

FORMAT "A"
(Circular No. 28/2021)

To,
MahaRERA
Housefin Bhavan,
Plot No. C-21, E- Block,
Bandra Kurla Complex,
Bandra (E), Mumbai- 400 051.

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect to all those pieces and parcels of freehold land or ground bearing Survey Numbers 31/32A/10B/2/10A/2A/13/Plot A admeasuring 20,900 square meters bearing Old Survey Numbers 31/10A/2A, 31/10B/2, 31/13 and 32, lying being and situated at Vadgaon (Budruk), Pune, in the City and Sub-Registration District of Pune ("**Land**"), as set out in the Title Certificate dated 28th July 2023 issued by DSK Legal, along with Supplemental Search and Title Report dated 8th July 2024 issued by Adv. Swapnil Bhalerao ("**Title Reports**").

I have investigated the title of the Land on request of Kalpataru Limited, and the following documents i.e.

1) Description of the Land

All those pieces and parcels of freehold land or ground bearing Survey Numbers 31/32A/10B/2/10A/2A/13/Plot A admeasuring 20,900 sq. mtrs. bearing Old Survey Numbers 31/10A/2A, 31/10B/2, 31/13 and 32, lying being and situated at Vadgaon (Budruk), Pune, in the City and Sub-Registration District of Pune.

- 2) The documents of allotment of said Land** (As mentioned in the Title Reports).
- 3) 7/12 Extract** (As mentioned in the Title Reports)
- 4) Search Report for 30 years from:** 1994 to 2024 (As mentioned in the Title Reports)

On perusal of the documents/title deeds and all other relevant documents relating to the title of the Land, as mentioned in the Title Certificate dated 28th July 2023 issued by DSK Legal, along with Supplemental Search and Title Report dated 8th July 2024 issued by Adv Swapnil Bhalerao annexed hereto as Annexure A (Colly) herein collectively referred to as the 'Title Reports', I am of the opinion that The Indian Hume Pipe Company Limited after deducting area handed over to Pune Municipal Corporation

admeasuring 668 square meters, holds a valid, clear and marketable title to the land admeasuring 20,232 square meters out of the Land without any encumbrance, as owners thereof and Kalpataru Limited holds development rights in respect of the same.

Owner of the Land:

The Indian Hume Pipe Company Limited is the owner of all that piece and parcel of land admeasuring 20,232 square meters out of Survey Numbers 31/32A/10B/2/10A/2A/13/Plot A admeasuring 20,900 square meters bearing Old Survey Numbers 31/10A/2A, 31/10B/2, 31/13 and 32, lying being and situated at Vadgaon (Budruk), Pune, in the City and Sub-Registration District of Pune and Kalpataru Limited holds development rights in respect of the same.

Qualifying comments/ remarks if any- NA.

The report reflecting the flow of the title in the name of The Indian Hume Pipe Company Limited and development rights in the name of Kalpataru Limited pertaining to the aforesaid land is enclosed herewith as Annexure A (Colly).

Encl: Annexure A (Colly)

Date: 10th July 2024



Mr. Swapnil S Bhalerao
Advocate

Date: 1st October 2024

To,
MahaRERA
Housefin Bhavan,
Plot No. C-21, E- Block,
Bandra Kurla Complex,
Bandra (E), Mumbai- 400 051.

LITIGATION REPORT

Subject: Litigation search conducted with respect to all those pieces and parcels of freehold land or ground bearing Survey Numbers 31/32A/10B/2/10A/2A/13/Plot A admeasuring 20,900 square meters bearing Old Survey Numbers 31/10A/2A, 31/10B/2, 31/13 and 32, lying being and situated at Vadgaon (Budruk), Pune, in the City and Sub-Registration District of Pune ("**Land**"), as set out in the Title Certificate dated 28th July 2023 issued by DSK Legal, along with Supplemental Search and Title Report dated 8th July 2024 and Legal Title Report dated 10th July 2024 both issued by Adv. Swapnil Bhalerao ("**Title Reports**").

I have already issued Supplemental Search and Title Report dated 8th July 2024 and Legal Title Report dated 10th July 2024 and this report is supplemental to the same.

I have conducted litigation search pertaining to the Land and have observed, no litigations (NIL litigations) pertaining to the Land.



Mr. Swapnil S Bhalerao
Advocate