

Memo

To	Kalpataru Limited
From	DSK Legal
Date	July 28, 2023
Subject	Memo on title in respect of the properties situate at village Vadgaon (Bk), Taluka Haveli, District Pune (" Properties ").

Pune

Office No. 2,
Ground Floor,
One Modibaug,
Shivaji Nagar,
Pune 411 016
India

Tel 020 6684 7600

Upon your instructions, we have investigated the rights of The Indian Hume Pipe Company Limited ("**Company**"), a company incorporated and registered under the Companies Act, 1913 and deemed to be registered under the Companies Act, 2013 having registered office at 2nd Floor, Construction House, 5, Walchand Hirachand Road, Ballard Estate, Mumbai 400 001, in respect of the Properties more particularly described in this Memo based on the documents provided by the representatives of Kalpataru Limited ("**Kalpataru**") and have to state as follows:

For the purposes of this Memo:

- A. We have perused the title documents as set out in **Annexure "A"** hereto and have relied upon the mutation entries and 7/12 extracts of the captioned Properties. We have not perused the original documents.
- B. We have caused searches to be conducted in respect of the captioned Properties mentioned hereinabove and have relied upon the Search Reports dated August 5, 2022 and July 25, 2023, issued by Kailash M. Thorat, Advocate. He has certified that except the entries recorded hereinbelow, there are no adverse entries found in the searches.
- C. We have issued a Public Notice dated November 23, 2018 in Times of India (English), and in Sakal (Marathi), having circulation in Pune, for inviting objections / claims in respect of the captioned Properties. Pursuant to the issuance of public notice, we have received 2 objection/claims. The details whereof are captured separately, hereinbelow.
- D. The tenure of captioned properties is "Non Agricultural". This aspect needs to be verified, independently.
- E. On perusal of the Zone Certificates dated February 17, 2023, it appears that the captioned properties are situated in "Industrial Zone" and "Commercial Zone". This aspect needs to be verified, independently. The following reservations have also been earmarked on the captioned Properties under the sanctioned Development Plan for Pune:

- (i) 30 meter DP Road;
- (ii) Mandai and Shopping Center;
- (iii) Bus Bay;



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- (iv) Primary School; and
- (v) Telephone Exchange.

- F. We have caused searches to be conducted in respect of the captioned Properties in the Central Registry of Securitization Asset Reconstruction and Security Interest of India ("**CERSAI**") and have relied upon the Search Reports dated July 11, 2022 and June 30, 2023 issued by Simply CERSAI certifying that there are no CERSAI charges reflecting in respect of the captioned Properties.
- G. Since verifying pending litigations in respect of properties becomes difficult due to various reasons including (i) litigations can be filed/instituted in various fora depending upon the relief claimed; and/or (ii) records of litigations maintained by courts and other authorities (judicial or otherwise) are not updated nor maintained descriptively and not easily available/accessible; and/or (iii) there are no registers maintained in respect of matters referred to arbitration, we have not conducted any searches before any court of law or before any other authority (judicial or otherwise) to verify whether the properties are subject matter of any litigation. However, we have caused online searches to be conducted pertaining to litigation filed by / against the Owners of the captioned Properties and have relied upon the Search Report dated July 11, 2022 issued by Cubictree Technology Solution Private Limited and Search Report dated June 23, 2023 issued by Karza Technologies Private Limited, wherein they have certified that there are no pending litigations in respect of the captioned Properties. We have been also been informed by letters dated 19th June 2023 & 20th June 2023, from the Company and Kalpataru respectively that the captioned Properties are not subject matter of any litigation and there are no adverse orders affecting the captioned Properties.
- H. Since our scope of work does not include considering aspects within the domain of an architect and surveyor, we have not carried out any physical inspection of the captioned properties nor have commented on the zoning and development aspects etc., of the captioned properties. This aspect needs to be verified, independently.
- I. We have not conducted any investigation / enquired into the total holdings of the respective owners of the properties to ascertain whether they exceed the holding limit specified under The Maharashtra Agricultural Lands (Ceiling on Holdings) Act, 1961.
- J. We have not conducted any investigation / enquired into the pending direct/indirect tax liability of the current owners (or their predecessors in title) and/or in respect of the captioned properties. This aspect needs to be independently verified by Chartered Accountant or tax consultant.
- K. We have relied upon information in relation to:
- lineage, on the basis of revenue records and information;
 - copies of documents of title as listed in **Annexure "A"**; and

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- copies of 7/12 and other revenue records.

L. We have assumed that:

- the mutation entries provided to us accurately reflect the transactions contained therein and have presumed the correctness of the contents thereof in accordance with Section 157 of the Maharashtra Land Revenue Code, 1966;
- the mutation entries and other revenue records, which are not available do not have any adverse effect on the title of the captioned properties;
- the revenue records provided for our perusal are updated and have not been modified/revised;
- the persons executing the documents have the necessary authority to execute the same;
- all documents/records submitted to us as photocopies conform to the originals and all such originals are authentic and complete;
- the applicable stamp duty and registration charges in respect of the title deeds and documents, including antecedent documents, have been properly paid and there are no arrears and/or demand for payment in respect thereof;
- the applicable property tax, water tax, electricity tax payment etc., have been properly paid and there are no arrears and/or demand for payment in respect thereof;
- all signatures and seals on any documents/records submitted to us are genuine;
- wherever any minors' rights are involved the same have been dealt with by their rights / natural guardian for legal necessity and the same have not been challenged by such minors upon their attaining majority; and
- the legal capacity of all natural persons are as they purport it to be.

Based on the aforesaid, we have to report as under:

FIRST PROPERTY

Re: All that piece of land and parcel of land being property bearing Survey No. 31, Hissa no.1 admeasuring 33 Ares situated, lying and being at Village Vadgaon (Bk), Taluka Haveli, District Pune.



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1. By and under a Sale Deed dated March 14, 1945, registered at Serial No. 568 of 1945, Hausabai Laxman Dangat sold, transferred, conveyed and assigned all his right, title and interest in respect of the property bearing Survey No. 31 Hissa No. 1 admeasuring 34 Gunthas in favour of Gangaram Bhau Dangat for the consideration and on the terms and conditions contained therein.
2. Mutation Entry No. 974 dated July 14, 1957 records that, in accordance with the application of Gangaram Bhau Dangat, the name of Daulat Gangaram Dangat (minor, represented through his mother Laxmibai) came to be recorded in respect of the property bearing Survey No. 31 Hissa No. 1.
3. Mutation Entry No. 1167 dated August 20, 1965, records that, in accordance with the application of Daulat Gangaram Dangat (minor, represented through his mother Laxmibai), name of Waman Keshav Sontakke recorded in other rights column of the subject property came to be deleted as the same is irrelevant.
4. Mutation Entry No. 1168 dated October 28, 1965, records that, Gangaram Bhau Dangat and Daulat Gangaram Dangat (minor, represented through his mother Laxmibai) exchanged their respective properties. Accordingly, the subject property came to be recorded in the name of Gangaram Bhau Dangat.
5. By and under a Indenture of Sale dated May 12, 1969, registered at Serial No. 2297 of 1969, Gangaram Bhau Dangat along with the consenting parties (i) Sudam Gangaram Dangat; (ii) Ghanashyam Gangaram Dangat; (iii) Daulat Gangaram Dangat (minor, represented through his mother and natural guardian Laxmibai Gangaram Dangat); and (iv) Keshav Gangaram Dangat along with the confirming parties (i) Purushottam Govind Bakare; (ii) Prabhakar Govind Bakare; (iii) Narahari Govind Bakare; (iv) Nagaraj Kesuram Oswal; v) Shaligram Govind Bakare sold, transferred, conveyed and assigned all their right, title and interest in respect of the following properties in favour of the Company for the consideration and on the terms and conditions contained therein:

Survey No. and Hissa No.	Area
Survey No. 31, Hissa No. 1	34 Gunthas
Survey No. 31, Hissa No. 2	16 Gunthas
Survey No. 31, Hissa No. 3A	14 Gunthas
Survey No. 31, Hissa No. 3B	7 Gunthas
Survey No. 31, Hissa No. 5B	7 Gunthas
Total	1 Acre 37 Gunthas

Comment:

It records that, based on the Agreement of Sale dated November 18, 1965 registered at Serial No. 2331 of 1965, Purushottam Govind Bakare and others entered into an agreement for sale

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with The Indian Hume Pipe Company Limited. Subsequently, in view of the aforesaid, Gangaram Bhau Dangat and Purushottam Govind Bakare and others, mutually agreed to execute the Sale Deed in favour of The Indian Hume Pipe Company Limited.

It records that, by an order of Assistant Collector dated June 4, 1967, bearing No. WS/II/612/67, the user of the land has been converted to Non-Agricultural with the condition that the land shall be used for industrial purposes.

6. Mutation Entry No. 1412 is illegible.

Comment:

On perusal of the 7/12 extract, it appears that, name of The Indian Hume Pipe Company came to be recorded in respect of the subject property vide aforesaid Mutation Entry.

7. Mutation Entry No. 12015 dated December 30, 2022 records that pursuant to the Order dated December 9, 2022 bearing No. RTS-64/3A/26/2022 passed by the Tehsildar, Haveli the 7/12 extract of the property bearing Survey No. 31 Hissa No. 1 which was earlier discontinued came to be resumed.
8. By and under a Development Agreement dated May 21, 2023 registered at Serial No. 9202 of 2023 the Indian Hume Pipe Company Limited through Rajas R. Doshi granted the development rights in respect of the captioned property in favour of Kalpataru Limited through Parag M. Munot on the terms and conditions contained therein.
9. By and under a Power of Attorney dated May 21, 2023 registered at Serial No. 9203 of 2023 the Indian Hume Pipe Company Limited through Rajas R. Doshi granted various powers in respect of the captioned property in favour of Kalpataru Limited through (i) Parag Mofatraj Munot, (ii) Narendra Lodha, and (iii) Jayant C. Oswal on the terms and conditions contained therein.

Opinion:

Subject to the aforesaid, in our view Indian Hume Pipe Company Limited has clear and marketable title in respect of the subject property and Kalpataru Limited has right and authority to develop the subject property as per the Development Agreement as mentioned hereinabove.

SECOND PROPERTY

- Re: All that piece of land and parcel of land being property bearing Survey no. 31, Hissa No. 2, area admeasuring 16 Ares situated, lying and being at Village Vadgaon (Bk), Taluka Haveli, District Pune.

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1. Mutation Entry No. 1108 dated December 9, 1963, records that, Gangaram Bhau Dangat partitioned the properties owned by him. Accordingly, the subject property came to be recorded in the name of Daulat Gangaram Dangat (minor, represented through his mother Laxmibai).
2. Mutation Entry No. 1168 dated October 28, 1965, records that, Gangaram Bhau Dangat and Daulat Gangaram Dangat (minor, represented through his mother Laxmibai) exchanged their respective properties. Accordingly, the subject property came to be recorded in the name of Gangaram Bhau Dangat.
3. By and under a Indenture of Sale dated May 12, 1969, registered at Serial No. 2297 of 1969, Gangaram Bhau Dangat along with the consenting parties (i) Sudam Gangaram Dangat; (ii) Ghanashyam Gangaram Dangat; (iii) Daulat Gangaram Dangat (minor, represented through his mother and natural guardian Laxmibai Gangaram Dangat); and (iv) Keshav Gangaram Dangat along with the confirming parties (i) Purushottam Govind Bakare; (ii) Prabhakar Govind Bakare; (iii) Narahari Govind Bakare; (iv) Nagaraj Kesuram Oswal; v) Shaligram Govind Bakare sold, transferred, conveyed and assigned all their right, title and interest in respect of the following properties in favour of The Indian Hume Pipe Company Limited for the consideration and on the terms and conditions contained therein.

Survey No. and Hissa No.	Area
Survey No. 31, Hissa No. 1	34 Gunthas
Survey No. 31, Hissa No. 2	16 Gunthas
Survey No. 31, Hissa No. 3A	14 Gunthas
Survey No. 31, Hissa No. 3B	7 Gunthas
Survey No. 31, Hissa No. 5B	7 Gunthas
Total	1 Acre 37 Gunthas

Comment:

It records that, based on the Agreement of Sale dated November 18, 1965 registered at Serial No. 2331 of 1965, Purushottam Govind Bakare and others entered into an agreement for sale with The Indian Hume Pipe Company Limited. Subsequently, in view of the aforesaid, Gangaram Bhau Dangat and Purushottam Govind Bakare and others, mutually agreed to execute the Sale Deed in favour of The Indian Hume Pipe Company Limited.

It records that, by an order of Assistant Collector dated June 4, 1967, bearing No. WS/II/612/67, the user of the land has been converted to Non-Agricultural, with the condition that the land shall be used for industrial purposes.

4. Mutation Entry No. 1412 is illegible.

Comment:

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On perusal of the 7/12 extract, it appears that, name of The Indian Hume Pipe Company came to be recorded in respect of the subject property vide aforesaid Mutation Entry.

5. Mutation Entry No. 12016 dated December 30, 2022 records that pursuant to the Order dated December 9, 2022 bearing No. RTS-64/3A/26/2022 passed by the Tehsildar, Haveli the 7/12 extract of the property bearing Survey No. 31 Hissa No. 2 which was earlier discontinued came to be resumed.
6. By and under a Development Agreement dated May 21, 2023 registered at Serial No. 9202 of 2023 the Indian Hume Pipe Company Limited through Rajas R. Doshi granted the development rights in respect of the captioned property in favour of Kalpataru Limited through Parag M. Munot on the terms and conditions contained therein.
7. By and under a Power of Attorney dated May 21, 2023 registered at Serial No. 9203 of 2023 the Indian Hume Pipe Company Limited through Rajas R. Doshi granted various powers in respect of the captioned property in favour of Kalpataru Limited though (i) Parag Mofatraj Munot, (ii) Narendra Lodha, and (iii) Jayant C. Oswal on the terms and conditions contained therein.

Opinion:

Subject to the aforesaid, in our view Indian Hume Pipe Company Limited has clear and marketable title in respect of the subject property and Kalpataru Limited has right and authority to develop the subject property as per the Development Agreement as mentioned hereinabove.

THIRD PROPERTY

- Re: All that piece of land and parcel of land being property bearing Survey no. 31, Hissa No. 3A, area admeasuring 14 Ares situated, lying and being at Village Vadgaon Budruk, Taluka Haveli, District Pune.
1. Mutation Entry No. 585 dated November 20, 1942, records that, by and under a Sale Deed dated October 13, 1942, Shet Ahmmad Haji Karim Memane sold, transferred, conveyed and assigned all his right, title and interest in respect of the subject property in favour of Anant Pandurang Shinde for the consideration and on the terms and conditions contained therein.
 2. By and under a Sale Deed dated July 15, 1947, registered at Serial No. 1947 of 1947, Anant Pandurang Shinde sold, transferred, conveyed and assigned all his right, title and interest in respect of the subject property admeasuring 14 Gunthas in favour of Gangaram Bhau Dangat for the consideration and on the terms and conditions contained therein. Mutation Entry No. 694 dated October 25, 1947 confirms the same.

Comment:

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The aforesaid Mutation Entry pertains to the subject property. However, the same does not appear on the 7/12 extract of the subject property.

3. Mutation Entry No. 726 dated May 31, 1949, records that, name of Gangaram Bhau Dangat came to be recorded as Protected Tenant in respect of the subject property.

Comment:

The aforesaid Mutation Entry pertains to the subject property. However, the same does not appear on the 7/12 extract of the subject property.

4. Mutation Entry No. 962 dated May 12, 1957 records that, Gangaram Bhau Dangat acquired the subject property. Therefore, his name recorded as Tenant in other rights column of the subject property came to be deleted.
5. Mutation Entry No. 974 dated July 14, 1957 records that, in accordance with the application of Gangaram Bhau Dangat, the name of Daulat Gangaram Dangat (minor, represented through his mother Laxmibai) came to be recorded in respect of the subject property.
6. Mutation Entry No. 1168 dated October 28, 1965, records that, Gangaram Bhau Dangat and Daulat Gangaram Dangat (minor, represented through his mother Laxmibai) exchanged their respective properties. Accordingly, the subject property came to be recorded in the name of Gangaram Bhau Dangat.
7. By and under a Inderiture of Sale dated May 12, 1969, registered at Serial No. 2297 of 1969, Gangaram Bhau Dangat along with the consenting parties (i) Sudam Gangaram Dangat; (ii) Ghanashyam Gangaram Dangat; (iii) Daulat Gangaram Dangat (minor, represented through his mother and natural guardian Laxmibai Gangaram Dangat); and (iv) Keshav Gangaram Dangat along with the confirming parties (i) Purushottam Govind Bakare; (ii) Prabhakar Govind Bakare; (iii) Narahari Govind Bakare; (iv) Nagaraj Kesuram Oswal; v) Shaligram Govind Bakare sold, transferred, conveyed and assigned all their right, title and interest in respect of the following properties in favour of The Indian Hume Pipe Company Limited for the consideration and on the terms and conditions contained therein:

Survey No. and Hissa No.	Area
Survey No. 31, Hissa No. 1	34 Gunthas
Survey No. 31, Hissa No. 2	16 Gunthas
Survey No. 31, Hissa No. 3A	14 Gunthas
Survey No. 31, Hissa No. 3B	7 Gunthas
Survey No. 31, Hissa No. 5B	7 Gunthas
Total	1 Acre 37 Gunthas

Comment:

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It records that, based on the Agreement of Sale dated November 18, 1965 registered at Serial No. 2331 of 1965, Purushottam Govind Bakare and others entered into an agreement for sale with The Indian Hume Pipe Company Limited. Subsequently, in view of the aforesaid, Gangaram Bhau Dangat and Purushottam Govind Bakare and others, mutually agreed to execute the Sale Deed in favour of The Indian Hume Pipe Company Limited.

It records that, by an order of Assistant Collector dated June 4, 1967, bearing No. WS/II/612/67, the user of the land has been converted to Non-Agricultural. It records that, the land is to be used for industrial purposes i.e., for removal of stone and mud, factory of cement pipe etc.

8. Mutation Entry No. 1412 is illegible.

Comment:

On perusal of the 7/12 extract, it appears that, name of The Indian Hume Pipe Company came to be recorded in respect of the subject property vide aforesaid Mutation Entry.

9. Mutation Entry No. 12017 dated December 30, 2022 records that pursuant to the Order dated December 9, 2022 bearing No. RTS-64/3A/26/2022 passed by the Tehsildar, Haveli the 7/12 extract of the property bearing Survey No. 31 Hissa No. 3A which was earlier discontinued came to be resumed.
10. By and under a Development Agreement dated May 21, 2023 registered at Serial No. 9202 of 2023 the Indian Hume Pipe Company Limited through Rajas R. Doshi granted the development rights in respect of the captioned property in favour of Kalpataru Limited through Parag M. Munot on the terms and conditions contained therein.
11. By and under a Power of Attorney dated May 21, 2023 registered at Serial No. 9203 of 2023 the Indian Hume Pipe Company Limited through Rajas R. Doshi granted various powers in respect of the captioned property in favour of Kalpataru Limited through (i) Parag Mofatraj Munot, (ii) Narendra Lodha, and (iii) Jayant C. Oswal on the terms and conditions contained therein.

Opinion:

Subject to the aforesaid, in our view Indian Hume Pipe Company Limited has clear and marketable title in respect of the subject property and Kalpataru Limited has right and authority to develop the subject property as per the Development Agreement as mentioned hereinabove.

FOURTH PROPERTY

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Re: All that piece of land and parcel of land being property bearing Survey No. 31, Hissa No. 3B area admeasuring 14 Ares situated, lying and being at Village Vadgaon Budruk, Taluka Haveli, District Pune.

1. By and under a Sale Deed dated February 19, 1944, registered at Serial No. 217 of 1944, Hari Vitthal Tulpule sold, transferred, conveyed and assigned all his right, title and interest in respect of the subject property in favour of Gangaram Bhau Dangat for the consideration and on the terms and conditions contained therein. Mutation Entry No. 616 dated February 27, 1945 confirms the same.
2. Mutation Entry No. 974 dated July 14, 1957 records that, in accordance with the application of Gangaram Bhau Dangat, the name of Daulat Gangaram Dangat (minor, represented through his mother Laxmibai) came to be recorded in respect of the subject property.
3. Mutation Entry No. 1168 dated October 28, 1965, records that, Gangaram Bhau Dangat and Daulat Gangaram Dangat (minor, represented through his mother Laxmibai) exchanged their respective properties. Accordingly, the subject property came to be recorded in the name of Gangaram Bhau Dangat.
4. By and under a Indenture of Sale dated May 12, 1969, registered at Serial No. 2297 of 1969, Gangaram Bhau Dangat along with the consenting parties (i) Sudam Gangaram Dangat; (ii) Ghanashyam Gangaram Dangat; (iii) Daulat Gangaram Dangat (minor, represented through his mother and natural guardian Laxmibai Gangaram Dangat); and (iv) Keshav Gangaram Dangat along with the confirming parties (i) Purushottam Govind Bakare; (ii) Prabhakar Govind Bakare; (iii) Narahari Govind Bakare; (iv) Nagaraj Kesuram Oswal; v) Shaligram Govind Bakare sold, transferred, conveyed and assigned all their right, title and interest in respect of the following properties in favour of The Indian Hume Pipe Company Limited for the consideration and on the terms and conditions contained therein:

Survey No. and Hissa No.	Area
Survey No. 31, Hissa No. 1	34 Gunthas
Survey No. 31, Hissa No. 2	16 Gunthas
Survey No. 31, Hissa No. 3A	14 Gunthas
Survey No. 31, Hissa No. 3B	7 Gunthas
Survey No. 31, Hissa No. 5B	7 Gunthas
Total	1 Acre 37 Gunthas

It records that, based on the Agreement of Sale dated November 18, 1965 registered at Serial No. 2331 of 1965, Purushottam Govind Bakare and others entered into an agreement for sale with The Indian Hume Pipe Company Limited. Subsequently, in view of the aforesaid, Gangaram Bhau Dangat and Purushottam Govind Bakare and others, mutually agreed to execute the Sale Deed in favour of The Indian Hume Pipe Company Limited.

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It records that, by an order of Assistant Collector dated June 4, 1967, bearing No. WS/II/612/67, the user of the land has been converted to Non-Agricultural. It records that, the land is to be used for industrial purposes i.e., for removal of stone and mud, factory of cement pipe etc.

5. Mutation Entry No. 1412 is illegible.

Comment:

On perusal of the 7/12 extract, it appears that, name of The Indian Hume Pipe Company came to be recorded in respect of the subject property vide aforesaid Mutation Entry.

6. Mutation Entry No. 12018 dated December 30, 2022 records that pursuant to the Order dated December 9, 2022 bearing No. RTS-64/3A/26/2022 passed by the Tehsildar, Haveli the 7/12 extract of the property bearing Survey No. 31 Hissa No. 3B which was earlier discontinued came to be resumed.
7. By and under a Development Agreement dated May 21, 2023 registered at Serial No. 9202 of 2023 the Indian Hume Pipe Company Limited through Rajas R. Doshi granted the development rights in respect of the captioned property in favour of Kalpataru Limited through Parag M. Munot on the terms and conditions contained therein.
8. By and under a Power of Attorney dated May 21, 2023 registered at Serial No. 9203 of 2023 the Indian Hume Pipe Company Limited through Rajas R. Doshi granted various powers in respect of the captioned property in favour of Kalpataru Limited through (i) Parag Mofatraj Munot, (ii) Narendra Lodha, and (iii) Jayant C. Oswal on the terms and conditions contained therein.

Opinion:

Subject to the aforesaid, in our view Indian Hume Pipe Company Limited has clear and marketable title in respect of the subject property and Kalpataru Limited has right and authority to develop the subject property as per the Development Agreement as mentioned hereinabove.

FIFTH PROPERTY

Re: All that piece of land and parcel of Land being property bearing Survey No. 31, Hissa No. 4, area admeasuring 56 Ares situated, lying and being at Village Vadgaon Budruk, Taluka Haveli, District Pune.

1. Mutation Entry No. 486 dated March 21, 1935 records that Shankar Ramshet Uravane died prior to 1 year leaving behind his legal heir and representatives as follows:

Son: Ramchandra Shankar Uravane (represented through administrator Adv J. V. Chaitnya)



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2. Mutation Entry No. 919 dated May 11, 1957, records that, name of Gangaram Bhau Dangat came to be recorded as Tenant in respect of the subject property. It further records that, other Tenant i.e., Tarabai Namdeo Dangat is not in actual possession of the property since past 4 years, therefore her name came to be deleted in respect of the subject property.

3. Mutation Entry No. 1029 dated October 23, 1999, records that, Ramchandra Shankarsheth Uravade died on November 15, 1958, leaving behind his legal heirs and representatives as follows:

Son: Vijay Ramchandra Uravane;
 Daughters: Kusum Ramchandra Uravane;
 Vasanti Ramchandra Uravane; and
 Widow: Sushilabai Ramchandra Uravane.

Vijay, Kusum and Vasanti being minors, were represented through their guardian mother Sushilabai.

4. Mutation Entry No. 1069 dated 1961 records that, in accordance with the certificate issued under section 32M of Tenancy Laws, the name of tenant Gangaram Bhau Dangat came to be recorded in occupants/owners column in respect of the subject property.

Comment:

Pursuant to the aforesaid, the remark in respect of section 43 of Tenancy Laws came to be recorded in respect of the subject property.

5. Mutation Entry No. 1108 dated December 9, 1963, records that, Gangaram Bhau Dangat partitioned the properties owned by him. Accordingly, the subject property came to be recorded in the name of Daulat Gangaram Dangat (minor, represented through his mother Laxmibai).
6. Mutation Entry No. 1168 dated October 28, 1965, records that, Gangaram Bhau Dangat and Daulat Gangaram Dangat (minor, represented through his mother Laxmibai) exchanged their respective properties. Accordingly, the subject property came to be recorded in the name of Gangaram Bhau Dangat.
7. By and under a Indenture of Sale dated May 12, 1969, registered at Serial No. 2294 of 1969, Gangaram Bhau Dangat along with the consent of (i) Sudam Gangaram Dangat; (ii) Ghanashyam Gangaram Dangat; (iii) Daulat Gangaram Dangat (minor, represented through his mother and natural guardian Laxmibai Gangaram Dangat); and (iv) Keshav Gangaram Dangat along with the confirmation of (i) Purushottam Govind Bakare; (ii) Prabhakar Govind Bakare; (iii) Narahari Govind Bakare; (iv) Nagaraj Kesuram Oswal; v) Shaligram Govind Bakare sold, transferred, conveyed and assigned all their right, title and interest in respect of the following

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properties in favour of The Indian Hume Pipe Company Limited for the consideration and on the terms and conditions contained therein:

Survey No. and Hissa No.	Area
Survey No. 31, Hissa No. 4	1 Acre 15 Gunthas
Survey No. 31, Hissa No. 5	2 Acres 37 Gunthas
Total	2 Acre 6 Gunthas out of the total area admeasuring 4 Acre 12 Gunthas

Comment:

It records that, based on the Agreement of Sale dated November 18, 1965 registered at Serial No. 2331 of 1965, Purushottam Govind Bakare and others entered into an agreement for sale with The Indian Hume Pipe Company Limited. Subsequently, in view of the aforesaid, Gangaram Bhau Dangat and Purushottam Govind Bakare and others, mutually agreed to execute the Sale Deed in favour of The Indian Hume Pipe Company Limited.

It records that, by an order of Assistant Collector dated June 4, 1967, bearing No. WS/II/612/67, the user of the land has been converted to Non-Agricultural. It records that, the land is to be used for industrial purposes i.e. for removal of stone and mud, factory of cement pipe etc.

8. By and under a Indenture of Sale dated May 12, 1969, registered at Serial No. 2295 of 1969, Gangaram Bhau Dangat along with the consent of (i) Sudam Gangaram Dangat; (ii) Ghanashyam Gangaram Dangat; (iii) Daulat Gangaram Dangat (minor, represented through his mother and natural guardian Laxmibal Gangaram Dangat); and (iv) Keshav Gangaram Dangat along with the confirmation of (i) Purushottam Govind Bakare; (ii) Prabhakar Govind Bakare; (iii) Narahari Govind Bakare; (iv) Nagaraj Kesuram Oswal; v) Shaligram Govind Bakare sold, transferred, conveyed and assigned all their right, title and interest in respect of the following properties in favour of The Indian Hume Pipe Company Limited for the consideration and on the terms and conditions contained therein:

Survey No. and Hissa No.	Area
Survey No. 31, Hissa No. 4	1 Acre 15 Gunthas
Survey No. 31, Hissa No. 5	2 Acres 37 Gunthas
Total	2 Acre 6 Gunthas out of the total area admeasuring 4 Acre 12 Gunthas

Comment:



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It records that, based on the Agreement of Sale dated November 18, 1965 registered at Serial No. 2331 of 1965, Purushottam Govind Bakare and others entered into an agreement for sale with The Indian Hume Pipe Company Limited. Subsequently, in view of the aforesaid, Gangaram Bhau Dangat and Purushottam Govind Bakare and others, mutually agreed to execute the Sale Deed in favour of The Indian Hume Pipe Company Limited.

It records that, by an order of Assistant Collector dated June 4, 1967, bearing No. WS/II/612/67, the user of the land has been converted to Non-Agricultural. It records that, the land is to be used for industrial purposes i.e., for removal of stone and mud, factory of cement pipe etc.

9. Mutation Entry No. 1297 is illegible.

Comment:

On perusal of the 7/12 extract, it appears that, name of Gangaram Bhau Dangat came to be deleted in respect of the subject property vide aforesaid Mutation Entry.

10. Mutation Entry No. 1409 is illegible.

Comment:

On perusal of the 7/12 extract, it appears that, name of The Indian Hume Pipe Company came to be recorded in respect of the subject property vide aforesaid Mutation Entry.

11. Mutation Entry No. 1410 is illegible.

Comment:

On perusal of the 7/12 extract, it appears that, name of The Indian Hume Pipe Company came to be recorded in respect of the subject property vide aforesaid Mutation Entry.

12. Mutation Entry No. 10025 dated April 1, 2015, records that, pursuant to the payment of 40 times *Nazarana* payment by The Indian Hume Pipe Company Limited, the remark in respect of section 43 of Tenancy Laws came to be deleted from other rights column of the subject property.

13. Mutation Entry No. 12019 dated December 30, 2022 records that pursuant to the Order dated December 9, 2022 bearing No. RTS-64/3A/26/2022 passed by the Tehsildar, Haveli the 7/12 extract of the property bearing Survey No. 31 Hissa No. 4 which was earlier discontinued came to be resumed.

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14. By and under a Development Agreement dated May 21, 2023 registered at Serial No. 9202 of 2023 the Indian Hume Pipe Company Limited through Rajas R. Doshi granted the development rights in respect of the captioned property in favour of Kalpataru Limited through Parag M. Munot on the terms and conditions contained therein.
15. By and under a Power of Attorney dated May 21, 2023 registered at Serial No. 9203 of 2023 the Indian Hume Pipe Company Limited through Rajas R. Doshi granted various powers in respect of the captioned property in favour of Kalpataru Limited through (i) Parag Mofatraj Munot, (ii) Narendra Lodha, and (iii) Jayant C. Oswal on the terms and conditions contained therein.

Opinion:

Subject to the aforesaid, in our view Indian Hume Pipe Company Limited has clear and marketable title in respect of the subject property and Kalpataru Limited has right and authority to develop the subject property as per the Development Agreement as mentioned hereinabove.

SIXTH PROPERTY

Re: All that piece of land and parcel of Land being property bearing Survey No. 31, Hissa No. 5, area admeasuring 1 Hectare 18 Ares situated, lying and being at Village Vadgaon Budruk, Taluka Haveli, District Pune.

1. Mutation Entry No. 780 does not pertain to the subject property.
2. By and under a Sale Deed dated December 8, 1949, registered at Serial No. 1822 of 1949, Jagannath Maharaj Pandit sold, transferred, conveyed and assigned all his right, title and interest in respect of the subject property admeasuring 2 Acres 37 Gunthas in favour of Gangaram *alias* Baban Bhau Dangat for the consideration and on the terms and conditions contained therein.
3. Mutation Entry No. 974 dated July 14, 1957 records that, in accordance with the application of Gangaram Bhau Dangat, the name of Daulat Gangaram Dangat (minor, represented through his mother Laxmibai) came to be recorded in respect of the subject property.
4. Mutation Entry No. 1168 dated October 28, 1965, records that, Gangaram Bhau Dangat and Daulat Gangaram Dangat (minor, represented through his mother Laxmibai) exchanged their respective properties. Accordingly, the subject property came to be recorded in the name of Gangaram Bhau Dangat.
5. By and under a Indenture of Sale dated May 12, 1969, registered at Serial No. 2294 of 1969, Gangaram Bhau Dangat along with the consent of (i) Sudam Gangaram Dangat; (ii) Ghanashyam Gangaram Dangat; (iii) Daulat Gangaram Dangat (minor, represented through his mother and natural guardian Laxmibai Gangaram Dangat); and (iv) Keshav Gangaram Dangat along with the confirmation of (i) Purushottam Govind Bakare; (ii) Prabhakar Govind Bakare; (iii)

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Narahari Govind Bakare; (iv) Nagaraj Kesuram Oswal; v) Shaligram Govind Bakare sold, transferred, conveyed and assigned all their right, title and interest in respect of the following properties in favour of The Indian Hume Pipe Company Limited for the consideration and on the terms and conditions contained therein:

Survey No. and Hissa No.	Area
Survey No. 31, Hissa No. 4	1 Acre 15 Gunthas
Survey No. 31, Hissa No. 5	2 Acres 37 Gunthas
Total	2 Acre 6 Gunthas out of the total area admeasuring 4 Acre 12 Gunthas

Comment:

It records that, based on the Agreement of Sale dated November 18, 1965 registered at Serial No. 2331 of 1965, Purushottam Govind Bakare and others entered into an agreement for sale with The Indian Hume Pipe Company Limited. Subsequently, in view of the aforesaid, Gangaram Bhau Dangat and Purushottam Govind Bakare and others, mutually agreed to execute the Sale Deed in favour of The Indian Hume Pipe Company Limited.

It records that, by an order of Assistant Collector dated June 4, 1967, bearing No. WS/II/612/67, the user of the land has been converted to Non-Agricultural. It records that, the land is to be used for industrial purposes i.e., for removal of stone and mud, factory of cement pipe etc.

6. By and under a Indenture of Sale dated May 12, 1969, registered at Serial No. 2295 of 1969, Gangaram Bhau Dangat along with the consent of (i) Sudam Gangaram Dangat; (ii) Ghanashyam Gangaram Dangat; (iii) Daulat Gangaram Dangat (minor, represented through his mother and natural guardian Laxmibai Gangaram Dangat); and (iv) Keshav Gangaram Dangat along with the confirmation of (i) Purushottam Govind Bakare; (ii) Prabhakar Govind Bakare; (iii) Narahari Govind Bakare; (iv) Nagaraj Kesuram Oswal; v) Shaligram Govind Bakare sold, transferred, conveyed and assigned all their right, title and interest in respect of the following properties in favour of The Indian Hume Pipe Company Limited for the consideration and on the terms and conditions contained therein:

Survey No. and Hissa No.	Area
Survey No. 31, Hissa No. 4	1 Acre 15 Gunthas
Survey No. 31, Hissa No. 5	2 Acres 37 Gunthas
Total	2 Acre 6 Gunthas out of the total area admeasuring 4 Acre 12 Gunthas

Comment:

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Date	July 26, 2023
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It records that, based on the Agreement of Sale dated November 18, 1965 registered at Serial No. 2331 of 1965, Purushottam Govind Bakare and others entered into an agreement for sale with The Indian Hume Pipe Company Limited. Subsequently, in view of the aforesaid, Gangaram Bhau Dangat and Purushottam Govind Bakare and others, mutually agreed to execute the Sale Deed in favour of The Indian Hume Pipe Company Limited.

It records that, by an order of Assistant Collector dated June 4, 1967, bearing No. WS/II/612/67, the user of the land has been converted to Non-Agricultural. It records that, the land is to be used for industrial purposes i.e., for removal of stone and mud, factory of cement pipe etc.

7. Mutation Entry No. 1409 is illegible.

Comment:

On perusal of the 7/12 extract, it appears that, name of The Indian Hume Pipe Company came to be recorded in respect of the subject property vide aforesaid Mutation Entry.

8. Mutation Entry No. 1410 is illegible.

Comment:

On perusal of the 7/12 extract, it appears that, name of The Indian Hume Pipe Company came to be recorded in respect of the subject property vide aforesaid Mutation Entry.

9. Mutation Entry No. 12020 dated December 30, 2022 records that pursuant to the Order dated December 9, 2022 bearing No. RTS-64/3A/26/2022 passed by the Tehsildar, Haveli the 7/12 extract of the property bearing Survey No. 31 Hissa No. 5 which was earlier discontinued came to be resumed.
10. By and under a Development Agreement dated May 21, 2023 registered at Serial No. 9202 of 2023 the Indian Hume Pipe Company Limited through Rajas R. Doshi granted the development rights in respect of the captioned property in favour of Kalpataru Limited through Parag M. Munot on the terms and conditions contained therein.
11. By and under a Power of Attorney dated May 21, 2023 registered at Serial No. 9203 of 2023 the Indian Hume Pipe Company Limited through Rajas R. Doshi granted various powers in respect of the captioned property in favour of Kalpataru Limited through (i) Parag Mofatraj Munot, (ii) Narendra Lodha, and (iii) Jayant C. Oswal on the terms and conditions contained therein.

Opinion:



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Subject to the aforesaid, in our view Indian Hume Pipe Company Limited has clear and marketable title in respect of the subject property and Kalpataru Limited has right and authority to develop the subject property as per the Development Agreement as mentioned hereinabove.

SEVENTH AND EIGHTH PROPERTY

Background:

The property bearing Survey Nos. (i) Survey No. 31, Hissa No. 10, (ii) Survey No. 31, Hissa No. 11, (iii) Survey No. 31, Hissa No. 12, (iv) Survey No. 31, Hissa No. 14, (v) Survey No. 31, Hissa No. 15, (vi) Survey No. 31, Hissa No. 16, and (vii) Survey No. 31, Hissa No. 17 were owned by Gangaram Bhau Dangat. Subsequently, by and under 2 separate Sale Deeds, Gangaram Bhau Dangat sold the aforesaid properties in favour of the Indian Hume Pipe Company Limited. For the purposes of this Memo, we have captured the devolution in respect of the aforesaid properties, separately, in the following manner:

Survey No. 31, Hissa No. 10

Re: All that piece of land and parcel of Land being property bearing Survey No. 31, Hissa No. 10, area admeasuring 36 Ares situated, lying and being at Village Vadgaon Budruk, Taluka Haveli, District Pune.

1. Mutation Entry No. 585 dated November 20, 1942, records that, by and under a Sale Deed dated October 13, 1942, Shet Ahmmad Haji Karim Memane sold, transferred, conveyed and assigned all his right, title and interest in respect of the subject property in favour of Anant Pandurang Shinde for the consideration and on the terms and conditions contained therein.
2. By and under a Sale Deed dated July 15, 1947, registered at Serial No. 1947 of 1947, Anant Pandurang Shinde sold, transferred, conveyed and assigned all his right, title and interest in respect of the subject property admeasuring 36 Gunthas in favour of Gangaram Bhau Dangat for the consideration and on the terms and conditions contained therein. Mutation Entry No. 694 dated October 25, 1947 confirms the same.
3. Mutation Entry No. 726 dated May 31, 1949, records that, name of Gangaram Bhau Dangat came to be recorded as Protected Tenant in respect of the subject property.
4. Mutation Entry No. 926 does not pertain to the subject property.
5. Mutation Entry No. 962 dated May 12, 1957 records that, Gangaram Bhau Dangat acquired the subject property. Therefore, his name recorded as Tenant in other rights column of the subject property came to be deleted.
6. Mutation Entry No. 974 dated July 14, 1957 records that, in accordance with the application of Gangaram Bhau Dangat, the name of Daulat Gangaram Dangat (minor, represented through his mother Laxmibai) came to be recorded in respect of the subject property.

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7. Mutation Entry No. 1168 dated October 28, 1965, records that, Gangaram Bhau Dangat and Daulat Gangaram Dangat (minor, represented through his mother Laxmibai) exchanged their respective properties. Accordingly, the subject property came to be recorded in the name of Gangaram Bhau Dangat.

Comment:

The copy of aforesaid Mutation Entry provided to us is incomplete.

8. Mutation Entry No. 1406 is illegible.
9. Mutation Entry No. 1408 is illegible.
10. Mutation Entry No. 1462 dated August 31, 1973 records that, the remark in respect of Acquisition for Panshet dam came to be recorded in respect of the subject property.
11. The copy of Mutation Entry No. 1594 has not been provided to us.
12. The copy of Mutation Entry No. 1658 provided to us is illegible.

Survey No. 31, Hissa No. 11

Re: All that piece of Land and parcel of Land being property bearing Survey No. 31, Hissa No. 11, area admeasuring 10 Ares situated, lying and being at village Vadgaon Budruk, Taluka Haveli

1. By and under a Sale Deed dated June 10, 1942 registered at Serial No. 1447 of 1942, Anant Pandurang Shinde sold, transferred, conveyed and assigned all his right, title and interest in respect of the subject property admeasuring 10 Gunthas in favour of Gangaram Bhau Dangat for the consideration and on the terms and conditions contained therein. Mutation Entry No. 579 dated September 15, 1942 confirms the same.
2. Mutation Entry No. 974 dated July 14, 1957 records that, in accordance with the application of Gangaram Bhau Dangat, the name of Daulat Gangaram Dangat (minor, represented through his mother Laxmibai) came to be recorded in respect of the subject property.
3. Mutation Entry No. 1168 dated October 28, 1965, records that, Gangaram Bhau Dangat and Daulat Gangaram Dangat (minor, represented through his mother Laxmibai) exchanged their respective properties. Accordingly, the subject property came to be recorded in the name of Gangaram Bhau Dangat.

Comment:



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The copy of aforesaid Mutation Entry provided to us is incomplete.

Survey No. 31, Hissa No. 12

Re: All that piece of Land and parcel of Land being property bearing Survey No. 31, Hissa No. 12, area admeasuring 11 Ares, situated, lying and being at Village Vadgaon Budruk, Taluka Haveli, District Pune.

1. Mutation Entry No. 461 dated May 3, 1934 records the deletion of the mutation entry which does not pertain to the captioned property.
2. By and under a Sale Deed dated February 19, 1944, registered at Serial No. 217 of 1944, Hari Vitthal Tulpule sold, transferred, conveyed and assigned all his right, title and interest in respect of the subject property in favour of Gangaram Bhau Dangat for the consideration and on the terms and conditions contained therein. Mutation Entry No. 616 dated February 27, 1945 confirms the same.
3. Mutation Entry No. 974 dated July 14, 1957 records that, in accordance with the application of Gangaram Bhau Dangat, the name of Daulat Gangaram Dangat (minor, represented through his mother Laxmibai) came to be recorded in respect of the subject property.
4. Mutation Entry No. 1168 dated October 28, 1965, records that, Gangaram Bhau Dangat and Daulat Gangaram Dangat (minor, represented through his mother Laxmibai) exchanged their respective properties. Accordingly, the subject property came to be recorded in the name of Gangaram Bhau Dangat.

Survey No. 31, Hissa No. 14

Re: All that piece of Land and parcel of Land being property bearing Survey No. 31, Hissa No. 14, area admeasuring 10 Ares, situated, lying and being and being at Village Vadgaon Budruk, Taluka Haveli, District Pune.

1. Mutation Entry No. 416 does not pertain to the subject property.
2. Mutation Entry No. 526 dated March 17, 1938, records that, Tukaram Mhatar died on November 14, 1937, leaving behind his grandson Baban *alias* Radhakrushna Ganpat Kudale as his only legal heir and representative.
3. By and under a Sale Deed dated December 15, 1955 registered at Serial No. 1792 of 1955, Baban *alias* Radhakrushna Ganpat Kudale sold, transferred, conveyed and assigned all their right, title and interest in respect of the subject property admeasuring 10 Gunthas in favour of Gangaram Bhau Dangat for the consideration and on the terms and conditions contained therein. Mutation Entry No. 887 dated January 25, 1956 confirms the same.

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4. Mutation Entry No. 974 dated July 14, 1957 records that, in accordance with the application of Gangaram Bhau Dangat, the name of Daulat Gangaram Dangat (minor, represented through his mother Laxmibai) came to be recorded in respect of the subject property.
5. Mutation Entry No. 1168 dated October 28, 1965, records that, Gangaram Bhau Dangat and Daulat Gangaram Dangat (minor, represented through his mother Laxmibai) exchanged their respective properties. Accordingly, the subject property came to be recorded in the name of Gangaram Bhau Dangat.

Survey No. 31, Hissa no. 15

Re : All that piece of Land and parcel of Land being property bearing Survey No. 31, Hissa No. 15, area admeasuring 15 Ares, situated, lying and being at Village Vadgaon Budruk, Taluka Haveli, District Pune.

1. Mutation Entry No. 790 does not pertain to the subject property.
2. By and under a Sale Deed dated February 22, 1944, registered at Serial No. 218 of 1944, Kisandas Mohandas Gujrathi sold, transferred, conveyed and assigned all his right, title and interest in respect of the subject property admeasuring 15 Gunthas in favour of Gangaram *alias* Baban Bhau Dangat for the consideration and on the terms and conditions contained therein. Mutation Entry No. 617 dated June 27, 1944 confirms the same.
3. Mutation Entry No. 974 dated July 14, 1957 records that, in accordance with the application of Gangaram Bhau Dangat, the name of Daulat Gangaram Dangat (minor, represented through his mother Laxmibai) came to be recorded in respect of the subject property.
4. Mutation Entry No. 1168 dated October 28, 1965, records that, Gangaram Bhau Dangat and Daulat Gangaram Dangat (minor, represented through his mother Laxmibai) exchanged their respective properties. Accordingly, the subject property came to be recorded in the name of Gangaram Bhau Dangat.

Survey No. 31, Hissa No. 16

Re: All that piece of Land and parcel of Land being property bearing Survey No. 31, Hissa No. 16, area admeasuring 1 Hectares 2 Ares, situated, lying and being at Village Vadgaon Budruk, Taluka Haveli, District Pune.

1. By and under a Sale Deed dated December 8, 1949, registered at Serial No. 1822 of 1949, Jagannath Maharaj Pandit sold, transferred, conveyed and assigned all his right, title and interest in respect of the subject property in favour of Gangaram *alias* Baban Bhau Dangat for the consideration and on the terms and conditions contained therein. Mutation Entry No. 790 dated March 15, 1950 confirms the same.

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2. Mutation Entry No. 974 dated July 14, 1957 records that, in accordance with the application of Gangaram Bhau Dangat, the name of Daulat Gangaram Dangat (minor, represented through his mother Laxmibai) came to be recorded in respect of the subject property.
3. Mutation Entry No. 1168 dated October 28, 1965, records that, Gangaram Bhau Dangat and Daulat Gangaram Dangat (minor, represented through his mother Laxmibai) exchanged their respective properties. Accordingly, the subject property came to be recorded in the name of Gangaram Bhau Dangat.

Survey No. 31, Hissa No. 17

Re: All that piece of Land and parcel of Land being property bearing Survey No. 31, Hissa No. 17, area admeasuring 23 Ares situated, lying and being at Village Vadgaon Budruk, Taluka Haveli.

1. By and under a Sale Deed dated June 10, 1942 registered at Serial No. 1447 of 1942, Anant Pandurang Shinde sold, transferred, conveyed and assigned all his right, title and interest in respect of the subject property admeasuring 23 Gunthas in favour of Gangaram Bhau Dangat for the consideration and on the terms and conditions contained therein. Mutation Entry No. 579 dated September 15, 1942 confirms the same.
2. Mutation Entry No. 974 dated July 14, 1957 records that, in accordance with the application of Gangaram Bhau Dangat, the name of Daulat Gangaram Dangat (minor, represented through his mother Laxmibai) came to be recorded in respect of the subject property.
3. Mutation Entry No. 1168 dated October 28, 1965, records that, Gangaram Bhau Dangat and Daulat Gangaram Dangat (minor, represented through his mother Laxmibai) exchanged their respective properties. Accordingly, the subject property came to be recorded in the name of Gangaram Bhau Dangat.

Comment:

The copy of aforesaid Mutation Entry provided to us is incomplete.

Comment:

In view of the aforesaid, Gangaram Bhau Dangat became entitled in respect of the property bearing Survey Nos. (i) Survey No. 31, Hissa No. 10, (ii) Survey No. 31, Hissa No. 11, (iii) Survey No. 31, Hissa No. 12, (iv) Survey No. 31, Hissa No. 14, (v) Survey No. 31, Hissa No. 15, (vi) Survey No. 31, Hissa No. 16, and (vii) Survey No. 31, Hissa No. 17. By and under 2 separate Sale Deeds, Gangaram Bhau Dangat sold the portion of the aforesaid properties (retaining 1 Acre) in favour of the Indian Hume Pipe Company, as recorded hereinbelow:

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1. By and under an Indenture of Sale dated May 12, 1969, registered at Serial No. 2291 of 1969, Gangaram Bhau Dangat alongwith the consent of (i) Sudam Gangaram Dangat; (ii) Ghanashyam Gangaram Dangat; (iii) Daulat Gangaram Dangat (minor, represented through his mother and natural guardian Laxmibai Gangaram Dangat); and (iv) Keshav Gangaram Dangat alongwith the confirming parties (i) Purushottam Govind Bakare; (ii) Prabhakar Govind Bakare; (iii) Narahari Govind Bakare; (iv) Nagaraj Kesuram Oswal; v) Shaligram Govind Bakare sold, transferred, conveyed and assigned all their right, title and interest in respect of the following properties in favour of The Indian Hume Pipe Company Limited for the consideration and on the terms and conditions contained therein:

Survey No.	Area
Survey No. 31 Hissa No. 10	36 Ares
Survey No. 31 Hissa No. 11	10 Ares
Survey No. 31 Hissa No. 12	11 Ares
Survey No. 31 Hissa No. 14	10 Ares
Survey No. 31 Hissa No. 15	15 Ares
Survey No. 31 Hissa No. 16	1 Hectare 2 Ares
Survey No. 31 Hissa No. 17	23 Ares
Total	83 Ares out of the total area admeasuring 2 Hectares 7 Ares

Comment:

It records that, based on the Agreement of Sale dated November 18, 1965 registered at Serial No. 2331 of 1965, Purushottam Govind Bakare and others entered into an agreement for sale with The Indian Hume Pipe Company Limited. Subsequently, in view of the aforesaid, Gangaram Bhau Dangat and Purushottam Govind Bakare and others, mutually agreed to execute the Sale Deed in favour of The Indian Hume Pipe Company Limited.

It records that, by an order of Assistant Collector dated June 4, 1967, bearing No. WS/II/612/67, the user of the land has been converted to Non-Agricultural. It records that, the land is to be used for industrial purposes i.e., for removal of stone and mud, factory of cement pipe etc.

2. By and under an Indenture of Sale dated May 12, 1969, registered at Serial No. 2292 of 1969, Gangaram Bhau Dangat alongwith the consent of (i) Sudam Gangaram Dangat; (ii) Ghanashyam Gangaram Dangat; (iii) Daulat Gangaram Dangat (minor, represented through his mother and natural guardian Laxmibai Gangaram Dangat); and (iv) Keshav Gangaram Dangat alongwith the confirmation of (i) Purushottam Govind Bakare; (ii) Prabhakar Govind Bakare; (iii) Narahari Govind Bakare; (iv) Nagaraj Kesuram Oswal; v) Shaligram Govind Bakare sold, transferred, conveyed and assigned all their right, title and interest in respect of the property bearing (i) Survey No. 31 Hissa No. 10; (ii) Survey No. 31 Hissa No. 11; (iii) Survey No. 31 Hissa No. 12; (iv) Survey No. 31 Hissa No. 14; (v) Survey No. 31 Hissa No. 15; (vi) Survey No. 31 Hissa No.

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16; and (vii) Survey No. 31 Hissa No. 17 collectively admeasuring 2 Acres 3 Gunthas out of the total admeasuring 5 Acres 6 Gunthas in favour of The Indian Hume Pipe Company Limited for the consideration and on the terms and conditions contained therein.

Survey No.	Area
Survey No. 31 Hissa No. 10	36 Ares
Survey No. 31 Hissa No. 11	10 Ares
Survey No. 31 Hissa No. 12	11 Ares
Survey No. 31 Hissa No. 14	10 Ares
Survey No. 31 Hissa No. 15	15 Ares
Survey No. 31 Hissa No. 16	1 Hectare 2 Ares
Survey No. 31 Hissa No. 17	23 Ares
Total	83 Ares out of the total area admeasuring 2 Hectares 7 Ares

Comment:

It records that, based on the Agreement of Sale dated November 18, 1965 registered at Serial No. 2331 of 1965, Purushottam Govind Bakare and others entered into an agreement for sale with The Indian Hume Pipe Company Limited. Subsequently, in view of the aforesaid, Gangaram Bhau Dangat and Purushottam Govind Bakare and others, mutually agreed to execute the Sale Deed in favour of The Indian Hume Pipe Company Limited.

It records that, by an order of Assistant Collector dated June 4, 1967, bearing No. WS/II/612/67, the user of the land has been converted to Non-Agricultural. It records that, the land is to be used for industrial purposes i.e., for removal of stone and mud, factory of cement pipe etc.

Comment:

In view of the aforesaid, The Indian Hume Pipe Company Limited became entitled in respect of the aforesaid properties. On perusal of the 7/12 extract in respect of the year 1972, it appears that, the aforesaid (i) Survey No. 31, Hissa No. 10, (ii) Survey No. 31, Hissa No. 11, (iii) Survey No. 31, Hissa No. 12, (iv) Survey No. 31, Hissa No. 14, (v) Survey No. 31, Hissa No. 15, (vi) Survey No. 31, Hissa No. 16, and (vii) Survey No. 31, Hissa No. 17 came to be amalgamated and amalgamated 7/12 extract in respect of Survey No. 31, Hissa No. 10+11+12+14-17 came to be prepared. Subsequently the said property came to be subdivided. The devolution of the same is recorded hereinbelow:

SEVENTH PROPERTY - Survey No. 31, Hissa No. 10+11+12+14-17/1/2

Re: All that piece of land and parcel of Land being property bearing Survey No. 31, Hissa No. 10A/2 (old Survey No. 31, Hissa No. 10+11+12+14-17/1/2), area admeasuring 80.81 Ares out of the

To	Kalpataru Limited
Date	July 28, 2023
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total area admeasuring 84 Ares situated, lying and being at Village Vadgaon Budruk, Taluka Haveli.

1. The copy of Mutation Entry No. 1408 provided to us is illegible.

Comment:

On perusal of the 7/12 extract, it appears that, name of The Indian Hume Pipe Company came to be recorded in respect of the subject property vide aforesaid Mutation Entry.

2. Mutation Entry No. 10230 dated November 10, 2015, records that, the revenue records of the subject property came to be amended so as to make them computer compliant. Accordingly, Survey No. 31, Hissa No. 10+11+12+14-17/1/2 came to be recorded as Survey 31 Hissa No. 10A/2.
3. By and under a Road Surrender Agreement dated January 31, 2018, registered at Serial No. 1570 of 2018, The Indian Hume Pipe Company Limited handed over an area admeasuring 2941.89 square meters out of the properties bearing (i) Survey No. 32 (Part) admeasuring 2622.49 square meters and (ii) Survey No. 31 Hissa No. 10A/2 admeasuring 319.40 square meters, to Pune Municipal Corporation for the proposed 36 meters D. P. road on the terms and conditions contained therein.
4. Mutation Entry No. 12021 dated December 30, 2022 records that pursuant to the Order dated December 9, 2022 bearing No. RTS-64/3A/26/2022 passed by the Tehsildar, Haveli the 7/12 extract of the property bearing Survey No. 31 Hissa No. 10A/2A which was earlier discontinued came to be resumed.
5. By and under a Development Agreement dated May 21, 2023 registered at Serial No. 9202 of 2023 the Indian Hume Pipe Company Limited through Rajas R. Doshi granted the development rights in respect of the captioned property in favour of Kalpataru Limited through Parag M. Munot on the terms and conditions contained therein.
6. By and under a Power of Attorney dated May 21, 2023 registered at Serial No. 9203 of 2023 the Indian Hume Pipe Company Limited through Rajas R. Doshi granted various powers in respect of the captioned property in favour of Kalpataru Limited though (i) Parag Mofatraj Munot, (ii) Narendra Lodha, and (iii) Jayant C. Oswal on the terms and conditions contained therein.

Opinion:

Subject to the aforesaid, in our view Indian Hume Pipe Company Limited has clear and marketable title in respect of the subject property. Please complete this and Kalpataru Limited has right and authority to develop the subject property as per the Development Agreement as mentioned hereinabove.

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EIGHTH PROPERTY - Survey No. 31, Hissa No. 10-12+14-17/2

Re: All that piece of land and parcel of Land being property bearing Survey No. 31, Hissa No. 10B/2 (old Survey No. 31, Hissa No. 10-12+14-17/2), area admeasuring 84 Ares situated, lying and being at Village Vadgaon Budruk, Taluka Haveli.

1. The copy of Mutation Entry No. 1406 provided to us is illegible.

Comment:

On perusal of the 7/12 extract, it appears that, name of The Indian Hume Pipe Company came to be recorded in respect of the subject property vide aforesaid Mutation Entry.

2. Mutation Entry No. 10230 dated November 10, 2015, records that, the revenue records of the subject property came to be amended so as to make them computer compliant. Accordingly, Survey No. 31, Hissa No. 10+11+12+14-17/1/2 came to be recorded as Survey 31 Hissa No. 10B/2.
3. Mutation Entry No. 12022 dated December 30, 2022 records that pursuant to the Order dated December 9, 2022 bearing No. RTS-64/3A/26/2022 passed by the Tehsildar, Haveli the 7/12 extract of the property bearing Survey No. 31 Hissa No. 10B/2 which was earlier discontinued came to be resumed.
4. By and under a Development Agreement dated May 21, 2023 registered at Serial No. 9202 of 2023 the Indian Hume Pipe Company Limited through Rajas R. Doshi granted the development rights in respect of the captioned property in favour of Kalpataru Limited through Parag M. Munot on the terms and conditions contained therein.
5. By and under a Power of Attorney dated May 21, 2023 registered at Serial No. 9203 of 2023 the Indian Hume Pipe Company Limited through Rajas R. Doshi granted various powers in respect of the captioned property in favour of Kalpataru Limited through (i) Parag Mofatraj Munot, (ii) Narendra Lodha, and (iii) Jayant C. Oswal on the terms and conditions contained therein.

Opinion:

Subject to the aforesaid, in our view Indian Hume Pipe Company Limited has clear and marketable title in respect of the subject property and Kalpataru Limited has right and authority to develop the subject property as per the Development Agreement as mentioned hereinabove.

NINTH PROPERTY



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Re: All that piece of land and parcel of Land being property bearing Survey No. 32, area admeasuring 1 Hectares 71.78 Ares out of the total area admeasuring 1 Hectare 98 Ares (including 2 Ares *potkharab*) situated, lying and being at Village Vadgaon Budruk, Taluka Haveli, District Pune.

1. We have not been provided with copy of Mutation Entry No. 255.
2. Mutation Entry No. 1029 dated October 23, 1999, records that, Ramchandra Shankarsheth Uravade died on November 15, 1958, leaving behind his legal heirs and representatives as follows:

Son: Vijay Ramchandra Uravane;
 Daughters: Kusum Ramchandra Uravane;
 Vasanti Ramchandra Uravane; and
 Widow: Sushilabai Ramchandra Uravane.

Vijay, Kusum and Vasanti being minors, represented through their guardian mother Sushilabai.

3. Mutation Entry No. 1069 dated 1961 records that, in accordance with the certificate issued under section 32M of Tenancy Laws, the name of tenant Gangaram Bhau Dangat came to be recorded in occupants/owners column in respect of the subject property.

Comment:

Pursuant to the aforesaid, the remark in respect of section 43 of Tenancy Laws came to be recorded in respect of the subject property.

4. Mutation Entry No. 1108 dated December 9, 1963, records that, Gangaram Bhau Dangat partitioned the properties owned by him. Accordingly, the subject property came to be recorded in the name of Daulat Gangaram Dangat (minor, represented through his mother Laxmibai).
5. Mutation Entry No. 1168 dated October 28, 1965, records that, Gangaram Bhau Dangat and Daulat Gangaram Dangat (minor, represented through his mother Laxmibai) exchanged their respective properties. Accordingly, the subject property came to be recorded in the name of Gangaram Bhau Dangat.

Comment:

The copy of aforesaid Mutation Entry provided to us is incomplete.

6. Mutation Entry No. 1297 dated November 1, 1969 records that, pursuant to the issuance of 32M certificate, name of the owner recorded in other rights column came to be deleted.

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7. By and under an Indenture of Sale dated May 12, 1969, registered at Serial No. 2293 of 1969, Gangaram Bhau Dangat alongwith the consent of (i) Sudam Gangaram Dangat; (ii) Ghanashyam Gangaram Dangat; (iii) Daulat Gangaram Dangat (minor, represented through his mother and natural guardian Laxmibai Gangaram Dangat); and (iv) Keshav Gangaram Dangat alongwith the confirmation of (i) Purushottam Govind Bakare; (ii) Prabhakar Govind Bakare; (iii) Narahari Govind Bakare; (iv) Nagaraj Kesuram Oswal; v) Shaligram Govind Bakare sold, transferred, conveyed and assigned all their right, title and interest in respect of the property bearing Survey No. 32 admeasuring 2 Acres 18 Gunthas out of the total property admeasuring 4 Acres 36 Gunthas in favour of The Indian Hume Pipe Company Limited for the consideration and on the terms and conditions contained therein.

Comment:

It records that, based on the Agreement of Sale dated November 18, 1965 registered at Serial No. 2331 of 1965, Purushottam Govind Bakare and others entered into an agreement for sale with The Indian Hume Pipe Company Limited. Subsequently, in view of the aforesaid, Gangaram Bhau Dangat and Purushottam Govind Bakare and others, mutually agreed to execute the Sale Deed in favour of The Indian Hume Pipe Company Limited.

It records that, by an order of Assistant Collector dated June 4, 1967, bearing No. WS/II/612/67, the user of the land has been converted to Non-Agricultural. It records that, the land is to be used for industrial purposes i.e., for removal of stone and mud, factory of cement pipe etc.

8. By and under a Indenture of Sale dated May 12, 1969, registered at Serial No. 2296 of 1969, Gangaram Bhau Dangat alongwith the consent of (i) Sudam Gangaram Dangat; (ii) Ghanashyam Gangaram Dangat; (iii) Daulat Gangaram Dangat (minor, represented through his mother and natural guardian Laxmibai Gangaram Dangat); and (iv) Keshav Gangaram Dangat alongwith the confirmation of (i) Purushottam Govind Bakare; (ii) Prabhakar Govind Bakare; (iii) Narahari Govind Bakare; (iv) Nagaraj Kesuram Oswal; v) Shaligram Govind Bakare sold, transferred, conveyed and assigned all their right, title and interest in respect of the property bearing Survey No. 32 admeasuring 2 Acres 18 Gunthas out of the total area admeasuring 4 Acres 36 Gunthas in favour of The Indian Hume Pipe Company Limited for the consideration and on the terms and conditions contained therein.

Comment:

It records that, based on the Agreement of Sale dated November 18, 1965 registered at Serial No. 2331 of 1965, Purushottam Govind Bakare and others entered into an agreement for sale with The Indian Hume Pipe Company Limited. Subsequently, in view of the aforesaid, Gangaram Bhau Dangat and Purushottam Govind Bakare and others, mutually agreed to execute the Sale Deed in favour of The Indian Hume Pipe Company Limited.

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It records that, by an order of Assistant Collector dated June 4, 1967, bearing No. WS/II/612/67, the user of the land has been converted to Non-Agricultural. It records that, the land is to be used for industrial purposes i.e., for removal of stone and mud, factory of cement pipe etc.

9. The copy of the Mutation Entry no. 1407 provided to us is illegible.
10. The copy of the Mutation Entry No. 1411 provided to us is illegible.
11. Mutation Entry No. 1462 dated August 31, 1973 records that, the remark in respect of Acquisition for Parishet dam came to be recorded in respect of the subject property.
12. The copy of the Mutation Entry No. 1658 provided to us is illegible.
13. Mutation Entry No. 10024 dated April 1, 2015, records that, pursuant to the payment of 40 times *Nazarana* payment by The Indian Hume Pipe Company Limited, the remark in respect of section 43 of Tenancy Laws came to be deleted from other rights column of the subject property.
14. By and under a Road Surrender Agreement dated January 31, 2018, registered at Serial No. 1570 of 2018, The Indian Hume Pipe Company Limited handed over an area admeasuring 2941.89 square meters out of the properties bearing (i) Survey No. 32 (Part) admeasuring 2622.49 square meters and (ii) Survey No. 31 Hissa No. 10A/2 admeasuring 319.40 square meters, to Pune Municipal Corporation for the proposed 36 meters D. P. road on the terms and conditions contained therein.
15. By and under a Right of Way Agreement dated July 1, 2021 registered at Serial No. 8397 of 2021, the Company granted right of way in respect of an area admeasuring 589.32 square meters out of the captioned property in favour of (i) Nilima Vilas Barate, (ii) Dilip Dnyanoba Barate, (iii) Vitthal Dnyanoba Barate, (iv) Rahul Narayan Mankar, (v) Sandhya Sagar Khatpe, (vi) Vidya Mahesh Khamkar alias Manisha Sadanand Khamkar, (vii) Swati Satish Deshmukh, (viii) Shankuntala Narayan Mankar, (ix) Janardan Murlidhar Khade, (x) Deepak Narayan Jori, (xi) Nalini Balasaheb Khade, (xii) Yogita Akash Vajale, (xiii) Prajakta Nilesh Choudhari, (xiv) Nikita Umesh Thakar, (xv) Saurabh Balasaheb Khade, (xvi) Samadhan Ramchandra Khade, (xvii) Santosh Ramchandra Khade, (xviii) Manjula Digambar Khade, (xix) Ranjana Ramesh Sutar, (xx) Sangita Devidas Mate, (xxi) Sandip Digambar Khade, (xxii) Nanasaheb Digambar Khade, (xxiii) Rangnath Digambar Khade, (xxiv) Manjula Laxman Khade, (xxv) Vandana Shripati Mate, (xxvi) Nanda Tarachand Kalapure, (xxvii) Rajendra Laxman Khade, (xxviii) Murlidhar Ganpat Khade through Power of Attorney Holder Janardan Murlidhar Khade, (xxix) Balkrishna Babanrao Jadhav, (xxx) Bhausaheb Babanrao Jadhav, (xxxi) Ramchandra Babanrao Jadhav, (xxxii) Subhash Haribhau Jadhav, (xxxiii) Pralhad Haribhau Jadhav, (xxxiv) Vikram Vasant Jadhav, (xxxv) Mukund Vasant Jadhav, (xxxvi) Ratnabai Suresh Mate, (xxxvii) Hirabai Balasaheb Hagavane, (xxxviii) Madhukar Digambar Jadhav, (xxxix) Gopal Digambar Jadhav, (xl) Suresh Digambar Jadhav, (xli) Vasudha Vilas Gawade, (xlii) Sneha Sapat Harpale, (xliii) Purshottam

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Laxmanrao Mate, (xiv) Tukaram Laxmanrao Mate, (xlv) Somnath Narayan Mohite, (xvi) Nivrutti Narayan Mohite, (xvii) Raju Laxmanrao Mohite, and (xviii) Shakuntala Muralidhar Khade to access their respective lands through a portion of the captioned property on the terms and conditions contained therein.

Comment:

- (i) *As per Order passed in the Case No. 1/89 dated April 19, 1989 passed by the Tehsildar, Haveli, the grantees were granted the right of way through the captioned properties. The same was shifted by the parties as per the aforementioned Right of Way Agreement in the manner set out therein;*
- (ii) *Pursuant to the Issuance of Public Notice dated November 23, 2018, (i) Ramchandra Babanrao Jadhav, (ii) Balkrishna Babanrao Jadhav, (iii) Bhausaheb Babanrao Jadhav, (iv) Pralhad Haribhau Jadhav, (v) Shakuntala Muralidhar Khade, (vi) Shakuntala Narayan Mankar, (vii) Vitthal Dnyanoba Borate, (viii) Rajendra Laxman Khade, (ix) Rangnath Diamber Khade, (x) Santosh Ramchandra Khade, (xi) Samadhan Ramchandra Khade, (xii) Ashok alias Tukaram Laxmanrao Mate, and (xiii) Nivrutti Narayan Mohite through Mr. Sunil D. Korpade, Advocate vide letter dated 44/18 dated December 3, 2018 and letter No. 7/19 dated February 9, 2019, had raised objections in respect of the captioned properties. However, the said objections have been withdrawn unconditionally and irrevocably pursuant to the execution of the aforementioned Right of Way Agreement;*
- (iii) *As per para 5.7 (b) of the Development Agreement dated May 21, 2023 registered at Serial No. 9202 of 2023, the aforementioned Right of Way Agreement dated July 1, 2021 shall also be binding on the allottees and co-operative bodies of the allottees.*

16. Mutation Entry No. 12023 dated December 30, 2022 records that pursuant to the Order dated December 9, 2022 bearing No. RTS-64/3A/26/2022 passed by the Tehsildar, Haveli the 7/12 extract of the property bearing Survey No. 32 which was earlier discontinued came to be resumed.
17. By and under a Development Agreement dated May 21, 2023 registered at Serial No. 9202 of 2023 the Indian Hume Pipe Company Limited through Rajas R. Doshi granted the development rights in respect of the captioned property in favour of Kalpataru Limited through Parag M. Munot on the terms and conditions contained therein.
18. By and under a Power of Attorney dated May 21, 2023 registered at Serial No. 9203 of 2023 the Indian Hume Pipe Company Limited through Rajas R. Doshi granted various powers in respect of the captioned property in favour of Kalpataru Limited through (i) Parag Mofatraj Munot, (ii) Narendra Lodha, and (iii) Jayant C. Oswal on the terms and conditions contained therein.

Opinion:

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Subject to the aforesaid, in our view Indian Hume Pipe Company Limited has clear and marketable title in respect of the subject property and Kalpataru Limited has right and authority to develop the subject property as per the Development Agreement as mentioned hereinabove.

TENTH PROPERTY

Re: All that piece of land and parcel of Land being property bearing Survey No. 31, Hissa No. 13 area admeasuring 9 Ares situated, lying and being at Village Vadgaon Budruk, Taluka Haveli, District Pune.

1. Mutation Entry No. 799 dated January 29, 1951 records the remark of fragment in respect of the captioned property.
2. Mutation Entry No. 865 dated January 7, 1955, records that, owner of the property Gangadhar Balwant Patwardhan died on March 30, 1953. In accordance with the Will of Gangadhar Balwant Patwardhan dated March 17, 1950, January 10, 1952, and February 26, 1952, the subject property came to be recorded in the name of Umabai Gangadhar Patwardhan.
3. Mutation Entry No. 1114 does not pertain to the subject property.
4. We have not been provided with copy of Mutation Entry No. 1147.
5. Mutation Entry No. 1324 dated June 26, 1970, records that, Umabai Gangadhar Patwardhan died on March 9, 1969 leaving behind her legal heirs and representatives as follows:

Sons: Raghunath Gangadhar Patwardhan;
 Damodar Gangadhar Patwardhan;
 Achyut Gangadhar Patwardhan;
 Vishnu Gangadhar Patwardhan;
 Yashwant Gangadhar Patwardhan; and
 Nilkanth Gangadhar Patwardhan.

It records that, name of Nilkanth Gangadhar Patwardhan came to be recorded as Karta of HUF.

6. Mutation Entry No. 1335 is illegible.
7. Mutation Entry No. 1413 is illegible.
8. Mutation Entry No. 1414 is illegible.
9. By and under an Indenture of Sale dated August 2, 1971, registered at Serial No. 1850 of 1971, (i) Purshottam Govind Bakare; (ii) Narhari Govind Bakare; (iii) Prabhakar Govind Bakare; and (iv) Shaligram Govind Bakare sold, transferred, conveyed and assigned all their right, title and

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interest in respect of the subject property admeasuring 9 Ares in favour of The Indian Hume Pipe Company Limited for the consideration and on the terms and conditions contained therein.

Comment:

It records that, the Vendors have acquired the subject property from its erstwhile owners i.e., Raghunath Gangadhar Patwardhan and others, vide Sale Deed dated April 14, 1971, registered at Serial No. 927 of 1971.

10. Mutation Entry No. 12024 dated December 30, 2022 records that pursuant to the Order dated December 9, 2022 bearing No. RTS-64/3A/26/2022 passed by the Tehsildar, Haveli the 7/12 extract of the property bearing Survey No. 31 Hissa No. 13 which was earlier discontinued came to be resumed.
11. By and under a Development Agreement dated May 21, 2023 registered at Serial No. 9202 of 2023 the Indian Hume Pipe Company Limited through Rajas R. Doshi granted the development rights in respect of the captioned property in favour of Kalpataru Limited through Parag M. Munot on the terms and conditions contained therein.
12. By and under a Power of Attorney dated May 21, 2023 registered at Serial No. 9203 of 2023 the Indian Hume Pipe Company Limited through Rajas R. Doshi granted various powers in respect of the captioned property in favour of Kalpataru Limited though (i) Parag Mofatraj Munot, (ii) Narendra Lodha, and (iii) Jayant C. Oswal on the terms and conditions contained therein.

Opinion:

Subject to the aforesaid, in our view Indian Hume Pipe Company Limited has clear and marketable title in respect of the subject property and Kalpataru Limited has right and authority to develop the subject property as per the Development Agreement as mentioned hereinabove.

Objection to Public Notice:

1. Objection of Aziz Madhani

Pursuant to the issuance of Public Notice dated November 23, 2018, Mr. Aziz A. Madhani vide letter dated December 8, 2018 had raised objection claiming that he had acquired ownership rights of certain properties *inter alia* portion of captioned properties from Mr. Vasudev Pandit. By and under letter dated January 25, 2019 bearing No. 161/SRS/2018 we replied to the aforesaid objection requisitioning documents in support of his claim. However, we have not been provided with any supporting documents.

2. Objection of Ramchandra Babanrao Jadhav and others

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Pursuant to the issuance of Public Notice dated November 23, 2018, (i) Ramchandra Babanrao Jadhav, (ii) Balkrishna Babanrao Jadhav, (iii) Bhausaheb Babanrao Jadhav, (iv) Pralhad Haribhau Jadhav, (v) Shakuntala Murlidhar Khade, (vi) Shakuntala Narayan Mankar, (vii) Vitthal Dnyanoba Borate, (viii) Rajendra Laxman Khade, (ix) Rangnath Diamber Khade, (x) Santosh Ramchandra Khade, (xi) Samadhan Ramchandra Khade, (xii) Ashok alias Tukaram Laxmanrao Mate, and (xiii) Nivrutti Narayan Mohite through Mr. Sunil D. Korpade, Advocate vide letter dated 44/18 dated December 3, 2018 and letter No. 7/19 dated February 9, 2019, had raised objections in respect of the captioned properties. However, the said objections have been withdrawn unconditionally and irrevocably pursuant to the execution of the aforementioned Right of Way Agreement dated July 1, 2021 registered at Serial No. 8397 of 2021.

Factory Closure:

We have been informed that the Company had established a pipe manufacturing factory on the captioned Properties in the year 1969 and the Company had permanently closed down the factory with effect from November 1, 2015. The approval for factory closure was obtained from the Additional Director, Industrial Safety and Health, Pune vide letter dated December 22, 2015 bearing No. License/3208/15 stating that *inter alia* the erstwhile factory had been removed from the list of registered working factories and the Company is no longer involved in manufacturing activities on the captioned Properties.

Labour NOC:

We have been informed that by and under an Order dated May 31, 2019 bearing No. KaAa/NHP/Pra.Kra.60/2016/Karya-7/6040 passed by the Labour Commissioner, Mumbai, the no objection certificate was obtained in respect of the captioned Properties.

Permissions and Approvals:

We have been informed that the Company has obtained sanction for disconnection of High Tension Power Supply from the Maharashtra State Electricity Distribution Company Limited and has obtained Low Tension connection for their use.

Our Memo is based on the provisions of applicable law, prevailing at the present time and the facts of the matter, as we understand them to be. Our understanding is based upon and limited to the information provided to us. Any variance of facts or of law may cause a corresponding change in our Memo.

This Memo is addressed to and is solely for your benefit. We would be pleased to discuss the contents of this Memo and provide you with any additional information/clarifications that you may require. In case you have any specific queries relating to this Memo, please do not hesitate to contact us.



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Annexure "A"

- Sale Deed dated June 10, 1942 registered at Serial No. 1447 of 1942;
- Sale Deed dated February 19, 1944, registered at Serial No. 217 of 1944;
- Sale Deed dated February 22, 1944, registered at Serial No. 218 of 1944;
- Sale Deed dated March 14, 1945, registered at Serial No. 568 of 1945;
- Sale Deed dated July 15, 1947, registered at Serial No. 1947 of 1947;
- Sale Deed dated December 8, 1949, registered at Serial No. 1822 of 1949;
- Sale Deed dated December 15, 1955 registered at Serial No. 1792 of 1955;
- Indenture of Sale dated May 12, 1969, registered at Serial No. 2293 of 1969;
- Indenture of Sale dated May 12, 1969, registered at Serial No. 2294 of 1969;
- Indenture of Sale dated May 12, 1969, registered at Serial No. 2295 of 1969;
- Indenture of Sale dated May 12, 1969, registered at Serial No. 2296 of 1969;
- Indenture of Sale dated May 12, 1969, registered at Serial No. 2297 of 1969;
- Indenture of Sale dated May 12, 1969, registered at Serial No. 2297 of 1969;
- Indenture of Sale dated May 12, 1969, registered at Serial No. 2291 of 1969;
- Indenture of Sale dated May 12, 1969, registered at Serial No. 2292 of 1969;
- Indenture of Sale dated August 2, 1971, registered at Serial No. 1850 of 1971;
- Road Surrender Agreement dated January 31, 2018, registered at Serial No. 1570 of 2018;
- Right of Way Agreement dated July 1, 2021 registered at Serial No. 8397 of 2021;
- Development Agreement dated May 21, 2023 registered at Serial No. 9202 of 2023; and
- Power of Attorney dated May 21, 2023 registered at Serial No. 9203 of 2023.