tukaram Yeshwant Allhat is recorded in the 7/12 extract.
- 6) **Mutation Entry No. 808:** It appears that 1) Pandurang Sonu Gaikwad 2) Kashinath Sakharam Gaikwadi, 3) Tulsiram Sakharam Gaikwadi, 4) Tukaram Sakharam Gaikwadi, 5) Dagadu Godu Gaikwadi, have executed Sale Deed in favour of Mr. Tukaram Yeshwant Allaht, which is registered in the office of sub-registrar Haveli in the office of sub-registrar Haveli No. 1 noted at serial no.

1891/77 dated 2/11/1977 in respect of property bearing Sr.No. 672 area admeasuring 11 paise Accordingly, as per the Sale Deed the name of Mr. Tukaram Yeshwant Allhat is recorded in the 7/12 extract.

- 7) **Mutation Entry No. 809:** It appears that Shankar Dhondu Gaikwad 2) Ramchandra Vithal Thorat have executed Sale Deed in favour of Mr. Tukaram Yeshwant Allaht, which is registered in the office of sub-registrar Haveli in the office of sub-registrar Haveli No. 1 noted at serial no. 845/80 dated 29/2/1980 in respect of property bearing Sr.No. 672 area admeasuring 10 paise. Accordingly, as per the Sale Deed the name of Mr. Tukaram Yeshwant Allhat is recorded in the 7/12 extract.
- 8) **Mutation Entry No. 810:** It appears that 1) Murlidhar Bhaguji Gaikwad 2) Sadashiv Bhaguji Gaikwadi, 3) Thakubai Bhaguji Gaikwadi, have executed sale deed in favour of Mr. Tukaram Yeshwant Allaht, which is registered in the office of sub-registrar Haveli in the office of sub-registrar Haveli No. 1 noted at serial no. 1299/80 dated 1/4/1980 in respect of property bearing Sr.No. 672 area admeasuring 7 paise. Accordingly, as per the sale deed the name of Mr. Tukaram Yeshwant Allhat is recorded in the 7/12 extract.
- 9) **Mutation Entry No. 811:** It appears that 1) Sudam Babu Gaikwad have executed sale deed in favour of Mr. Tukaram Yeshwant Allaht, which is registered in the office of sub-registrar Haveli in the office of sub-registrar Haveli No. 1 noted at serial no. 4799/80 dated 20/12/1980 in respect of property bearing Sr.No. 672 area admeasuring 3 paise. Accordingly, as per the sale deed the name of Mr. Tukaram Yeshwant Allhat is recorded in the 7/12 extract.
- 10) **Mutation Entry No. 812:** It appears that Late Nana Arjuna Mahu throw his legal heir Keru Nana Gaikwad, Bhagubai Sakharan Ohal, Jankubai Sadashiv Dhole, Sarubai Dhondiram Bhosale, Tarabai Yeshwant Kambale & Laxmant Ihelu Gaikwad have executed Sale Deed in favour of Mr. Tukaram Yeshwant Allaht which is registered in the office of sub-registrar Haveli in the office of sub-registrar Haveli No. 1 noted at serial no. 2769/81 dated 30/7/1981 in respect of property bearing Sr.No. 672 area admeasuring 5½ paise Accordingly, as per the

sale deed the name of Mr. Tukaram Yeshwant Allhat is recorded in the 7/12 extract.

- 11) **Mutation Entry No. 813:** It appears that Late Genu (Dagdu) Raghu Mahu through his legal heir Saraswati Eknath Rokade, Phulabai, Eknath Rokade, Rahul Eknath Rokade have executed Sale Deed in favour of Mr. Tukaram Yeshwant Allaht which is registered in the office of sub-registrar Haveli in the office of sub-registrar Haveli No. 1 noted at serial no. 87/82 dated 5/1/1982 in respect of property bearing Sr.No. 672 area admeasuring 6 paise. Accordingly, as per the sale deed the name of Mr. Tukaram Yeshwant Allhat is recorded in the 7/12 extract.
- 12) **Mutation Entry No. 814:** It appears that Late Janabai/Jayabai Sambha Mahu through her legal heir Rangubai Hari Gaikwad, Ramchandra Shankar Gaikwad, Vaman Shankar Gaikwad, Sakhubai Shankar Gaikwad, Muktabai Kishan Chavan, Nadhu Shiva Gaikwad, Shahubai Ramchanra Kamble, Jayabai Bhaguji Bharathe, Bhagubai Rambhau Dolse, Raswanti Babu Mane have executed Sale Deed in favour of Mr. Tukaram Yeshwant Allaht which is registered in the office of sub-registrar Haveli in the office of sub-registrar Haveli No. 1 noted at serial no. 1976/77 dated 1/12/1977 in respect of property bearing Sr.No. 672 area admeasuring 2.9 paise. Accordingly, as per the sale deed the name of Mr. Tukaram Yeshwant Allhat is recorded in the 7/12 extract.
- 13) **Mutation Entry No. 815:** It appears that Late Dhondiram Dagdu Rokade, Maghdev Dagdu Rokade, Hiranman Dagdu Rokade have executed Sale Deed in favour of Mr. Tukaram Yeshwant Allaht, which is registered in the office of sub-registrar Haveli in the office of sub-registrar Haveli No. 1 noted at serial no. 1977/77 dated 1/12/1977 in respect of property bearing Sr.No. 672 area admeasuring 5 paise. Accordingly, as per the Sale Deed the name of Mr. Tukaram Yeshwant Allhat is recorded in the 7/12 extract.
- 14) **Mutation Entry No. 816:** It appears that Late Maruti Pandu Mahu through his legal heir Eknath Dattu Thorat, Visnhu Ishwar Gaikwad, Maruti Pandurang Gaikwad have executed sale deed in favour of Mr. Tukaram Yeshwant Allaht which is registered in the office of sub-registrar Haveli in the office of sub-

registrar Haveli No. 1 noted at serial no. 1978/77 dated 1/12/1977 in respect of property bearing Sr.No. 672 area admeasuring 1.7.25 paise. Accordingly, as per the Sale Deed the name of Mr. Tukaram Yeshwant Allhat is recorded in the 7/12 extract.

- 15) **Mutation Entry No. 819:** It appears that Kishan Bhima Gaikwad, Mandhar Bhimaji Gaikwad have executed sale deed in favour of Mr. Tukaram Yeshwant Allaht which is registered in the office of sub-registrar Haveli in the office of sub-registrar Haveli No. 1 noted at serial no. 3410/82 dated 8/7/1982 in respect of property bearing Sr.No. 672 area admeasuring 7.5 paise. Accordingly, as per the Sale Deed the name of Mr. Tukaram Yeshwant Allhat is recorded in the 7/12 extract.
- 16) **Mutation Entry No. 548:** It appears that Late Yadu Satva Mahu through his legal heir 1) Yadav Satvaji Gaikwad, 2) Namdev Satvaji Gaikwad, 3) Rambhau Satvaji Gaikwad, 4) Maruti Satvaji Gaikwad, 5) Dashrath Satvaji Gaikwad 6) Bajirao Satvaji Gaikwad, 7) Nana Dashrath Gaikwad, 8) Shankar Dashrath Gaikwad, 9) Chandu Dashrath Gaikwad, 10) Damu Rambhau Gaikwad have also executed sale deed in favour of Smt. Saibai Bajirao Gaikwad, which is registered in the office of sub-registrar Haveli in the office of sub-registrar Haveli No. 1 noted at serial no. 2413 on 30/6/1980 in respect of property bearing Sr. No. 672 area admeasuring 00H 91R accordingly as per the sale deed name of Saibai Bajirao Gaikwad in recorded the 7/12 extract.
- 17) **Mutation Entry No. 513:** It appears that Late Sripati Debaka Gaikwad expired in year 1970 or their about living behind grandson Kailash Sukhdev Gaikwad & Daughter Narangibai Chandra Bharahate, DropadabaiBhikajiKamble, Kalabai BalaramShinde,Tarabai Ragunath Mahadev & Granddaughter Jayashree Shama Ambeand accordingly, their names are recorded in the 7/12 extract.
- 18) **Mutation Entry No. 489:** It appears that late Ieshwar Santu Gaikwad expired dated 22/11/75 living behind Vishnu Ieshwar Gaikwad & daughter Shantabai Tukaram Kamble& brother annada Santu Gaikwad & Brother's Grandson, Kundlik Shravana Gaikwad and accordingly, their recorded in the 7/12 extract.

- 19) **Mutation Entry No. 2803:** It appears that Mutation entry denotes that by order of Tahsildar Haveli no. 107/96 dated 24/1/97 partition took place between Mr. Tukaram Yeshwant Allahat & his sons and the area was divided in the following manner -1) Tukaram Yeshwant Allahat area admeasuring 1 H. 51.5R, 2) Mr. Bajrang Tukaram Allahat area admeasuring 1 H. 51.5 R, 3) Mr. Mahendra Tukaram Allahat area admeasuring 1 H. 51.5 R, 4) Mr. Dharmendra Tukaram Allahat area admeasuring 1 H. 51.5 R. Accordingly, the effect of partition was given in the 7/12 extract.
- 20) It appears from 1) Tukaram Yeshwant Allahat 2) Smt. Sushila Tukaram Allahat, 3) Mr. Bajrang Tukaram Allahat 4) Anuradha Bajrang Allahat through legal gardening Bajrang Tukaram Allahat, Ratna Bajrang Allahat, Mr. Mahendra Tukaram Allahat, Seema Mahendra Allahat, Rushikesh Mahendra Allahat, Mr. Dharmendra Tukaram Allahat, Kaveri Dharmendra Allahat, Govardhan Dharmendra Allahat through his legal guardian Mr. Dharmendra Tukaram Allahat, Rohini Dharmendra Allahat executed Development Agreement & Power of Attorney in favour of 1) Mr. Yogesh Mangalsen Bhel, 2) M/s. Guru Developers through its partner Mr. Abjeet Sarjerao Pause & Prashant Hariram Alg, 3) Mr. Ashok Narayan Bhosale in respect of their share from property bearing Sr.No. 669 area admeasuring 04H 00 R, which is registered in the office of sub-registrar Haveli no. 14 and noted at serial no. 5126/2007 & 5127/2007 on the date 31/7/2007.
- 21) It appears from one document i.e. Declaration Deed executed between 1) Yogesh Mangalsen Bhel, 2) Guru Developer through its Partner Abhijeet Sarjerao Pause & Prashant Hariram Alg, 3) Mr. Ashok Narayan Bhosale that their share in Development Agreement no. 5126/2010 dated 31/7/10 in following Manner :- 1) Guru Developers 25% means area admeasuring 1H 0R, 2) Mr. Ashok Narayan Bhosale 40% mean area admeasuring 1H. 60 R. 3) Mr. Yogesh Mangalsen Bhel 35% means area admeasuring 1H 40R.
- 22) **Mutation Entry No. 7524:** It appears that 1) Tukaram Yeshwant Allahat 2) Smt. Sushila Tukaram Allahat, 3) Mr. Bajrang Tukaram Allahat 4) Anuradha Bajrang Allahat through legal gardening Bajrang Tukaram Allahat, Ratna Bajrang Allahat,

Mr. Mahendra Tukaram Allahat, Seema Mahendra Allahat, Rushikesh Mahendra Allahat, Mr. Dharmendra Tukaram Allahat, Kaveri Dharmendra Allahat, Govardhan Dharmendra Allahat through his legal guardian Dharmendra Tukaram Allahat, Rohini Dharmendra Allahat& Consenting Party, 1) Yogesh Mangalsen Bhel, 2) Guru Developers through partner Abhijeet Sarjerao Pause, Prashant Hariram Alg, 3) Mr. Ashok Narayan Bhosale have executed Sale Deed in favour of Mr.Yogesh Mangalsen Bhel, which registered in the office of Sub-Registrar Haveli No. 18 and noted at serial no. 6452/2010 on 2/8/10 in respect of property bearing Sr.NO. 669 part area admeasuring 01H 00R.Accordingly, as per the sale deed name of Yogesh Mangal Bhel is recorded in the 7/12 extract.

- 23) **Mutation Entry No. 7523:** It appears that 1) Tukaram Yeshwant Allahat 2) Smt. Sushila Tukaram Allahat, 3) Mr. Bajrang Tukaram Allahat 4) Anuradha Bajrang Allahat through legal gardening Bajrang Tukaram Allahat, Ratna Bajrang Allahat, Mr. Mahendra Tukaram Allahat, Seema Mahendra Allahat, Rushikesh Mahendra Allahat, Mr. Dharmendra Tukaram Allahat, Kaveri Dharmendra Allahat, Govardhan Dharmendra Allahat through his legal guardian Dharmendra Tukaram Allahat, Rohini Dharmendra Allahat& Consenting Party, 1) Yogesh Mangalsen Bhel, 2) Guru Developers through partner Abhijeet Sarjerao Pause, Prashant Hariram Alg, 3) Mr. Ashok Narayan Bhosale have also executed Sale Deed in favour of Yogesh Mangalsen Bhel, which is registered in the office of Sub-Registrar Haveli No. 18 and noted at serial no. 8416/2010 on 29/9/10 in respect of property bearing Sr.NO. 669 part area admeasuring 01 H 60R. Accordingly, as per the sale deed name of Yogesh Mangal Bhel is recorded in the 7/12 extract.

- 24) **Mutation Entry No. 7751:** It appears that 1) Tukaram Yeshwant Allahat 2) Smt. Sushila Tukaram Allahat, 3) Mr. Bajrang Tukaram Allahat 4) Anuradha Bajrang Allahat through legal gardening Bajrang Tukaram Allahat, Ratna Bajrang Allahat, Mr. Mahendra Tukaram Allahat, Seema Mahendra Allahat, Rushikesh Mahendra Allahat, Mr. Dharmendra Tukaram Allahat, Kaveri Dharmendra Allahat, Govardhan Dharmendra Allahat through his legal guardian

Dharmendra Tukaram Allahat, Rohini Dharmendra Allahat& Consenting Party, 1) Yogesh Mangalsen Bhel, 2) Guru Developers through partner Abhijeet Sarjerao Pause, Prashant Hariram Alg, 3) Mr. Ashok Narayan Bhosale have also executed Sale Deed in favour of Yogesh Mangalsen Bhel, which is registered in the office of Sub-Registrar Haveli No. 5 and noted at serial no. 1543/2011 on 23/02/2011 in respect of property bearing Sr.NO. 669 part area admeasuring 1H 40R. Accordingly, as per the sale deed name of Yogesh Mangal Bhel is recorded in the 7/12 extract.

- 25) **Mutation Entry No. 7522:** It appears that Saibai Bajirao Gaikwad, Gandera Bajirao Gaikwad, Mast. Kiran Gajendra Gaikwad, Ashutosh Gajendra Gaikwad through legal Guardian Gandera Bajirao Gaikwad,, Suman Gandera Gaikwad, Ravindra Gandera Gaikwad, Vijendra Gandera Gaikwad, Jitendra Gandera Gaikwad, Mahendra Bajirao Gaikwad, Mast. Abhishek Mahendra Gaikwad, Mast. Abhijeet Mahendra Gaikwad through legal Guardian Mahendra Bajirao Gaikwad, Jyoti Mahendra Gaikwad have also executed Sale Deed in favour of Mr. Yogesh Mangalsen Bhel, which is registrar in the office of Sub registrar Haveli No. 14, noted at serial No. 4606/2008 on 22/8/2008 in respect of property bearing Sr.No. 669 part area admeasuring 0H. 33R. Accordingly, as per the sale deed name of Mr. Yogesh Mangalsen Bhel is recorded in the 7/12 extract.
- 26) **Mutation Entry No. 8008:** It appears that Mahendra Tukaram Alhat have also executed Sale Deed in favour of Mr. Yogesh Mangalsen Bhel, which is registered in the office of Sub registrar Haveli No. 5 and noted at serial No. 5062/2011 on 23/5/2011 in respect of property bearing Sr.No. 669 part area admeasuring 0H. 10R. Accordingly, as per the sale deed name of Mr. Yogesh Mangalsen Bhel is recorded in the 7/12.
- 27) **Mutation Entry No. 8009:** It appears that Mr. Yogesh Mangalsen Bhel have executed Sale Deed in favour of Ellora Buildwell Pvt. Ltd. through its director 1) Mr. Bhimji Shivaji Bhanushali& Mr. Chetan Babanrao Derange, which is registered in the office of Sub-registrar Haveli No. 13 noted at serial No. 1430 on 22/2/11 & Power of Attorney noted serial No. 1431 on 17/2/11 in respect of

property bearing Sr.No. 669 part admeasuring 03H 03R accordingly as per Sale Deed the name of Ellora Buildwell Pvt. Ltd. is recorded in the 7/12 extract.

- II) **COMMENCEMENT CERTIFICATE:** The Owner has received commencement certificate vide VikasParwangi/Commencement Certificate bearing no. BP/ Moshi/ Layout/03/2011, issued by PCMC on dated 07/02/2011, and VikasParwangi/ Commencement Certificate bearing no. BP/ Moshi / Layout/ 28/2012, issued by PCMC on dated 31/08/2012 and revised VikasParwangi/ Commencement vide Certificate bearing no. BP/ Moshi/100/2021, issued by PCMC on dated 31/12/2021.
- III) **NA ORDER :** By order bearing no. PMH/NA/SR/1138/2010 dated 28/01/2011 passed by Hon'ble Collector, Pune the said property is now used for non-agriculture purpose.
- IV) **PART COMPLETION:** The Owners has received Part Completion Certificate bearing no. 241/2020 dated 25/08/2020 and Part Completion certificate bearing no. 314/2020 issued by PCMC on dated 08/10/2020
- V) **Litigation:-** Following are the pending Litigation on the said Property -

Sr. No.	Litigation	Brief particulars
1.	R.C.S. no. 216/14 in the court of Civil Judge Junior Division, Pimpri . Mr. Ganesh Tukaram Alhat Vs. Ellora Build well Private Limited and Ors.	The present suit plaintiff has claimed existing west side of suit property portion of Gut No. 117 is in possession of Plaintiff, he has claimed permanent injunction restraining the defendant from the disturbing his possession and no encroachment should be made on suit property by the defendant. In the present case the said owner/respondent has filed written statement/application to dismiss the suit.
2.	R.C.S. no. 241/15 pending in the court of Chief Judicial Magistrate,	The present complaint was filed for violation of Section 15 read with section 16 of Environment

	Pune. Maharashtra Pollution Control Board Vs. Ellora Build well Pvt. Ltd. And others	(Protection) Act, 1986 along with EIA Notification 2006. The Hon'ble Court has Disposed of the Complaint on 23/05/2018 by convicting the accused and ordering them to pay Rs. 60,000/- each or simple imprisonment of 40 days.
4.	R.C.S. no. 80/21 in the court of Civil Judge Senior Division, Pune. Mr. Ganesh Tukaram Alhat Vs. Ellora Builders Private Limited And others	The present suit plaintiff has claimed existing west side of suit property portion of Gut No. 117 is in possession of Plaintiff, he has claimed permanent injunction restraining the defendant from the disturbing his possession and no encroachment should be made on suit property by the defendant. In the present case the said owner/respondent has filed written statement/application to dismiss the suit. Furthermore, the Plaintiff had filed an application for temporary injunction below Exhibit 5, thereby praying interim injunction restraining the defendant from causing any obstruction or interference with his possession concerning the suit property. The Hon'ble Court by its Order dated 19/01/2021 has passed an Order of status quo on the suit property until disposition of the application for temporary injunction below Exhibit 5.
5.	C.T.S. Appl.no. 5024/21 in the court of District Superintendent of Land Records, Pune Ellora Buildwell Private Limited Vs. Mr. Ganesh Tukaram Alhat And others	In the present matter the Applicant is seeking cancellation of demarcation plan bearing <i>Attitadhi Mo. Ra. no. 2913/20</i> of Mr. Sangeeta Ganesh Alhat with regards to property mentioned herein above, wherein the District Superintendent of Land Records, Pune was pleased to dismissed the Appeal on 26/05/2023, while holding that the Deputy Superintendent of Land Record Haveli, Pune had already reject Demarcation Plan on 07/03/2022 on Application of Rohit Arun Alhat.
6.	Civil M.A. No. 679/2023 in the court Hon'ble Civil Court Senior Division Pune, at Pune:-	The present Civil Miscellaneous Application is preferred by Mr. Ganesh Tukaram Alhat against Ellora Build well Private Limited and Ors., who in

	Mr. Ganesh Tukaram Alhat And others Vs. Ellora Buildwell Private Limited	terms of the said Application have alleged that the Opponents are in contempt of the status quo order passed in Spl.C.S. No. 80/2021 as filed by the Applicant herein, wherein the Opponents are constructing something near boundary wall of the Suit Property. It appears that Ellora Build well Private Limited are in possession of Larger land of Gat no. 669, who have been developing its demarcated portion of land since the year 2011, and that the Suit Property is forming part of Different Gat number. The Ellora Build well Private Limited is only carrying out construction activities within its property, as they under statutory as well as well contractual obligations and the Ellora Build well Private Limited have not disturbed the Mr. Ganesh Tukaram Alhat possession by any means, which appears from the contention of the Applicant.
7.	Regular Criminal Complaint No. 2513/2022 MPCB v/s. Ellora Buildwell Private Limited., Before Judicial Magistrate First Class Pune AND Cri. Writ Petition (St) No. 17877/2023 Before Hon'ble High Court Of Judicature At Bombay. Ellora Buildwell Private Limited v/s. State Of Maharashtra And Anr.,	The MPCB in RCC No.2513/2022 have moved a Complaint under Sections 15 and 16 of the Environment Protection Act, 1986, wherein the Hon'ble Judicial Magistrate First Class was please to issue Process against the Ellora Buildwell Private Limited therein. Being constrained by the same the Ellora Buildwell Private Limited challenged the order date 19/07/2023 before Hon'ble High Court of Judicature at Bombay bearing CrWP (at) No. 17877/2023, wherein the Hon'ble High Court of Judicature at Bombay vide order dated 18/12/2023 was please to stay the issue process order of Hon'ble Judicial Magistrate First Class.
8.	SR No. 6346/2023 filed in the Court of Deputy Director of Land Record Ellora Buildwell Private Limited Vs. Mr. Ganesh Tukaram Alhat And	In the present matter the Appellant has challenged order of District Superintendent of Land Records, Pune in Na.Bu/AH Kramak/5585/2022 dated 25/09/2023, wherein the District Superintendent of Land Records was pleased to set aside order of Deputy Superintendent of Land Record Haveli, Pune

	others	dated 07/03/2022 on the Application made by Sangeeta Alhat for restoration of <i>Attitaladhi Mo. Ra. no. 2913/20</i> wherein the same was allowed.
9.	SR No. 6347/2023 filed in the Court of Deputy Director of Land Record Ellora Buildwell Private Limited Vs. Mr. Ganesh Tukaram Alhat And others	In the present matter the Appellant has filed the appeal to seek declaration to confirm order of District Superintendent of Land Records, Pune in C.T.S. Appl.no. 5024/21 passed on 26/05/2023.

- a) I have taken search of revenue record for past 30 years (1993-2024) including Index register and loose sheet for verifying the title of the said property, which is more particularly described hereinabove and have gone through the documents referred above. Furthermore, I have also conducted E-search in respect of the said property for the period 2002 TO 2024 on the website maintained by the department of registration and stamps, Government of Maharashtra, Pune by paying the requisite fees vide GR No. MH016356448202324P dated 28/02/2024. from the aforesaid search Pune and I have not found any remarks in the available records maintained by Department of Property Records.

VI) For the purpose of this Title Report, I have assumed:

- The genuineness of all signatures, authenticity of all documents submitted as certified or photocopies.
- That there have been no amendments or changes to the documents examined.
- The accuracy and completeness of all the factual representations made in the documents.
- Any statements in the documents, authorization or any certificates or confirmations relied upon for issuance of this title certificate is correct and otherwise genuine.
- Boundaries on the basis of the documents provided by the client.

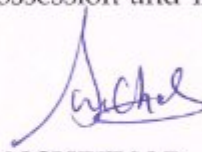
- I have not carried out any searches in any courts and neither has the client procedure any litigation paper and hence, I have presumed that there is no pending litigation, proceedings, enquiry, etc. before any court of law, tribunal, etc. in respect of the said property, except of for the aforementioned litigations.
- A certificate, determination, notification or opinion will not be binding on an Indian Court or any arbitrator or judicial or regulatory body which would have to be independently satisfied, despite any provision in the documents to the contrary.
- This Title Report is an opinion based on the documents perused by me and has been so given at the request of the client to whom it is addressed.

VII) This Title report is addressed to Ellora Buildwell Pvt. Ltd., alone. This Title Report may not be disclosed, furnished; quoted or relied on by any person or entity other than Ellora Buildwell Pvt. Ltd., for any purpose without prior written consent of Ellora Buildwell Pvt. Ltd. It may however, be disclosed or furnished by Ellora Buildwell Pvt. Ltd., as may be required in connection with any transaction or legal process or in relation to an inquiry or demand by any Indian governmental or regulatory authority.

VIII) In no circumstances shall the liability, if any, of the undersigned related to the services provided in connection with the preparation of this Title Report exceed the professional fees paid by Ellora Buildwell Pvt. Ltd., in that behalf. Furthermore, this Title Report does not disclose any opinion on title and/or possession and merely discloses the record available from the year 1993 till date.

Place:- Pune

Date : 22/03/2024.



SANCHETI N.R.

Advocate

Sancheti N. R. (Adv.)
Office No. 211, Decision Tower,
Near City Pride Theatre,
Pune-Satara Road, Pune-411037.

CERTIFICATE

On the basis of inspection of Index Registers, loose sheets, computer search and documents place before me, I can say that there is no mortgage, charge, lien or encumbrances on the said Property,

I further say that during the course of inspection of Index Registers, as aforesaid, I did come across with any entry creating any right, title or interest adverse to that of the present Owner, except as mentioned hereinabove.

Thus considering the above stated facts, subject to the litigations mentioned hereinabove, the right title and interest of present Owner Ellora Buildwell Pvt. Ltd. in the said property i.e. land bearing Gat No. 669 (Old Survey No. 672) area admeasuring 03 H 03 R. i.e. 30, 300 Sq. Mtrs., admeasuring area 03 H 87R plus Potkharaba area 02H 78R total admeasuring area 6H 65 R, lying and situate at Village **Moshi** Tal. Haveli, Dist. Pune and within jurisdiction of Sub Registrar Haveli and within the limits of Pimpri Chinchwad Municipal Corporation is clean, clear and marketable.

Furthermore, the Owners have right to develop the said property at its sole discretion and sell the units to prospective purchasers.

Place:- Pune

Date:- 22/03/2024



SANCHETI N.R.

Advocate

Sancheti N. R. (Adv.)
Office No. 2.1.1, Decision Tower,
Near City Pride Theatre,
Pune-Saluna Road, Pune-411037..



CHALLAN
MTR Form Number-6



GRN	MH016356448202324P	BARCODE			Date	28/02/2024-09:00:53		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID / TAN (If Any)					
Type of Payment Other Items					PAN No.(If Applicable)					
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		Narendra Sancheti			
Location PUNE										
Year 2023-2024 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE				750.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					Amount In	Seven Hundred Fifty Rupees Only				
Total				750.00	Words					
Payment Details SBIEPAY PAYMENT GATEWAY					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	10000502024022800430		3443082279839	
Cheque/DD No.					Bank Date	RBI Date	28/02/2024-09:01:16		Not Verified with RBI	
Name of Bank					Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 452380946

Mobile No. : 7020324868

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 कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.

