

M/S. RAJIV PATEL AND ASSOCIATES
ADVOCATES

25, United Apartments, 1st Floor, 2407, Gen. Thimayya Marg, (East Street), PUNE - 411 001.

Ref No. :

FORMAT -A

Date :

(Circular No.:28/2021)

To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to the contiguous block of land admeasuring 14368 sq.mtrs formed of all that piece and parcel of land or ground admeasuring 7600 sq.mtrs bearing Survey No.53 Hissa No.9 and of portions admeasuring 5568 sq.mtrs and 1200 sq.mtrs out of land admeasuring 9800 sq.mtrs and 6200 sq.mtrs. bearing Hissa Nos.10 and 11/1 respectively of Survey No.53 situate, lying and being at Village Baner within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune (hereinafter referred to as the "said Land").

We have investigated the title of M/S.SARSAN AAWISHKAR PROPERTIES, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its Registered Office at A/25-145, C Block, Ground Floor, Kala Palace, Hotel Madhuban Road, Ulhasnagar 421001, to the said Land on the request of the said M/s.Sarsan Aawishkar Properties, and following documents i.e. -

1. Description of the said Land

The contiguous block of land admeasuring 14368 sq.mtrs formed of all that piece and parcel of land or ground admeasuring 7600 sq.mtrs bearing Survey No.53 Hissa No.9 and of portions admeasuring 5568 sq.mtrs and 1200 sq.mtrs out of land admeasuring 9800 sq.mtrs and 6200 sq.mtrs. bearing Hissa Nos.10 and 11/1 respectively of Survey No.53 situate, lying and being at Village Baner within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune.

2. The document of allotment of the said Land -



- a) Deed of Conveyance dated 08.12.2014 (duly registered under Serial No.8138 of 2014 with the Sub-Registrar, Haveli IX, Pune) whereby the said M/s.Rohan Sarsan Aawishkar Developers assigned, transferred, assured and conveyed the land bearing Survey No.53 Hissa No.9, Baner, Pune to/in favour of the said M/s.Sarsan Aawishkar Properties.
 - b) Deed of Sale dated 08.12.2014 (duly registered under Serial No.8129 of 2014 with the Sub-Registrar, Haveli IX, Pune), whereby Mangal Suchakar Ekke and Another, Alka Niranjan Ashtekar, Shama Amar Belekar and Another, Shaila Rajendra Taple and Another, Meena Sursh Sali and Another and the Nandini Mohan Sali and Another [at the direction of the said Nitin Narayan Bhangay and Vinay Pundlik Kalbhor] assigned, transferred, assured and conveyed their respective portions admeasuring 607.39 sq.mtrs each [admeasuring in the aggregate 3644.34 sq.mtrs] out of land bearing Survey No.53 Hissa No.10, Baner to/in favour of the said M/s.Sarsan Aawishkar Properties.
 - c) Two Deeds of Sale both dated 18.01.2015 (duly registered under Serial Nos.520 and 522 of 2015 with the Sub-Registrar, Haveli XXIII, Pune) whereby Sameer Kisan Wadkar and Sudhir Kisan Wadkar assigned, transferred, assured and conveyed their respective holdings admeasuring 240.50 sq.mtrs each (aggregating to 481 sq.mtrs) out of land bearing Survey No.53 Hissa No.10, Baner to/in favour of the said M/s.Sarsan Aawishkar Properties.
 - d) Deed of Sale dated 13.03.2015 (duly registered under Serial No.2099 of 2015 with the Sub-Registrar, Haveli XXIII, Pune) whereby M/s.Aawishkar Developers assigned, transferred, assured and conveyed a portion admeasuring 943 sq.mtrs out of their holding admeasuring 1443 sq.mtrs out of land bearing Survey No.53 Hissa No.10, Baner to/in favour of the said M/s.Sarsan Aawishkar Properties.
 - e) Deed of Sale dated 25.09.2020 (duly registered under Serial No.7997 of 2020 with the Sub-Registrar, Haveli XXII, Pune) whereby M/s.Sarsan Developers assigned, transferred, assured and conveyed a portion admeasuring 500 sq.mtrs out of the said land bearing Survey No.53 Hissa No.10, Baner to/in favour of the said M/s.Sarsan Aawishkar Properties.
 - f) Deed of Sale dated 02.03.2016 (duly registered under Serial No.2188 of 2016 with the Sub-Registrar, Haveli XI, Pune) whereby Nandan Trimbak Gokhale & Others, Ashok Vasant Rao Rokade and the said M/s.Satyam Developers assigned, transferred, assured and conveyed portions admeasuring Hectares 00=04.64 Ares, Hectares 00=05.11 Ares and a portion admeasuring Hectares 00=02.25 Ares out of land bearing Survey No.53 Hissa No.11/1, Baner, Pune to/in favour of the said M/s.Sarsan Aawishkar Properties.
3. **(A)** 7/12 Extract in respect of land bearing Survey No.53 Hissa No.9, Baner, Pune from the year 1953 to 2021 and Mutation Entries bearing Nos.1397, 1491, 1576, 1586, 3965, 4576, 7957, 6981, 7986, 15587 and 20229 in respect thereof, **(B)** 7/12 Extract in respect of land bearing Survey No.53 Hissa No.10, Baner, Pune from the

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year 1953 to 2021 and Mutation Entries bearing Nos.992, 1576, 2015, 2018, 2155, 5790, 6282, 6644, 6645, 6646, 6649, 6650, 6651, 18587, 18761, 18982, 19311, 20133, 20242, 20243 and 20244 in respect thereof and (C) 7/12 Extract in respect of land bearing Survey No.53 Hissa No.11/1 Baner, Pune from the year 1953 to 2021 and Mutation Entries bearing Nos.777, 1356, 1576, 1751, 2359, 3723, 6997, 7002, 8078, 8093, 14861, 16523 and 20681 in respect thereof.

4. Search Reports in respect of the said Land for 30 years from 1991 to 2021 and 2021 to 2022 by Adv.Kailash Thorat.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Land, we are of the opinion that the title of the said M/S.SARSAN AAWISHKAR PROPERTIES to the said Land is [subject to the Lease (for a period of Ninety Nine Years) of portions admeasuring 25 sq.mtrs and 50 sq.mtrs out of the said Land granted by the said Sarsan Aawishkar Properties to/in favour of the Maharashtra State Electricity Distribution Company Limited] free, clear, marketable and without any encumbrance on or in respect thereof.

Owners of the said Land – M/S.SARSAN AAWISHKAR PROPERTIES.

The Report reflecting the flow of the title of the said M/S.SARSAN AAWISHKAR PROPERTIES to the said Land is enclosed herewith as **Annexure "A"**.

Dated this 17th day of July, 2024



Encl : **Annexure "A"**.

M/S RAJIV PATEL & ASSOCIATES

Rajiv Patel
PROPRIETOR

ANNEXURE "A"**FLOW OF TITLE OF THE SAID LAND**

Re : The contiguous block of land admeasuring 14368 sq.mtrs formed of all that piece and parcel of land or ground admeasuring 7600 sq.mtrs bearing Survey No.53 Hissa No.9 and of portions admeasuring 5568 sq.mtrs and 1200 sq.mtrs out of land admeasuring 9800 sq.mtrs and 6200 sq.mtrs. bearing Hissa Nos.10 and 11/1 respectively of Survey No.53 situate, lying and being at Village Baner within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune and falling in the "Residential" zone under the Development Plan for the extended areas of the City of Pune currently in force and which contiguous block admeasuring 14368 sq.mtrs is bounded as follows, that is to say:-

On or towards the East	: Partly by land bearing Survey No.53/10, Baner and partly by lands bearing Survey 53/11/1 and 53/5, Baner.
On or towards the South	: By 18 meter wide Development Plan Road.
On or towards the West	: By land bearing Survey No.55/4, Baner.
On or towards the North	: By lands bearing Survey Nos.53/8 and 53/3, Baner.

(I) LAND ADMEASURING 7600 SQ.MTRS BEARING SURVEY NO.53 HISSA NO.9, BANER, PUNE.

1. One Ganesh Raoji Bhide was the holder of land then admeasuring 1 Acre and 35 Gunthas bearing Survey No.53 Hissa No.9, Village Baner, Taluka Haveli, District Pune.
2. The name of one Tukaram Bahiru Tapkir was entered as "Protected Tenant" in the "Other Rights" column of the VII/XII Extract pertaining to the land bearing Survey No.53 Hissa No.9, Baner, Pune.
3. Under the provisions of Section 32-G read with Section 32-M of the Bombay Tenancy and Agricultural Land Act, 1948, the said Tukaram Bahiru Tapkir was declared to be the purchaser of the said land bearing Survey No.53 Hissa No.9, Baner, Pune. Accordingly, the name of the said Tukaram Bahiru Tapkir was entered in the "Possessory" column of the VII/XII Extract pertaining to the land bearing Survey No.53 Hissa No.9, Baner, Pune as the holder thereof while the name of the said Ganesh Raoji Bhide was entered in the



"Other Rights" column thereof as the receiver of the sale proceeds of the said land vide Mutation Entry No.1397 dated 05.10.1962.

4. The said Tukaram Bhairu Tapkir died intestate in or around the year 1965, leaving behind him as his only heirs and next-of-kin his widow namely, Shevantabai Tukaram Tapkir, his five sons namely, Sahebrao, Bajirao, Gulabrao, Mukundrao and Shankarrao Tukaram Tapkir and his married daughter namely, Muktabai Ragnath Wadekar. The names of the said heirs of the said Late Tukaram Bhairu Tapkir were duly entered on the VII/XII Extract pertaining to the land bearing Survey No.53 Hissa No.9, Baner, Pune as the holders thereof vide Mutation Entry No.1491.
5. The provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1955 made applicable to Village Baner and, accordingly, the area of the said land bearing Survey No.53 Hissa No.9, Baner was shown to be Hectares 00=76 Ares thereof vide Mutation Entry No.1576 dated 15.07.1970.
6. The said Gulabrao Tukaram Tapkir and Others availed of loans from time to time from the Bank of Baroda and a charge in favour of the said Bank was created on the said land bearing Survey No.53 Hissa No.9, Baner as security for due repayment of the said loan. Such charge in favour of the said Bank was entered in the "Other Rights" column of the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.9, Baner vide Mutation Entry Nos.1586 and 3965 dated 12.11.1970 and 05.11.1988. However, on re-payment by the said Gulabrao Tukaram Tapkir and Others of the said loan amounts and all other dues to the said Bank of Baroda, the name of the said Bank of Baroda was deleted from the "Other Rights" column thereof vide Mutation Entry No.4576 dated 12.10.1989.
7. The said Shevantabai Tukaram Tapkir died intestate on 11.08.1987, leaving behind her as her only heirs and next-of-kin her five sons namely, the said Sahebrao, Bajirao, Gulabrao, Mukundrao and Shankarrao Tukaram Tapkir and her married daughter namely, the said Muktabai Ragnath Wadekar. The name of the said Shevantabai Tukaram Tapkir was deleted from the VII/XII Extract pertaining to the land bearing Survey No.53 Hissa No.9, Baner, Pune as one of the holders thereof vide Mutation Entry No.7957 dated 29.12.1996.
8. The said Sahebrao Tukaram Tapkir died intestate on 07.07.1995, leaving behind him as his only heirs and next-of-kin his widow namely, Anjanabai Sahebrao Tapkir, his six sons namely, Vithal, Ramchandra, Hiranman, Pandurang, Arjun and Somnath Sahebrao Tapkir. The names of the said heirs of the said Late Sahebrao Tukaram Tapkir were duly entered on the VII/XII Extract pertaining to the land bearing Survey No.53 Hissa No.9, Baner, Pune as the holders of the share earlier held by the said Late Sahebrao Tukaram Tapkir therein vide Mutation Entry No.6981 dated 10.08.1995.
9. Vide a Deed of Partition dated 18.01.1979 (duly registered under Serial No.239 of 1979 with the Sub-Registrar, Haveli IV, Pune) executed by and between the said heirs of the said Late Tukaram Bhairu Tapkir, the said land bearing Survey No.53 Hissa No.9, Baner,

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Pune and certain other lands jointly held by them were partitioned by metes and bounds and, on such partition, the said land bearing Survey No.53 Hissa No.9, Baner, Pune came to the share of the said Bajirao Tukaram Tapkir. Effect of such partition was given on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.9, Baner, Pune vide Mutation Entry No.7986.

10. Pursuant to application made in that behalf, the Sub-Divisional Officer, Pune Division, Pune vide his Order dated 29.03.2008 bearing No.43/SR/30/2008 made under the provisions of Section 43 of the Bombay Tenancy and Agricultural Lands Act, 1948 read with a Corrigendum thereto dated 09.07.2009, granted permission for transfer of the said land bearing Survey No.53 Hissa No.9, Baner, Pune by the said Bajirao Tukaram Tapkir to/in favour of M/s.Rohan Sarsan Aawishkar Developers, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its Registered Office at Office Nos.8 & 9, Pradeep Chambers, 813, Bhandarkar Road, Pune 411004.
11. Vide a Deed of Conveyance dated 17.05.2008 (duly registered under Serial No.4510 of 2008 with the Sub-Registrar, Haveli XX, Pune) read with a Deed of Confirmation thereto dated 20.05.2008 (duly registered under Serial No.4554 of 2008 with the Sub-Registrar, Haveli XX, Pune), the said Bajirao Tukaram Tapkir assigned, transferred, assured and conveyed the said land bearing Survey No.53 Hissa No.9, Baner, Pune to/in favour of the said M/s.Rohan Sarsan Aawishkar Developers. The name of the said M/s.Rohan Sarsan Aawishkar Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.9, Baner, Pune as the holder thereof vide Mutation Entry No.15587 dated 13.05.2008.
12. The said Deed of Conveyance dated 17.05.2008 was confirmed by the daughters of the said Bajirao Tukaram Tapkir, namely, Manda Tukaram Chandere, Nanda Suryakant Junavane, Rohini Ramhari Bhadale, Aruna Umesh Wadekar and Asha Ajit Phuge vide separate Deeds of Confirmation all dated 17.05.2008 duly registered under Serial Nos.4511, 4512, 4513, 4514 and 4515 respectively of 2008 with the Sub-Registrar, Haveli XX, Pune read with the Deed of Declaration-cum-Deed of Indemnity thereto duly registered under Serial Nos.4516 of 2008 with the Sub-Registrar, Haveli XX, Pune.
13. Vide a Deed of Conveyance dated 08.12.2014 (duly registered under Serial No.8138 of 2014 with the Sub-Registrar, Haveli IX, Pune), the said M/s.Rohan Sarsan Aawishkar Developers assigned, transferred, assured and conveyed the said land bearing Survey No.53 Hissa No.9, Baner, Pune to/in favour of M/s.Sarsan Aawishkar Properties. The name of the said M/s. Sarsan Aawishkar Properties was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.9, Baner, Pune as the holder thereof vide Mutation Entry No.20229 dated 20.03.2015.

(II) PORTIONS ADMEASURING 3644 SQ.MTRS, 943 SQ.MTRS, 500 SQ.MTRS 240.50 SQ.MTRS AND 240.50 SQ.MTRS [ADMEASURING IN THE AGGREGATE 5568 SQ.MTRS] OUT OF LAND BEARING SURVEY NO.53 HISSA NO.10, BANER, PUNE.



1. One Hari Chima Wadkar was the holder of land then admeasuring 02 Acres 17 Gunthas bearing Survey No.53 Hissa No.10, Village Baner, Taluka Haveli, District Pune.
2. The name of one Sadashiv Waman Bhat was entered in the "Other Rights" column of the VII/XII Extract pertaining to the land bearing Survey No.53 Hissa No.10, Baner, Pune. However, the name of the said Sadashiv Waman Bhat was deleted from the "Other Rights" column of the VII/XII Extract pertaining to the land bearing Survey No.53 Hissa No.10, Baner, Pune as the same was declared to be "Poklist" vide Mutation Entry No.2015 dated 17.09.1980.
3. The said Hari Chima Wadkar died intestate on 17.01.1950, leaving behind him as his only heirs and next-of-kin his three sons namely, Baburao Hari Wadkar, Rama Hari Wadkar and Narayan Hari Wadkar. The names of the said heirs of the said Late Hari Chima Wadkar were entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.10, Baner as the holders of an one-third share each therein vide Mutation Entry No.992 dated 16.03.1950.
4. The provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1955 made applicable to Village Baner and, accordingly, the area of the said land bearing Survey No.53 Hissa No.10, Baner was shown to be Hectares 00=98 Ares thereof vide Mutation Entry No.1576 dated 15.07.1970.
5. The said Baburao Hari Wadkar died intestate on 15.07.1979, leaving behind him as his only heirs and next-of-kin his son namely, Sayaji Baburao Wadkar and three married daughters namely, Hausabai Sitaram Dalvi, Geetabai Dattoba Ozharkar and Seetabai Maruti karade. The said married daughters of the Late Baburao Hari Wadkar released their share in the said land bearing Survey No.53 Hissa No.10, Baner and, accordingly, with consent of the said daughters of the said Late Baburao Hari Wadkar, the name of the said Sayaji Baburao Wadkar was entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.10, Baner as the holder of the one-third share therein earlier held by the said Baburao Hari Wadkar vide Mutation Entry No.2018 dated 30.10.1980.
6. The said Narayan Hari Wadkar died intestate on 05.06.1981, leaving behind him as his only heirs and next-of-kin his three sons namely, Maruti Narayan Wadkar, Vithal Narayan Wadkar and Dynaneshwar Narayan Wadkar and six married daughters namely, Mamta Pandurang Borate, Kantabai Dattatray Dange, Suman Malhari Modak, Vimal Baban Marane, Kamal Popat Veer and Mangal Murlidhar Chondhe. The said married daughters of the Late Narayan Hari Wadkar released their share in the said land bearing Survey No.53 Hissa No.10, Baner and, accordingly, with consent of the said daughters of the said Late Narayan Hari Wadkar, the names of the said Maruti Narayan Wadkar, Vithal Narayan Wadkar and Dynaneshwar Narayan Wadkar were entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.10, Baner as the

holders of the one-third share therein earlier held by the said Narayan Hari Wadkar vide Mutation Entry No.2155 dated 01.09.1982.

7. The said Rama Hari Wadkar died intestate on 17.06.1992, leaving behind him as his only heirs and next-of-kin his two sons namely, Balkrishna Rama Wadkar and Kisan Rama Wadkar and two married daughters namely, Manubai Bhagwan Kotwal and Janabai Shivaji Valke. The names of the said heirs of the said Late Rama Hari Wadkar were entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.10, Baner as the holders of the one-third share therein earlier held by the said Rama Hari Wadkar vide Mutation Entry No.5790 dated 05.11.1992.
8. vide a Deed of Release dated 06.08.1993 (duly registered under Serial No.3096 of 1993 with the Sub-Registrar, Haveli, Pune), the said Manubai Bhagwan Kotwal and Janabai Shivaji Valke (daughters of the said Late Rama Hari Wadkar) released all and whatsoever their right, title and interest in the said land bearing Survey No.53 Hissa No.10, Baner to/in favour of their brothers, the said Balkrishna Rama Wadkar and Kisan Rama Wadkar and, accordingly, the names of the said Manubai Bhagwan Kotwal and Janabai Shivaji Valke were deleted from the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.10, Baner vide Mutation Entry No.6282 dated 30.03.1994.
9. in the circumstances, the said (1) Sayaji Baburao Wadkar, (2) Balkrishna Rama Wadkar & Kisan Rama Wadkar and (3) Maruti Narayan Wadkar, Vithal Narayan Wadkar & Dynaneshwar Narayan Wadkar became the absolute holders of an one-third share each in the said land bearing Survey No.53 Hissa No.10, Baner.

(A) PORTION ADMEASURING 3644 SQ.MTRS OUT OF SURVYE NO.53 HISSA NO.10, BANER, PUNE.

- (i) The said Sayaji Baburao Wadkar and Others made a private layout in respect of the said land bearing Survey No.53 Hissa No.10, Baner consisting of plots and area under internal roads etc..
- (ii) Vide a Deed of Sale dated 13.07.1994 (duly registered under Serial No.4356 of 1994 with the Sub-Registrar, Haveli IV, Pune) the said Sayaji Baburao Wadkar and Others assigned, transferred, assured and conveyed a portion admeasuring 607.39 sq.mtrs out of the said land bearing Survey No.53 Hissa No.10, Baner to/in favor of Mangal Sudhakar Ekke and Sudhakar Raghunath Ekke. The names of the said Mangal Sudhakar Ekke and Sudhakar Raghunath Ekke were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.10, Baner, Pune as the holders of the said portion admeasuring 607.39 sq.mtrs. thereof vide Mutation Entry No.6645 dated 22.12.1994.
- (iii) Vide a Deed of Sale dated 13.07.1994 (duly registered under Serial No.4357 of 1994 with the Sub-Registrar, Haveli IV, Pune), the said Sayaji



Baburao Wadkar and Others assigned, transferred, assured and conveyed a portion admeasuring 607.39 sq.mtrs out of the said land bearing Survey No.53 Hissa No.10, Baner to/in favour of Alka Niranjan Ashtekar. The name of the said Alka Niranjan Ashtekar was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.10, Baner, Pune as the holder of the said portion admeasuring 607.39 sq.mtrs. thereof vide Mutation Entry No.6644 dated 22.12.1994.

- (iv) Vide a Deed of Sale dated 13.07.1994 (duly registered under Serial No.4358 of 1994 with the Sub-Registrar, Haveli IV, Pune), the said Sayaji Baburao Wadkar and Others assigned, transferred, assured and conveyed a portion admeasuring 607.39 sq.mtrs out of the said land bearing Survey No.53 Hissa No.10, Baner to/in favour of Nandini Mohan Sali and Mohan Shrikrishna Sali. The names of the said Nandini Mohan Sali and Another were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.10, Baner, Pune as the holders of the said portion admeasuring 607.39 sq.mtrs. thereof vide Mutation Entry No.6646 dated 22.12.1994.
- (v) Vide a Deed of Sale dated 13.07.1994 (duly registered under Serial No.4362 of 1994 with the Sub-Registrar, Haveli IV, Pune), the said Sayaji Baburao Wadkar and Others assigned, transferred, assured and conveyed a portion admeasuring 607.39 sq.mtrs out of the said land bearing Survey No.53 Hissa No.10, Baner to/in favour of Meena Suresh Sali and Suresh Shrikrishna Sali. The names of the said Meena Suresh Sali and Another were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.10, Baner, Pune as the holders of the said portion admeasuring 607.39 sq.mtrs. thereof vide Mutation Entry No.6649 dated 22.12.1994.
- (vi) vide a Deed of Sale dated 13.07.1994 (duly registered under Serial No.4359 of 1994 with the Sub-Registrar, Haveli IV, Pune), the said Sayaji Baburao Wadkar and Others assigned, transferred, assured and conveyed a portion admeasuring 607.39 sq.mtrs out of the said land bearing Survey No.53 Hissa No.10, Baner to/in favour of Shama Amar Belekar and Amar Dattatraya Belekar. The names of the said Shama Amar Belekar and Another were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.10, Baner, Pune as the holders of the said portion admeasuring 607.39 sq.mtrs. thereof vide Mutation Entry No.6650 dated 22.12.1994.
- (vii) Vide a Deed of Sale dated 13.07.1994 (duly registered under Serial No.4360 of 1994 with the Sub-Registrar, Haveli IV, Pune), the said Sayaji Baburao Wadkar and Others assigned, transferred, assured and conveyed a portion admeasuring 607.39 sq.mtrs out of the said land bearing Survey No.53 Hissa No.10, Baner to/in favour of Shaila Rajendra Taple and

Rajendra Krishnarao Taple. The names of the said Shaila Rajendra Taple and Another were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.10, Baner, Pune as the holders of the said portion admeasuring 607.39 sq.mtrs. thereof vide Mutation Entry No.6651 dated 22.12.1994.

- (viii) The said respective holders of the said six portions all admeasuring 607.39 sq.mtrs. each granted rights of development of their respective portions to/in favor of Nitin Narayan Bhangay and Vinay Pundlik Kalbhor vide the following Agreements for Development:

Development Agreement Dated	Registration Number / Haveli	Name of the Holders
27.04.2005	3213/2005 Haveli – XV, Pune	Mangal Sudhakar Ekke and Sudhakar Raghunath Ekke
27.04.2005	3209/2005 Haveli – XV, Pune	Alka Niranjana Ashtekar
27.04.2005	3207/2005 Haveli – XV, Pune	Shama Amar Belekar and Amar Dattatray Belekar
27.04.2005	3211/2005 Haveli – XV, Pune	Shaila Rajendra Taple and Rajendra Krishnarao Taple
28.04.2005	3236/2005 Haveli – XV, Pune	Meena Suresh Sali and Suresh Shrikrishna Sali
29.04.2005	3270/2005 Haveli – XV, Pune	Nandini Mohan Sali and Mohan Shrikrishna Sali

- (ix) Vide a Deed of Sale dated 08.12.2014 (duly registered under Serial No.8129 of 2014 with the Sub-Registrar, Haveli IX, Pune), the said Mangal Sudhakar Ekke and Another, Alka Niranjana Ashtekar, Shama Amar Belekar and Another, Shaila Rajendra Taple and Another, Meena Suresh Sali and Another and the said Nandini Mohan Sali and Another [at the direction of the said Nitin Narayan Bhangay and Vinay Pundlik Kalbhor] assigned, transferred, assured and conveyed their respective portions admeasuring 607.39 sq.mtrs each [admeasuring in the aggregate 3644.34 sq.mtrs] out of the said land bearing Survey No.53 Hissa No.10, Baner to/in favour of the said M/s.Sarsan Aawishkar Properties. The name of the said M/s.Sarsan Aawishkar Properties was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.10, Baner, Pune as the holder of the said portion admeasuring 3644.34 sq.mtrs. thereof vide Mutation Entry No.20133 dated 23.12.2014.

- (B) PORTIONS ADMEASURING 943 SQ.MTRS, 500 SQ.MTRS 240.50 SQ.MTRS AND 240.50 SQ.MTRS OUT OF SURVEY NO.53 HISSA NO.10, BANER, PUNE.**

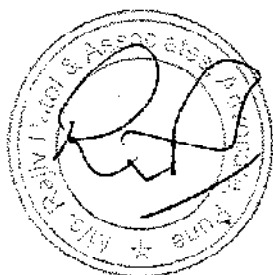


- (i) As mentioned above, the said (1) Sayaji Baburao Wadkar, (2) Balkrishna Rama Wadkar, (2A) Kisan Rama Wadkar, (3) Maruti Narayan Wadkar, (3A) Vithal Narayan Wadkar and (3B) Dynaneshwar Narayan Wadkar became the absolute holders of one-third share each in the said land bearing Survey No.53 Hissa No.10, Baner, Pune.
- (ii) The said Sayaji Baburao Wadkar and Others alienated parts/portions out of the said land bearing Survey No.53 Hissa No.10, Baner, Pune to prospective purchaser/s thereof and, in the circumstances, the holding of the said Sayaji Baburao Wadkar and Others in the said land bearing Survey No.53 Hissa No.10, Baner, Pune was reduced to Hectares 00=28.88 Ares. In the circumstances, the said (1) Sayaji Baburao Wadkar, (2) Balkrishna Rama Wadkar and Kisan Rama Wadkar, (3) Maruti Narayan Wadkar, Vithal Narayan Wadkar and Dynaneshwar Narayan Wadkar came to hold portions admeasuring Hectares 00=09.62 Ares each in the said land bearing Survey No.53 Hissa No.10, Baner, Pune.
- (iii) The said Balkrishna Rama Wadkar died intestate on 06.03.2006, leaving behind him as his only heirs and next-of-kin his widow namely, Kaushalya Balkrishna Wadkar, his two sons namely, Sachin and Sanjay Balkrishna Wadkar and his married daughter namely, Savita Sanjay Kale. The names of the said heirs of the said Late Balkrishna Rama Wadkar were entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.10, Baner as the holders of share earlier held by the said Balkrishna Rama Wadkar therein vide Mutation Entry No.18587.
- (iii)(a) Vide a Deed of Sale dated 20.06.2012 (duly registered under Serial No.4273 of 2012 with the Sub-Registrar, Haveli XII, Pune) read with a Deed of Correction thereto dated 21.01.2014 (duly registered under Serial No.669 of 2014 with the Sub-Registrar, Haveli II, Pune), the said heirs of the said Late Balkrishna Rama Wadkar assigned, transferred, assured and conveyed their holding admeasuring 481 sq.mtrs out of the said land bearing Survey No.53 Hissa No.10, Baner to/in favour of M/s.Aawishkar Developers, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its Registered Office at G-1, Girnar Apartments, 473/21B, Gultekdi, Pune 411037. The name of the said M/s. Aawishkar Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.10, Baner, Pune as the holder of the said portion admeasuring 481 sq.mtrs. thereof vide Mutation Entry No.18982 dated 10.09.2012.
- (iv) The said Sayaji Baburao Wadkar died intestate on 31.08.2006, leaving behind him as his only heirs and next-of-kin his widow namely, Malubai Sayaji Wadkar, his son namely, Dynaneshwar Sayaji Wadkar, and his four married daughters namely, Chaya Balasaheb Ozarkar, Shalan Raju Borade, Mangal Kiran Pawar and Suvarna aka Sarika Santosh Valke. The

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names of the said heirs of the said Late Sayaji Baburao Wadkar were entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.10, Baner as the holders of share earlier held by the said Sayaji Baburao Wadkar therein vide Mutation Entry No.18587.

- (iv)(a) Vide a Deed of Sale dated 10.04.2012 (duly registered under Serial No.3182 of 2012 with the Sub-Registrar, Haveli IX, Pune) read with a Deed of Correction thereto dated 21.01.2014 (duly registered under Serial No.667 of 2014 with the Sub-Registrar, Haveli II, Pune), the said heirs of the said Late Sayaji Baburao Wadkar (save and except the said Suvarna aka Sarika Santosh Valke) assigned, transferred, assured and conveyed a portion admeasuring 800 sq.mtrs out of their said holding admeasuring 962 sq.mtrs in the said land bearing Survey No.53 Hissa No.10, Baner to/in favour of the said M/s.Aawishkar Developers. The name of the said M/s. Aawishkar Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.10, Baner, Pune as the holder of the said portion admeasuring 800 sq.mtrs. thereof vide Mutation Entry No.18761 dated 11.04.2012.
- (iv)(b) Vide a Deed of Sale dated 18.01.2013 (duly registered under Serial No.463 of 2013 with the Sub-Registrar, Haveli XXIII, Pune), the said daughter of the said Late Sayaji Baburao Wadkar i.e. the said Suvarna aka Sarika Santosh Valke assigned, transferred, assured and conveyed her holding admeasuring 162 sq.mtrs out of the said land bearing Survey No.53 Hissa No.10, Baner to/in favour of the said M/s.Aawishkar Developers. The name of the said M/s. Aawishkar Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.10, Baner, Pune as the holder of the said portion admeasuring 162 sq.mtrs. thereof vide Mutation Entry No.19311 dated 06.03.2013.
- (v) Vide a Deed of Release dated 29.03.2013 (duly registered under Serial No.3057 of 2013 with the Sub-Registrar, Haveli XII, Pune), the said Kisan Rama Wadkar and Rupali Kisan Wadkar released all and whatsoever their right, title and interest in the said land bearing Survey No.53 Hissa No.10, Baner to/in favour of Sudhir Kisan Wadkar and Sameer Kisan Wadkar (being sons of the said Kisan Rama Wadkar and brothers of the said Rupali Kisan Wadkar).
- (v)(a) Vide two separate Deeds of Sale both dated 18.01.2015 (duly registered under Serial Nos.520 and 522 of 2015 with the Sub-Registrar, Haveli XXIII, Pune), the said Sameer Kisan Wadkar and Sudhir Kisan Wadkar assigned, transferred, assured and conveyed their respective holdings admeasuring 240.50 sq.mtrs each (aggregating to 481 sq.mtrs) out of the said land bearing Survey No.53 Hissa No.10, Baner to/in favour of the said M/s.Sarsan Aawishkar Properties. The name of the said M/s.Sarsan



Aawishkar Properties was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.10, Baner, Pune as the holder of the said portion admeasuring 481 sq.mtrs. thereof vide Mutation Entry Nos.20242 and 20243 both dated 25.03.2015.

- (vi) In the circumstances, the said M/s. Aawishkar Developers came to hold a portion admeasuring 1443 sq.mtrs out of the said land bearing Survey No.53 Hissa No.10, Baner, Pune.
- (vii) Vide a Deed of Sale dated 13.03.2015 (duly registered under Serial No.2099 of 2015 with the Sub-Registrar, Haveli XXIII, Pune), the said M/s.Aawishkar Developers assigned, transferred, assured and conveyed a portion admeasuring 943 sq.mtrs out of their said holding admeasuring 1443 sq.mtrs out of the said land bearing Survey No.53 Hissa No.10, Baner to/in favour of the said M/s.Sarsan Aawishkar Properties. The name of the said M/s.Sarsan Aawishkar Properties was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.10, Baner, Pune as the holder of the said portion admeasuring 943 sq.mtrs. thereof vide Mutation Entry No.20244 dated 25.03.2015.
- (viii) Vide a Deed of Sale dated 25.09.2020 (duly registered under Serial No.7997 of 2020 with the Sub-Registrar, Haveli XXII, Pune), the said M/s.Sarsan Developers assigned, transferred, assured and conveyed its remaining holding admeasuring 500 sq.mtrs out of the said land bearing Survey No.53 Hissa No.10, Baner to/in favour of the said M/s.Sarsan Aawishkar Properties. The name of the said M/s.Sarsan Aawishkar Properties is yet to be entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.10, Baner, Pune as the holder of the said portion admeasuring 500 sq.mtrs. thereof.
- (ix) In the circumstances, the said M/s.Sarsan Aawishkar Properties is the holder of portions admeasuring in the aggregate 1924 sq.mtrs out of the said land bearing Survey No.53 Hissa No.10, Baner, Pune.

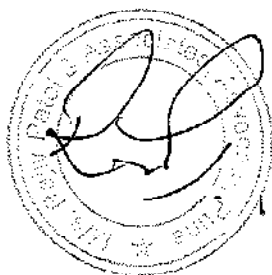
(III) PORTION ADMEASURING 1200 SQ.MTRS OUT OF SURVYE NO.53 HISSA NO.11/1, BANER, PUNE.

- 1) Bhaguji Chimanji Wadkar was the owner of all that piece and parcel of land then admeasuring Two Acres and One Guntha bearing Survey No.53 Hissa No.11, Village Baner, Taluka Haveli, District Pune.
- 2) Vide a Deed of Sale dated 13.05.1943, the said Bhaguji Chimanji Wadkar assigned, transferred, assured and conveyed the said land bearing Survey No.53 Hissa No.11, Baner to/ favour of Shripati Maruti Bhujbal and Chintu Maruti Bhujbal. The names of the said Shripati Maruti Bhujbal and Chintu Maruti Bhujbal were entered

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on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.11, Baner, Pune as the holders thereof vide Mutation Entry No.777.

- 3) The said Shripati Maruti Bhujbal and Chintu Maruti Bhujbal availed of a loan from the Pashan Vikas Society and, as security for due repayment of such loan together with interest thereon, a charge in favour of the said Society was created on the said land bearing Survey No.53 Hissa No.11, Baner. Such charge of the said Society was duly entered in the "Other Rights" Column of the VII/XII Extract in respect of the said land bearing Survey No.53 Hissa No.11, Baner vide Mutation Entry No.1356 dated 20.08.1959. However, on re-payment of the said loan amount and all dues of the said Society, the name of the said Society was deleted from the "Other Rights" column of the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.11, Village Baner vide Mutation Entry No.2359 dated 04.03.1984.
- 4) The provisions of the Maharashtra Weights and Measures Act, 1956 and of the Indian Coinage Act, 1955 were made applicable to Village Baner and, accordingly, the area of the said land bearing Survey No.53 Hissa No.11 was shown to be "Hectares 00=82 Ares" vide Mutation Entry No.1576 dated 15.07.1970.
- 5) The said Shripati Maruti Bhujbal died intestate on 08.09.1970 leaving behind him, as his only heirs and next-of-kin, his wife, Sonabai Shripati Bhujbal, his three sons namely, Shankar, Ramchandra and Bhagwant Shripati Bhujbal, and his five married daughters namely, Jijabai Murlidhar Borate, Muktabai Raghu Alhat, Rakhamabai Shivaji Borate, Raheebai Aashru Jagtap and Jaibai Baburao Aaher. Only the names of the said Shankar Shripati Bhujbal, Ramchandra Shripati Bhujbal and Bhagwant Shripati Bhujbal were entered on the VII/VII Extract pertaining to the said land bearing Survey No.53 Hissa No.11, Baner as the holders of the share of the said Late Shripati Maruti Bhujbal earlier held by him vide Mutation Entry No.1751 dated 08.10.1973 as the said married daughters of the late Maruti Bhujbal released their rights in the said land.
- 6) Vide a Deed of Sale dated 15.05.1986, the said Chintu Maruti Bhujbal and the said heirs of the said Late Shripati Maruti Bhujbal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=20 Ares out of the said land bearing bearing Survey No.53 Hissa No.11, Baner, Pune to/in favour of Prakash Shivram Joshi, Sushma Prakash Joshi, Dhananjay Ramkrishna Barve and Meghna Dhananjay Barve. The said portion admeasuring Hectares 00=20 Ares out of the said land bearing Survey No.53 Hissa No.11, Baner, Pune so conveyed by the said Chintu Maruti Bhujbal and Others to/in favour of the said Prakash Shivram Joshi and Others was assigned Pot Hissa No.2 of Hissa No.11 of Survey No.53, Baner, Pune while the remaining holding of the said Chintu Maruti Bhujbal and Others was assigned Pot Hissa No.1 of Hissa No.11 of Survey No.53, Baner, Pune vide Mutation Entry No.3723 dated 13.07.1988.



- 7) Vide a Deed of Sale dated 24.11.1994 (duly registered under Serial No.7528 of 1994 with the Sub-Registrar, Haveli IV, Pune), the said heirs of the said Late Shripati Maruti Bhujbal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=04.64 Ares out of their holding in said land bearing Survey No.53 Hissa No.11/1, Baner, Pune to/in favour of Nandan Trimbak Gokhale, Subhada Nandan Gokhale, Ashwin Nandan Gokhale and Nilesh Nandan Gokhale. The names of the said Nandan Trimbak Gokhale and Others were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.11/1, Baner, Pune as the holders of the said portion admeasuring Hectares 00=04.64 Ares thereof vide Mutation Entry No.6997 dated 04.09.1995.
- 8) Vide a Deed of Sale dated 03.01.1995 (duly registered under Serial No.59 of 1995 with the Sub-Registrar, Haveli IV, Pune), the said Chintu Maruti Bhujbal assigned, transferred, assured and conveyed his holding admeasuring Hectares 00=31 Ares in said land bearing Survey No.53 Hissa No.11/1, Baner, Pune to/in favour of Babul Rustumkhan Pathan. The name of the said Babul Pathan was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.11/1, Baner, Pune as the holder of the said portion admeasuring Hectares 00=31 Ares thereof vide Mutation Entry No.7002 dated 05.09.1995.
- 9) Vide a Deed of Sale dated 28.02.1995 (duly registered under Serial No.1977 of 1995 with the Sub-Registrar, Haveli IV, Pune), the said heirs of the said Late Shripati Maruti Bhujbal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=05.11 Ares out of their holding in said land bearing Survey No.53 Hissa No.11/1, Baner, Pune to/in favour of Nishant Vinod Sahani. The name of the said Nishant Vinod Sahani was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.11/1, Baner, Pune as the holder of the said portion admeasuring Hectares 00=05.11 Ares thereof vide Mutation Entry No.8078 dated 08.02.1997.
- 10) Vide a Deed of Sale dated 07.12.1996 (duly registered under Serial No.8573 of 1996 with the Sub-Registrar, Haveli IV, Pune), the said heirs of the said Late Shripati Maruti Bhujbal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=06.38 Ares out of their holding in said land bearing Survey No.53 Hissa No.11/1, Baner, Pune to/in favour of Parvez S. Inamdar. The name of the said Parvez S. Inamdar was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.11/1, Baner, Pune as the holder of the said portion admeasuring Hectares 00=06.38 Ares thereof vide Mutation Entry No.8093 dated 11.02.1997.
- 11) Vide a Deed of Sale dated 27.08.2006 (duly registered under Serial No.6817 of 2006 with the Sub-Registrar, Haveli XV, Pune), the said Nishant Vinod Sahani assigned, transferred, assured and conveyed his holding admeasuring Hectares 00=05.11 Ares in said land bearing Survey No.53 Hissa No.11/1, Baner, Pune to/in favour of Ashok Vasantrao Rokade. The name of the said Ashok Vasantrao Rokade was duly entered on the VII/XII Extract pertaining to the said land bearing Survey

No.53 Hissa No.11/1, Baner, Pune as the holder of the said portion admeasuring Hectares 00=05.11 Ares thereof vide Mutation Entry No.14861 dated 17.10.2006.

- 12) Vide an Agreement for Development dated 16.01.2008 (duly registered under Serial No.408 of 2008 with the Sub-Registrar, Haveli XIX, Pune), the said Nandan Trimbak Gokhale and Others granted rights of development of their said holding admeasuring Hectares 00=04.64 Ares out of the said land bearing Survey No.53 Hissa No.11/1, Baner, Pune to/in favour of M/s.Satyam Developers, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its Office at 102, Kumar Vastu, Range Hills, Bhosale Nagar, Pune 411020 at or for the consideration and on the terms and conditions therein contained.
- 13) Vide an Agreement for Development dated 03.06.2008 (duly registered under Serial No.4056 of 2008 with the Sub-Registrar, Haveli XIX, Pune), the said Ashok Vasant Rao Rokade granted rights of development of his said holding admeasuring Hectares 00=05.11 Ares out of the said land bearing Survey No.53 Hissa No.11/1, Baner, Pune to/in favour of the said M/s.Satyam Developers at or for the consideration and on the terms and conditions therein contained.
- 14) Vide a Deed of Sale dated 21.08.2009 (duly registered under Serial No.3661 of 2009 with the Sub-Registrar, Haveli XIX, Pune), the said Parvez S. Inamdar assigned, transferred, assured and conveyed his holding admeasuring Hectares 00=06.38 Ares out of said land bearing Survey No.53 Hissa No.11/1, Baner, Pune to/in favour of the said M/s.Satyam Developers. The name of the M/s.Satyam Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.11/1, Baner, Pune as the holder of the said portion admeasuring Hectares 00=06.38 Ares thereof vide Mutation Entry No.16523 dated 24.08.2009.
- 15) Vide an Agreement dated 28.07.2010 (duly registered under Serial No.7347 of 2010 with the Sub-Registrar, Haveli XI, Pune), the said M/s.Satyam Developers and Regency Nirman Limited, a company limited by shares incorporated under the provisions of the Companies Act, 1956 having its Registered Office at Regency House, Plot No.1, Sheet No.49, Section 6A, Aman Talkies Road, Ullashnagar, Thane 421002 have jointly agreed to develop of the said portions admeasuring Hectares 00=04.64 Ares, Hectares 00=05.11 Ares and Hectares 00=06.38 Ares out of the said land bearing Survey No.53 Hissa No.11/1, Baner, Pune on a "principal-to-principal" basis at or for the consideration and on the terms and conditions therein contained.
- 16) Vide a Deed of Sale dated 02.03.2016 (duly registered under Serial No.2188 of 2016 with the Sub-Registrar, Haveli XI, Pune), the said Nandan Trimbak Gokhale & Others, the said Ashok Vasant Rao Rokade and the said M/s.Satyam Developers (with the consent of the said Regency Nirman Limited) assigned, transferred, assured and conveyed the said portions admeasuring Hectares 00=04.64 Ares, Hectares 00=05.11 Ares and a portion admeasuring Hectares 00=02.25 Ares out



of the said portion Hectares 00=06.38 Ares out of said land bearing Survey No.53 Hissa No.11/1, Baner, Pune to/in favour of the said M/s.Sarsan Aawishkar Properties. The name of the M/s.Sarsan Aawishkar Properties was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.11/1, Baner, Pune as the holder of the said portion admeasuring in the aggregate Hectares 00=12 Ares thereof vide Mutation Entry No.20681 dated 18.03.2016.

- (III)** By virtue of a Deed of Easement dated 26.09.2018 (duly registered under Serial No.14229 of 2018 with the Sub-Registrar, Haveli XVII, Pune), the said M/s.Sarsan Aawishkar Properties have acquired Right of Way over a 15 Meter wide portion of lands situate between the above captioned land and the 18 Meter wide Development Plan Road running to the south of the above captioned land as a means of ingress and egress to and from the above captioned land.
- (IV)** The provisions of the Urban Land (Ceiling & Regulation) Repeal Act, 1999 apply to the said Land.
- (V)** Vide a Deed of Lease dated 10.09.2020 (duly registered under Serial No.11529 of 2020 with the Sub-Registrar, Haveli XXIII, Pune), the said M/s.Sarsan Aawishkar Properties granted a Lease (for the period of Ninety Nine Years) of a portion admeasuring 25 sq.mtrs out of the said Land to/in favour of Maharashtra State Electricity Distribution Company Limited.
- (VI)** Vide a Deed of Lease dated 09.05.2023 (duly registered under Serial No.9542 of 2023 with the Sub-Registrar, Haveli 19, Pune), the said M/s.Sarsan Aawishkar Properties granted a Lease (for the period of Ninety Nine Years) of a portion admeasuring 50 sq.mtrs out of the said Land to/in favour of Maharashtra State Electricity Distribution Company Limited.
- (VII)** As part of investigation of title of the said M/s.Sarsan Aawishkar Properties to the said Land, we have inspected the Revenue Record pertaining to the lands forming part of the said Land from the year 1953-54 onwards.
- (VIII)** As part of investigation of title of the said M/s.Sarsan Aawishkar Properties to the said Land, we had Public Notices in the usual form published in the daily newspapers, "Indian Express" and "Prabhat", and which notices appeared on 17.11.2017. We have received no claim, objection or other communication from any person or party in response to our said Public Notices.
- (IX)** As part of investigation of title of the said M/s.Sarsan Aawishkar Properties to the said Land, we have had search of the available, unmutated and relevant Index II Record in the Offices of the concerned Sub-Registrars, Taluka Haveli, District Pune carried out for the last Thirty Years in respect of the lands forming part of the said Land and such search has also not disclosed any fact or circumstance prejudicial to the title of the said M/s.Sarsan Aawishkar Properties to the said Land.

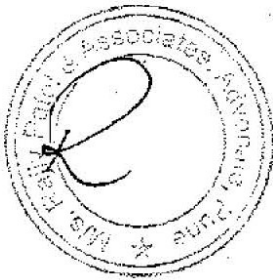
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- (X) We have inspected the original documents of title in respect of the lands forming part of the said Land which are in the possession or power of the said M/s.Sarsan Aawishkar Properties.

As a result of such investigation of title carried out by us, we are of the opinion that, the title of the said M/s.Sarsan Aawishkar Properties to the said Land is [subject to the Lease (for a period of Ninety Nine Years) of portions admeasuring 25 sq.mtrs and 50 sq.mtrs out of the said Land granted by the said Sarsan Aawishkar Properties to/in favour of the Maharashtra State Electricity Distribution Company Limited] free, clear and marketable and that there are no outstanding encumbrances, charges, doubts or claims on or in respect thereof as far as can be diligently ascertained.

- (XI) Litigation if Any :- NIL -

Dated this 17th day of July, 2024



M/S. RAJIV PATEL & ASSOCIATES

PROPRIETOR