

Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.10, Baner, Pune as the holder of the said portion admeasuring 547 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.

- 11) Vide a Deed of Sale dated 24.07.2017 (duly registered under Serial No.6580 of 2017 with the Sub-Registrar, Haveli XI , Pune) read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Haveli XI , Pune) the said Vijay K. Nair (with the consent of the said Satyam Developers) assigned, transferred, assured and conveyed his said holding admeasuring 627 sq.mtrs out of the said land bearing Survey No.54 Hissa No.10, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.10, Baner, Pune as the holder of the said portion admeasuring 627 sq.mtrs thereof vide Mutation Entry No.21528 dated 23.02.2018.
- 12) Vide the said Deed of Sale dated 04.08.2017 (duly registered under Serial No.7194 of 2017 with the Sub-Registrar, Haveli XI , Pune) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5494 of 2019 with the Sub-Registrar, Haveli XI, Pune) and further read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Haveli XI , Pune) the said Satyam Developers assigned, transferred, assured and conveyed their said holding admeasuring 6599 sq.mtrs out of the said land bearing Survey No.54 Hissa No.10, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.10, Baner, Pune as the holder of the said portion admeasuring 6599 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.
- 13) Vide a Deed of Sale dated 04.08.2017 (duly registered under Serial No.7196 of 2017 with the Sub-Registrar, Haveli XI , Pune) the said Shaista Harun Pathan and Sujata Jayant Kolhatkar (with the consent of the said Satyam Developers) assigned, transferred, assured and conveyed their respective holdings admeasuring 1012 sq.mtrs and 466 sq.mtrs out of the said land bearing Survey No.54 Hissa No.10, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land

bearing Survey No.54 Hissa No.10, Baner, Pune as the holder of the said portion admeasuring 1012 sq.mtrs and 466 sq. mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.

- 14) Vide the said Deed of Sale dated 28.11.2017 (duly registered under Serial No.12140 of 2017 with the Sub-Registrar, Haveli XI , Pune) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5496 of 2019 with the Sub-Registrar, Haveli XI, Pune) and further read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Haveli XI , Pune) and further read with a Deed of Confirmation thereto dated 14.07.2023 (duly registered under Serial No.14195 of 2023 with the Sub-Registrar, Haveli XIX, Pune) the said Dr.Babul Pathan (with the consent of the said Satyam Developers) assigned, transferred, assured and conveyed his said holding admeasuring 522 sq.mtrs out of the said land bearing Survey No.54 Hissa No.10, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.10, Baner, Pune as the holder of the said portion admeasuring 522 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.
- 15) In the circumstances, the said Regency Aawishkar Sarsan Developers LLP is the holder of the said land admeasuring 9800 sq.mtrs bearing Survey No.54 Hissa No.10, Baner, Pune.

(IX)

Land admeasuring 3100 sq.mtrs bearing Survey No.54 Hissa No.11, Baner, Taluka Haveli, District Pune.

- 1) Hari ChimANJI (Chimna) Wadkar and Shripati & Chintu Maruti Bhujbal were the owners as tenants-in-common in equal shares of all that piece and parcel of land or ground then admeasuring Thirty Gunthas bearing Survey No.54 Hissa No.11, Village Baner, Taluka Haveli, District Pune.
- 2) The said Hari ChimANJI (Chimna) Wadkar died intestate in Pune on 17.01.1950 leaving behind him his only heirs and next-of-kin, his three sons namely, Baburao, Rambhau and Narayan Hari Wadkar. The names of the said heirs of the said Late Hari ChimANJI (Chima) Wadkar were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.11, Baner as the holders of an one-half share earlier held by the said Late Hari Wadkar therein vide Mutation Entry No.992 dated 16.03.1950.



- 3) 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.1 was shown to be "Hectares 00=31 Ares" vide Mutation Entry No.1576 dated 15.07.1970.
- 4) 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 Pandurang Gaikwad 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/XII Extract pertaining to the said land bearing Survey No.54 Hissa No. 11, Baner, Pune as the holders of the share earlier held by the said Late Shripati Maruti Bhujbal therein 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.
- 5) The said Baburao Hari Wadkar died intestate on 15.07.1979, leaving behind him his only heirs and next-of-kin, his son namely, Sayaji Baburao Wadkar and his three married daughters namely, Hausabai Sitaram Dalvi, Geetabai Dattoba Ozarkar and Sitabai Maruti Karade. Only the name of the said Sayaji Baburao Wadkar was entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.11, Baner as the holder of the share earlier held by the said Late Baburao Hari Wadkar therein vide Mutation Entry No.2018 dated 30.10.1980 as the said married daughters of the Late Baburao Hari Wadkar released their rights in the said Land.
- 6) The said Sayaji Baburao Wadkar died intestate on 31.08.2006, leaving behind him 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 Wazarkar, Shalan Rajendra Borade, Sarika Santosh Walke and Mangal Kiran Pawar. The 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.54 Hissa No.11, Baner as the holders of the share earlier held by the said Late Sayaji Baburao Wadkar therein vide Mutation Entry No.18617 dated 06.01.2012.
- 7) The said Narayan Hari Wadkar died intestate on 05.06.1981, leaving behind him his only heirs and next-of-kin, his three sons namely, Maruti, Dynaneshwar and Vithal Narayan Wadkar and his six married

daughters namely, Mamta Pandurang Borate, Kantabai Dattatray Dange, Suman Malhari Modak, Vimal Baban Marne, Kamal Popat Veer and Mangal Murlidhar Chondhe. Only the names of the said Maruti, Dynaneshwar and Vithal Narayan Wadkar were entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.11, Baner as the holders of the share earlier held by the said Late Narayan Hari Wadkar therein vide Mutation Entry No.2155 dated 01.09.1982.

- 8) The said Rama Hari Wadkar died intestate on 17.06.1992, leaving behind him his only heirs and next-of-kin, his two sons namely, Balkrishna and Kisan Rama Wadkar and his two married daughters namely, Manubai Bhagwan Kotwal and Janabai Shivaji Walke. 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.54 Hissa No.11, Baner, Pune as the holders of the share earlier held by the said Late Rama Hari Wadkar therein vide Mutation Entry No.5790 dated 05.11.1992.
- 9) Vide a Deed of Sale dated 17.06.1996 (duly registered under Serial No.4538 of 1996 with the Sub-Registrar, haveli IV, Pune) the said Chintu Maruti Bhujbal (by the hand of his duly constituted attorney, Babul Rustum Pathan) assigned, transferred, assured and conveyed his entire holding admeasuring 775 sq.mtrs out of the said land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of Shahiq Babul Pathan. The name of the said Shahiq Babul Pathan was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.11, Baner, Pune as the holder of the said portion admeasuring 775 sq.mtrs thereof vide Mutation Entry No.8077 dated 08.02.1997.
 - 9(a) Vide the said Agreement for Development dated 19.05.2010 (duly registered under Serial No.3701 of 2010 with the Sub-Registrar, Haveli XV, Pune) executed by and between, inter alia, the said Shahiq Babul Pathan of the One Part and the said Satyam Developers of the Other Part, the said Shahiq Babul Pathan granted rights of development of his said holding admeasuring 775 sq.mtrs out of the said land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of the said Satyam Developers at or for the consideration and on the terms and conditions mutually agreed upon.
- 10) The said heirs of the said Late Baburao Hari Wadkar, Rama Hari Wadkar, Narayan Hari Wadkar, Sayaji Baburao Wadkar and the said heirs of the said Late Shripati Maruti Bhujbal (by the hands of their duly constituted attorney, Babul Rustum Pathan) vide the following



Deeds of Sale, alienated for consideration to following persons from time to time, their collective holdings (admeasuring in the aggregate 2325 sq.mtrs) out of the said land bearing Survey No.54 Hissa No.11, Baner, Pune. Details of all such Deeds of Sale are as follows:-

Date of Deed of Sale, its Registration No. and the Sub-Registrar with whom the same was registered	Area in (sq.mtrs)	Name of the Purchaser/s	Mutation Entry No.
27.02.1996 1479 of 1996 Haveli - IV, Pune	658	Sanjay G. Nadkarni and Debara A. Nadkarni	7862
05.12.1996 8531 of 1996 Haveli - IV, Pune	451	Hajik Usman Pathan	8087
05.12.1996 8530 of 1996 Haveli - IV, Pune	890	Zakariya Harun Shaikh	8086
05.12.1996 8529 of 1996 Haveli - IV, Pune	326	Babul Rustum Pathan	8085

11)Vide an Agreement for Sale dated dated 12.09.2007 (duly registered under Serial No.6879 of 2007 with the Sub-Registrar, haveli XV, Pune) made by and between the said Sanjay G. Nadkarni and Debara A. Nadkarni of the One Part and Makarand Avinash Phalak of the Other Part, the said Sanjay G. Nadkarni and Dabera A. Nadkarni agreed to sell to the said Makarand Avinash Phalak and the said Makarand Avinash Phalak agreed to purchase from the said Sanjay G. Nadkarni and Another their said holding admeasuring 658 sq.mtrs out of the said land bearing Survey No.54 Hissa No.11, Baner, Pune at or for the consideration and on the terms and conditions mutually agreed upon.

11(a) Vide a Deed of Sale dated 24.12.2007 (duly registered under Serial No.9867 of 2007 with the Sub-Registrar, haveli XIX, Pune)

the said Sanjay G. Nadkarni and Dabera A. Nadkarni assigned, transferred, assured and conveyed their said holding admeasuring 658 sq.mtrs out of the said land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of the said Makarand Avinash Phalak. The name of the said Makarand Avinash Phalak was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.11, Baner, Pune as the holder of the said portion admeasuring 658 sq.mtrs thereof vide Mutation Entry No.15519 dated 11.01.2008.

- 11(b) Vide an Agreement for Development dated 20.02.2008 (duly registered under Serial No.1750 of 2008 with the Sub-Registrar, Haveli XIX, Pune) executed by and between the said Makarand Avinash Phalak of the One Part and the said Satyam Developers of the Other Part, the said Makarand Avinash Phalak granted rights of development of his said holding admeasuring 658 sq.mtrs out of the said land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of the said Satyam Developers at or for the consideration and on the terms and conditions mutually agreed upon.
- 11(c) Vide a Deed of Sale dated 04.08.2017 (duly registered under Serial No.7196 of 2017 with the Sub-Registrar, haveli XI, Pune) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5495 of 2019 with the Sub-Registrar, Haveli XI, Pune) and further read with a Deed of Confirmation thereto dated 14.07.2023 (duly registered under Serial No.14198 of 2023 with the Sub-Registrar, Haveli XIX, Pune), the said Makarand Avinash Phalaks (with the consent of the said M/s.Satyam Developers) assigned, transferred, assured and conveyed his said holding admeasuring 658 sq.mtrs out of the said land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.11, Baner, Pune as the holder of the said portion admeasuring 658 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.
- 12)Vide a Deed of Sale dated dated 26.06.2008 (duly registered under Serial No.6516 of 2008 with the Sub-Registrar, haveli XI, Pune) the said Zakaria Harun Shaikh assigned, transferred, assured and conveyed his said holding admeasuring 890 sq.mtrs out of the said land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of the said Satyam Developers.



12(a) Vide a Deed of Sale dated 04.08.2017 (duly registered under Serial No.7194 of 2017 with the Sub-Registrar, Haveli XI, Pune) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5494 of 2019 with the Sub-Registrar, Haveli XI, Pune) and further read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Haveli XI, Pune) the said Satyam Developers assigned, transferred, assured and conveyed their said holding admeasuring 890 sq.mtrs out of the said land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.11, Baner, Pune as the holder of the said portion admeasuring 890 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.

13. Vide the said Agreement for Development dated 19.05.2010 (duly registered under Serial No.3701 of 2010 with the Sub-Registrar, Haveli XV, Pune) executed by and between, inter-alia, the said Babul Rustum Pathan and Shahik Babul Pathan of the One Part and the said Satyam Developers of the Other Part, the said Babul Rustum Pathan and Another granted rights of development of their said holdings admeasuring 326 sq.mtrs and 775 sq.mtrs respectively out of the said land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of the said Satyam Developers at or for the consideration and on the terms and conditions mutually agreed upon.

13(a) Vide a Deed of Sale dated 28.11.2017 (duly registered under Serial No.12140 of 2017 with the Sub-Registrar, Haveli XI, Pune) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5496 of 2019 with the Sub-Registrar, Haveli XI, Pune) and further read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Haveli XI, Pune) the said Dr. Babul Pathan and the said Shahik Babul Pathan (with the consent of the said M/s. Saytam Developers) assigned, transferred, assured and conveyed their said respective holdings admeasuring 326 sq.mtrs and 775 sq.mtrs out of the said land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.11, Baner, Pune as the holder of the said portion admeasuring 775 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.

- 14) Vide a Deed of Sale 08.09.2018 (duly registered under Serial No.14090 of 2018 with the Sub-Registrar, Haveli XXV, Pune), the said Hajik Usman Pathan assigned, transferred, assured and conveyed his said holding admeasuring 451 sq.mtrs out of the said land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.11, Baner, Pune as the holder of the said portion admeasuring 451 sq.mtrs thereof vide Mutation Entry No.22002 dated 08.01.2019.
- 15) In the circumstances, the said Regency Aawishkar Sarsan Developers LLP is the holder of the said land admeasuring 3100 sq.mtrs bearing Survey No.54 Hissa No.11, Baner, Pune.
- (X) The above captioned lands/portions forms a contiguous block admeasuring 24450 sq.mtrs and the same is hereinafter referred to as "the said Land".
- (XI) 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 Regency Aawishkar Sarsan Developers LLP have acquired Right of Way over a 15 Meter wide portion of lands situate between the said Land and the 18 Meter wide Development Plan Road running to the south of the said Land as a means of ingress and egress to and from the said Land.
- (XII) Vide a Deed of Lease dated 24.03.2021 (duly registered under Serial No.6386 of 2021 with the Sub-Registrar, Haveli XXIII, Pune), the said Regency Aawishkar Sarsan Developers LLP granted a Lease (for the period of Ninety Nine Years) of a portion admeasuring 75 sq.mtrs out of the said Land to/in favour of Maharashtra State Electricity Distribution Company Limited.
- (XIII) The provisions of the Urban Land (Ceiling & Regulation) Repeal Act, 1999 apply to the said Land.
- (XIV) The "NOC" of the Tahsildar, Pune City under Section 42 (A) of the Maharashtra Land Revenue Code, 1966 dated 15.10.2019 bearing No.NA.SR/347/2019 has been procured by the said Regency Aawishkar Sarsan Developers LLP in respect of a portion admeasuring 20272.43 sq.mtrs. out of the said Land.



(XV) The said Land has been demarcated and admeasured by the Sub-Divisional Officer, Taluka Haveli, District Pune and the said Office has issued its Demarcation Certificate ["K" Patrak] bearing M.R.No.2100/2023 dated 18.10.2023 in respect of the said Land.

(XVI) The Municipal Corporation of Pune has, vide its Commencement Certificates bearing No.CC/0641/22 dated 14.06.2022 read with No.CC/1003/23 dated 31.07.2023, sanctioned the Building Layout and Building Plans in respect of the construction to be carried out on the said Land.

(XVII) Effect of the said Layout Sanctioned in respect of the Land and the remaining portions out of said lands bearing Survey No.53/1, 53/3 and 54/8, Baner, Pune was given on the Revenue Record pursuant to Order dated 18.12.2023 bearing No.1642/23 of the Tehsildar, Haveli, Pune vide Mutation Entry No.24469 and accordingly, the VII/XII Extracts in respect of the said lands bearing Survey Nos.53/1, 53/2, 53/3, 53/4, 53/8, 54/8, 54/9, 54/10 and 54/11, Baner, Pune were closed and the following Survey Numbers have been assigned in respect of the said Layout:-

- (a) Survey No.53/1to4/8/54/8to11/Plot admeasuring 19361.97 sq.mtrs.
- (b) Survey No.53/1to4/8/54/8to11/Open Space admeasuring 2803.03 sq.mtrs.
- (c) Survey No.53/1to4/8/54/8to11/Amenity Space admeasuring 1685 sq.mtrs.
- (d) Survey No.53/1/1 admeasuring 200 sq.mtrs.
- (e) Survey No.53/3/1 admeasuring 100 sq.mtrs.
- (f) Survey No.54/8/1 admeasuring 850 sq.mtrs.
- (g) Survey No.54/11/1 admeasuring 200 sq.mtrs.

(XVIII) The said Regency Aawishkar Sarsan Developers LLP is to construct the Whole Project known as **"REGENCY ASTRA"**, consist of five Projects/Phases, the First Project/Phase **Building "A1"** consisting of Lower Ground, Ground Floor and Podium Floor all containing Parking and Twenty-Two Upper Floors containing Residential Flats, the Second Project/Phase consisting of **Building "A2"** which is to consist of Lower Ground Floor, Ground Floor and Podium Floor and Twenty-Two Upper Floors containing Residential Flats. **"A1" and "A2" Buildings** are connected at the Lower Ground Floor, Ground Floor and Podium Floor. The Third Project/Phase is to consist of **Building "B1"** which is to consist of Lower Ground Floor, Ground Floor and Podium Floor and Upper

Twenty-Two Floors containing Residential Flats. The Fourth Project/Phase consisting of **Building "B2"** which is to consist of Lower Ground, Ground Floor and Podium Floor and Twenty-Two Upper Floors containing Residential Flats. The Fifth Project/Phase consisting of **Building "C1"** which is to consist of Lower Ground, Ground Floor and Podium Floor and Twenty-Two Upper Floors containing Residential Flats out of which certain Flats are to be constructed and to be handed over to the Maharashtra Housing Development Authority for allotment to its Allottees.

(XIX) Details of such sanction of the Building Plans received by the said Regency Aawishkar Sarsan Developers LLP and sanction yet to be received pertaining to the said Five Projects forming part of the said Whole Project are as under:

Building [Project/Phase]	No. of Floors	Floors in respect of which building plans have been sanctioned	Floors in respect of which building plans are yet to be sanctioned	NAME OF PROJECT
Building [Project] "A1"	Lower Ground, Ground Floor, Podium Floors all containing parking's and twenty-two upper floors containing Residential Flats.	Lower Ground, Ground Floor, Podium Floors all containing parking's and twenty-two upper floors containing Residential Flats.	NA	REGENCY ASTRA- A1
Building [Project] "A2"	Lower Ground, Ground Floor, Podium Floors all containing Parking and Twenty-Two Upper Floors containing Residential Flats.	Lower Ground, Ground Floor, Podium Floors all containing Parking and Twenty TwoUpper Floors containing Residential Flats.	NA	REGENCY ASTRA – A2
Building [Project] "B1"	Lower Ground, Ground Floor, Podium Floors all containing Parking and Twenty-Two Floors containing	Lower Ground, Ground Floor, Podium Floors all containing Parking and Twenty One Upper Floors containing	8 flats on 22 nd Floor	REGENCY ASTRA- B1



	Residential Flats.	Residential Flats.		
Building [Project] "B2"	Lower Ground, Ground Floor, Podium Floors all containing Parking and Twenty-Two Floors containing Residential Flats.	Lower Ground, Ground Floor, Podium Floors all containing Parking.	First to Twenty Second Floors containing Residential Flats	REGENCY ASTRA-B2
Building [Project] "C1" MHADA	Lower Ground, Ground Floor, 2 Podium Floors all containing Parking and Twenty- TwoFloors containing Residential Flats.	Lower Ground, Ground Floor, 2 Podium Floors all containing Parking and Nine Floors containing Residential Flats.	Tenth to Twenty Second Floors containing Residential Flats	REGENCY ASTRA- C1

(XX) After the said Regency Aawishkar Sarsan Developers LLP receives sanction of the Municipal Corporation of Pune for the Building Plans in respect of the remaining floors of each of the said Projects/Phases and/or for additional buildings / projects on the said Land, if any, the said Regency Aawishkar Sarsan Developers LLP shall upload the same from time to time on the Profile Page of the respective Project on the website of the Maharashtra Real Estate Regulatory Authority.

(XXI) The said Regency Aawishkar Sarsan Developers LLP applied for and obtained registration from the Maharashtra Real Estate Regulatory Authority for the Projects known as "REGENCY ASTRA Phase I", "REGENCY ASTRA Phase II" and "REGENCY ASTRA Phase III" vide its Certificate bearing **Registration No.P52100032177, P52100046664 and P52100053943** respectively, under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules made thereunder.

(XXII) One Nitin Bhimsingh Bias has filed a Suit (bearing Regular Civil Suit No.2132 of 2023) in the Court of the Civil Judge, Senior Division, Pune at Pune claiming that he is the Owner of portion

admeasuring Hectares 00=4.50 Ares out of land bearing Survey No.54 Hissa No.8, Baner, Pune (which is part of the above recited Layout sanctioned) and seeking relief, including that possession of the said Suit Land be restored to him and for permanent injunction against the said Regency Aawishkar Sarsan Developers LLP. However, vide its Order dated 23.10.2024, the Hon'ble Court has rejected the Interim Application and temporary Injunction [at Exhibit 5] against the said Regency Aawishkar Sarsan Developers LLP. The said Nitin Bias has preferred an Appeal (bearing No.272 of 2024) in the District Court, Pune. The said Appeal is pending hearing and final disposal.

(XXIII) As part of investigation of title, we have inspected the relevant Revenue Record pertaining to the said lands bearing Survey No.53 Hissa Nos.1, 2, 3, 4 and 8 and of the lands bearing Survey No.54 Hissa Nos.8, 9, 10 and 11, Baner from the year 1953-54 onwards. Such inspection of the Revenue Record has not disclosed any fact or circumstance prejudicial to the title of the said Regency Aawishkar Sarsan Developers LLP to is said holdng in the said lands bearing Survey No.53 Hissa Nos.1, 2, 3, 4 and 8 and of the lands bearing Survey No.54 Hissa Nos.8, 9, 10 and 11, Baner, Pune.

(XXIV) We have had search of the available, unmutilated and relevant Index II Records in the Offices of the concerned Sub-Registrars, Taluka Haveli, District Pune for the past thirty years carried out in respect of the lands forming part of said Land. Such search has not disclosed any outstanding encumbrance, charge, doubt or claim or any entry prejudicial to the title of the said Regency Aawishkar Sarsan Developers LLP to the said Land.

(XXV)As part of the investigation of title of the then Owners to their respective holdings in 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 06.10.2016 and 07.10.2016 respectively. We have received no legally tenable claim from any person or party in response to our said Public Notices.

(XXVI) We have inspected the originals of the deeds/documents which are in the possession of the said Regency Aawishkar Sarsan Developers LLP in respect of the said Land.



On the basis of such investigation of title carried out by us, we are of the opinion that, subject to what is stated hereinabove, the title of the said Regency Aawishkar Sarsan Developers LLP to the said Land is free, clear and marketable and that there are no outstanding encumbrances on or in respect thereof as far as can be diligently ascertained.

Dated this 26th day of June, 2025.



M/S.RAJIV PATEL & ASSOCIATES

A handwritten signature in purple ink, appearing to read "Rajiv Patel", written over the printed name.

PROPRIETOR