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**Court:**  
Chamber No. 24,  
New Lawyer's Chambers,  
District Court Compound,  
Shivajinagar, Pune - 411 005

**SUPPLEMENT-1 TO THE TITLE REPORT**

April 22, 2019

1. DESCRIPTION:

(a) LARGER LAND:

All those amalgamated and contiguous pieces of land, admeasuring "Hectare 13.08.7797 Are" (1,30,877.97 sq.mt.) as per the layout sanctioned *vide* commencement certificate No.2845/12, dated 29.12.2012 comprising of and forming part of

(i) Survey No.25/4 (part),

(ii) Survey No.26/1+9A (part),

(iii) Survey No.26/2A (under reservation for school and green belt),

(iv) Survey No.26/2B (partly under reservation for Development Plan road),

(v) Survey No.27/1B+2+3 (Survey No.27/1+2+3 -Plot A-, as per sanctioned layout) [a portion thereof in Amenity Space-2 and a portion under culvert (*nalla*) already surrendered to the Municipal Corporation of the City of Pune],

(vi) Survey No.27/4,

(vii) Survey No.27/5 (a portion under reservation for Development Plan road),

(viii) Survey No.37/3 and Survey No.37/4 (Survey No.37/3+4 -Plot B- as per sanctioned layout),

all situate at village Mohammadwadi of the City of Pune, Taluka Haveli, District Pune, within the limits of the Municipal Corporation of the City of Pune, and which are *collectively* bounded by as under:

|                     |   |                                                                                                                         |
|---------------------|---|-------------------------------------------------------------------------------------------------------------------------|
| On or towards East  | : | Partly by 24 meter Development Plan road, partly by Survey No.27/5 and partly by Survey No.26/2B                        |
| On or towards South | : | Survey No.26, Survey No.25/4 (part), Survey No.25/3, Survey No.26/1+9A (part), Survey No.27/1 (part)                    |
| On or towards West  | : | Survey No.26/1+9A, Survey No.25/4 (part), Survey No.25/3, Survey No.27/1 (part) and 30 meter wide Development Plan road |
| On or towards North | : | Partly by 24 meter wide Development Plan road and partly by 30 meter wide Development Plan road.                        |

(hereinafter called as the said "LARGER LAND")



**Kiran Kothadiya**  
Advocate

- (b) A portion of the land out of the said Larger Land (described in clause 1(a) above), referred to hereinafter as the "said LAND", *which is the subject matter of this report*:  
All amalgamated and contiguous pieces of land admeasuring "Hectare 10.11.0403 Are" (1,01,104.03 sq.mt.) [inclusive of area of Amenity Space-1 admeasuring "Hectare 0.50.5448 Are" (5,054.48 sq.mt.) and Amenity Space-2 admeasuring "Hectare 0.20.3916 Are" (2,039.16 sq.mt.)], carved out of sanctioned layout (*vide* commencement certificate No.2845/12, dated 29.12.2012), comprising and forming part of

- (i) Survey No.25/4 (part),
- (ii) Survey No.26/1+9A (part),
- (iii) Survey No.26/2B (part),
- (iv) Survey No.27/1B+2+3 (Survey No.27/1+2+3 -Plot A-, as per sanctioned layout),
- (v) Survey No.27/4,
- (vi) Survey No.27/5 (part),
- (vii) Survey No.37/3 and Survey No.37/4 (Survey No.37/3+4 -Plot B- as per sanctioned layout),

all situate at village Mohammadwadi of the City of Pune, Taluka Haveli, District Pune, within the limits of the Municipal Corporation of the City of Pune, and which are *collectively* bounded by as under:

- On or towards East : Partly by 24 meter Development Plan road, and partly by Survey No.27/5 (part)
- On or towards South : Partly by Survey No.26/2B and thereafter by Survey No.26/2A which is under reservation, Survey No.27/1 (part), Survey No.25/3 (part), Survey No.25/4 (part) and Survey No.26/1+9A (part),
- On or towards West : Partly 30 meter wide Development Plan road, Survey No.27/1 (part), Survey No.25/3 (part) and Survey No.25/4 (part)
- On or towards North : Partly by 24 meter wide Development Plan road and partly by 30 meter wide Development Plan road.

## 2. INSTRUCTIONS:

- (a) Under instructions from **INORBIT MALLS (INDIA) PRIVATE LIMITED** formerly known as K. Raheja Malls Limited, a company registered under the provisions of Companies Act, 1956 at CIN: U45200MH1999PTC117748, having its registered office at Raheja Tower, 4<sup>th</sup> Floor, Block G, Plot No.C-30, Bandra Kurla Complex, Bandra (E), Mumbai: 400 051, India, through its authorized signatory **ANIL MATHUR** (hereinafter referred to herein as the said "**OWNER**"), I have caused search to have been taken relating to the said Land, so also investigated title thereto and furnished Title report dated 12.05.2016 and Corrigendum to Title Report dated 01.06.2016 (hereinafter collectively referred to as the said "**TITLE REPORT**").

- (b) I am now instructed by the said owner to supplement the said Title Report.

- (c) This supplement-1 therefore, is read together with the said Title Report.



Kiran Kothadiya  
Advocate

3. SEARCH:

- (a) Shridhar Pardeshi, Advocate, took online search available on IGR Maharashtra web-site for the period from 2016 till 2019. He has furnished his search report dated 03.04.2019.
- (b) It is mentioned that except the transactions herein recorded, no transaction relating to the said Land or any transaction encumbering the said Land was found to have been effected.

4. DOCUMENTS:

For the purpose of this Supplement-1, I perused the photocopies of the following documents:

- (a) VF 7/7A/12 extracts of Survey No.25/4 for the years of 2012-13 to 2014-15 and 2015-16 to 2017-18,
- (b) VF 7/7A/12 extracts of Survey No.26/1+9A for the years of 2012-13 to 2014-15 and 2015-16 to 2017-18,
- (c) VF 7/7A/12 extracts of Survey No.26/2A for the years of 2012-13 to 2014-15 and 2015-16 to 2017-18,
- (d) VF 7/7A/12 extracts of Survey No.26/2B for the years of 2012-13 to 2014-15 and 2015-16 to 2017-18,
- (e) VF 7/7A/12 extracts of Survey No.27/1B+2+3 for the years of 2012-13 to 2014-15 and 2015-16 to 2017-18,
- (f) VF 7/7A/12 extracts of Survey No.27/4 for the years of 2012-13 to 2014-15 and 2015-16 to 2017-18,
- (g) VF 7/7A/12 extracts of Survey No.27/5 for the years of 2012-13 to 2014-15 and 2015-16 to 2017-18,
- (h) VF 7/7A/12 extracts of Survey No.37/3 for the years of 2012-13 to 2014-15 and 2015-16 to 2017-18,
- (i) VF 7/7A/12 extracts of Survey No.37/4 for the years of 2012-13 to 2014-15 and 2015-16 to 2017-18,
- (j) Relevant Mutation Entries,
- (k) Paper book of writ petition No.6979/2017 filed by the Owner in the High Court of Judicature at Bombay,
- (l) Order dated 10.04.2018 passed by the High Court of Judicature at Bombay in the writ petition No.6979/2017,
- (a) Irrevocable Power of Attorney dated 25.05.2018, registered with the Joint Sub-Registrar Haveli No.1 at serial No.4401/2018 on same day, executed by Eknath Shankar Bhangire and others in favour of said Owner; Inorbit Malls (India) Private Limited, in respect of portion out of Survey No.26/1+9A,
- (b) Agreement For Sale dated 25.05.2018, registered with the Sub-Registrar Haveli No.9 at serial No.5986/2018 on 12.07.2018, executed by Eknath Shankar Bhangire and others with the Consent of Mrs.Nita Eknath Bhangire and others through duly constituted attorney holder of said Owner; Inorbit Malls (India) Private Limited in favour of said Owner; Inorbit Malls (India) Private Limited, in respect of portion out of Survey No.26/1+9A,
- (m) Agreement For Sale dated 25.10.2018, registered with the Sub-Registrar Haveli No.12 at serial No.13071/2018 on same day, executed by Smt.Bhimabai Kisan Bhangire and others with the Consent of Mrs.Darshana Somnath Bhangire and others in favour of said Owner; Inorbit Malls (India) Private Limited, in respect of portion out of Survey No.26/1+9A,
- (n) Irrevocable Power of Attorney dated 25.10.2018, registered with the Sub-Registrar Haveli No.12 at serial No.13072/2018 on same day, executed by Smt.Bhimabai Kisan Bhangire and others with the Grantors of Mrs.Darshana Somnath Bhangire and others in favour of said Owner; Inorbit Malls (India) Private Limited, in respect of portion out of Survey No.26/1+9A,
- (o) Commencement Certificate No.CC/3665/18 dated 21.02.2019 issued by Municipal Corporation of City of Pune revising the plans,
- (p) State Level Environment Impact Assessment Authority, Mumbai, under the provisions of the Environment Protection Act 1986 and the rules framed thereunder, by its letter dated 05.04.2019 addressed to the said Owner, as per decision in SEIAA Meeting No.162 dated 28.03.2019, issued environment clearance for the project name "Raheja Vista Premiere", as a sequel to the environment clearance issued *vide* letter dated 24.01.2011 bearing File No.SEAC-

2010/CR.437/TC.2 to Cavalcade Properties Private Limited for the project then named as "Raheja Vistas"

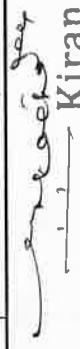
5. INFORMATION:

I also gathered information found necessary in respect of the said Land from Anil Mathur; authorized signatory of company.

6. INCIDENTS:

| Survey Nos.                                                    | Mutation Entry Nos.                                                                                                                                                                  | Remark                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 26/1+9A                                                        | 1709 dated 02.07.1970,<br>2267 dated 06.02.1985,<br>2799 dated 13.03.1989,<br>3091 dated 24.02.1990,<br>4363 dated 18.04.1994,<br>7750 dated 01.08.2001 and<br>9020 dated 03.03.2005 | On perusal of this mutation entries mentioned across hereto, it is seen that it does not relate Survey No.26/1+9A.                                                                                                                                                |
| 27/5                                                           | 10173 dated 19.01.2008 and<br>12955 dated 30.09.2013                                                                                                                                 | On perusal of this mutation entries mentioned across hereto, it is seen that it does not relate Survey No.27/5.                                                                                                                                                   |
| 26/1+9A (Part) and 27/1B+2+3                                   | 13695 dated                                                                                                                                                                          | On perusal of this mutation entry mentioned across hereto, it is seen that it does not relate Survey Nos.26/1+9A (Part) and 27/1B+2+3.                                                                                                                            |
| 25/4 (Part), 26/2B (Part), 26/1+9A (Part) and 27/1B+2+3 (Part) | 13916 dated 08.06.2016 r/w Order of Circle Officer vide case No.19/2017 dated 27.10.2017                                                                                             | The mutation entry pertaining to the sale deed dated 11.08.2014, registered with Sub-Registrar, Haveli No.14, at serial No.5784/2014 on 27.08.2014 then pending when the title report was issued, was carried to the record of rights as mentioned across hereto. |
| 26/2A and 27/4                                                 | 13960 dated 28.03.2017                                                                                                                                                               | State of Maharashtra, by Notification vide No.२/भू.अ./प्र क्र.180/ल-1, दिनांक 07.05.2016 followed by order of Tahsildar, District, Pune dated 08.03.2018, the handwritten entries were compared and equated with computerized entries of the record of rights.    |

| अ. नं. | स.नं./ग.नं. | बदल रकाना     | करावयाचा भोगवटा माहिती | सद्यस्थितीत 7/12 वरील तपशील                                                                                                                                              | बदल करून दुरुस्त केलेला तपशील                                                                                                                                        |
|--------|-------------|---------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 69     | 26/2अ       | भोगवटा माहिती | दाराची                 | भोगवटादार माहिती:-<br>खाता क्रमांक:-788<br>नाव: जानोबा तुकाराम भानगिरे<br>फेरफार क्रमांक:-11203<br>नाव: लक्ष्मण तुकाराम भानगिरे<br>आकारणी: 0.51<br>फेरफार क्रमांक:-11203 | भोगवटादार माहिती:-<br>खाता क्रमांक:-788<br>नाव: जानोबा तुकाराम भानगिरे<br>फेरफार क्रमांक:-886<br>नाव: लक्ष्मण तुकाराम भानगिरे<br>आकारणी: 0.52<br>फेरफार क्रमांक:-886 |

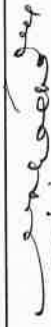


Kiran Kothadiya  
Advocate

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|--------------------------------------------------------------------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                          |                        |                                                                                                                                                                                                                                                                                                                                                                  | नावाची स्पेलिंग दुरुस्ती:-<br>खाता क्रमांक:- 4965<br>नाव:-अभयकुमार मुरलीधर मुळे<br>नाव:-रागीनी अभयकुमार मुळे                                                                          | नावाची स्पेलिंग दुरुस्ती:-<br>खाता क्रमांक:- 4965<br>नाव:-अभयकुमार मुरलीधर मुळे<br>नाव:-रागीनी अभयकुमार मुळे                                                                          |
| 75                                                                       | 27/4                   | भोगवटा दाराची माहिती                                                                                                                                                                                                                                                                                                                                             | भोगवटादार माहिती:-<br>खाता क्रमांक:-5328<br>नाव:-रत्नाकर निलकंठ फडतरे<br>क्षेत्र:-0.8000<br>आकारणी: 0.58<br>पोटखराबा:-0.0000                                                          | भोगवटादार माहिती:-<br>खाता क्रमांक:-5328<br>नाव:-रत्नाकर निलकंठ फडतरे<br>क्षेत्र:-0.6700<br>आकारणी: 0.49<br>पोटखराबा:-0.1300                                                          |
| 27/1B+2+3 (Part), 27/4 (Part), 27/5 (Part), 37/3 (Part) and 37/4 (Part), | 13920 dated 08.06.2016 | The mutation entry pertaining to the sale deed dated 28.02.2012, registered with Sub-Registrar, Haveli No.13, at serial No.1757/2012 on same day, then pending when the title report was issued, was carried to the record of rights as mentioned across hereto.                                                                                                 |                                                                                                                                                                                       |                                                                                                                                                                                       |
| 27/1B+2+3 (Part),                                                        | 13924 dated 08.06.2016 | By Sale Deed dated 19.12.2013, registered with Sub-Registrar Haveli No.10 Pune at serial No.14094/2013, said Dinesh Vasant Chandratre and others sold, transferred and conveyed a portion admeasuring 3224.00 sq.mt. and 445 sq.mt. aggregating to 3669.00 sq.mt. out of Survey No.27/1B+2+3 unto and in favour of Owner ; Inorbit Malls (India) Private Limited |                                                                                                                                                                                       |                                                                                                                                                                                       |
| 37/3 and 37/4                                                            | 13980 dated 17.04.2017 | This portion of land is not a part of the said title report and this Supplement.<br>State of Maharashtra, by Notification vide No.रा/भू.अ/प्र क्र.180/ल-1, दिनांक 07.05.2016 followed by order of Tahsildar, District, Pune dated 16.04.2017, the handwritten entries were compared and equated with computerized entries of the record of rights.               |                                                                                                                                                                                       |                                                                                                                                                                                       |
| अ. नं.                                                                   | स.नं/ग.नं              | बदल करावयाचा रकाना                                                                                                                                                                                                                                                                                                                                               | सद्यस्थितीत 7/12 वरील तपशील                                                                                                                                                           | बदल करून दुरुस्त केलेला तपशील                                                                                                                                                         |
| 2                                                                        | 37/3                   | भोगवटा दाराची माहिती                                                                                                                                                                                                                                                                                                                                             | भोगवटादार माहिती:-<br>खाता क्रमांक:-958<br>नाव:- विठ्ठल अर्जुनराव कुडे<br>फेरफार क्रमांक:-8653<br>खाता क्रमांक:-10037<br>नाव:-रत्नाकर निलकंठ फडतरे<br>क्षेत्र:-0.8000<br>आकारणी: 0.82 | भोगवटादार माहिती:-<br>खाता क्रमांक:-958<br>नाव:- विठ्ठल अर्जुनराव कुडे<br>फेरफार क्रमांक:-8851<br>खाता क्रमांक:-10037<br>नाव:-रत्नाकर निलकंठ फडतरे<br>क्षेत्र:-0.0000<br>आकारणी: 0.00 |
|                                                                          |                        |                                                                                                                                                                                                                                                                                                                                                                  | नावांची स्पेलिंग दुरुस्ती:-<br>खाता क्रमांक:-10037<br>नाव:-सुनिल रघुनाथ मासकर<br>क्षेत्र:-0.8000<br>आकारणी: 0.82                                                                      | नावांची स्पेलिंग दुरुस्ती:-<br>खाता क्रमांक:-10037<br>नाव:-सुनिल रघुनाथ मासकर<br>क्षेत्र:-1.6000<br>आकारणी: 1.64                                                                      |
| 3                                                                        | 34/4                   | भोगवटा दाराची माहिती                                                                                                                                                                                                                                                                                                                                             | खाता क्रमांक:-4127<br>नाव:- नौपतलाल भगवानदास                                                                                                                                          | खाता क्रमांक:-4127<br>नाव:- नौपतलाल भगवानदास सांकला                                                                                                                                   |



|         |                                                                                                                                                                                                                                                                                                                                  | संकला<br>आकरणी: 0.56<br>नावाची स्पेलिंग दुरुस्ती:-<br>खाता क्रमांक:- 4128<br>नाव:-रमेश धुवराज कावेडीया                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | आकरणी: 0.57<br>नावाची स्पेलिंग दुरुस्ती:-<br>खाता क्रमांक:- 4128<br>नाव:-रमेश धुवराज कावेडीया |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| 26/1+9A | 14091 dated<br>29.09.2017                                                                                                                                                                                                                                                                                                        | As enumerated in the said Title Report dated 12.05.2016 on page Nos.59 to 62, said Balasaheb Khandu Badade filed an appeal under section 247 of the Maharashtra Land Revenue Code, 1996 against the order of the Sub-Divisional Officer, Pune Division, Pune vide No.RTS/Appeal/92/2005 dated 18.05.2005, before the Additional Collector, Pune vide No.RTS/2/Appeal/256/2011 was allowed by order dated 19.05.2016. Accordingly, the names of heirs of deceased Tanhubai Baban kadam and Baban Sakharam Kadam; 3 sons; Balasaheb Baban Kadam, Bhagwan Baban Kadam, Babu Baban Kadam, and a daughter Lakshmibai Dagadu Khedkar recorded earlier were deleted by the mutation entry mentioned across hereto.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                               |
| 26/1+9A | Irrevocable<br>Power of<br>Attorney dated<br>25.05.2018,<br>registered with<br>the Joint Sub-<br>Registrar<br>Haveli No.1 at<br>serial<br>No.4401/2018<br>on same day<br>r/w Agreement<br>For Sale dated<br>25.05.2018,<br>registered with<br>the Sub-<br>Registrar<br>Haveli No.9 at<br>serial<br>No.5986/2018<br>on 12.07.2018 | By Instruments mentioned across hereto, (1) Mr.Eknath Shankar Bhangire (HUF), (2)Mr. Navanth Shankar Bhangire (HUF), (3)Mr. Vishwanath Shankar Bhangire (HUF), (4)Smt. Anusaya Shankar Bhangire, (5)Mr. Jivan Ramdas Bhangire (HUF), (6)Smt. Maya Ramdas Bhangire, (7)Jyoti Satish Moze, (8)Swati alias Megha Rahul Chaudhari, (9)Tukaram Sopan Bhangire (HUF), (10) Ashok Sopan Bhangire(HUF), (11) Popat Sopan Bhangire (HUF), (12) Sahebrao Sopan Bhangire (HUF), (13)Smt. Sindhubai Anna Nhave, (14)Smt. Housabai Namdeo Harpale, (15)Smt. Kousalyabai Ananta Bhapkar and (16)Smt. Tulsabai Hiranman Hinge with the consent of (1) Mrs. Nita Eknath Bhangire for self and natural guardian of Master Raj Eknath Bhangire and Ms. Ashwini Eknath Bhangire, (2) Mrs. Archana Navnath Bhangire for self and natural guardian of Ms. Siddhi Navnath Bhangire and Master Soham Navnath Bhangire, (3) Mrs. Sarika Vishwanath Bhangire for self and natural guardian of Ms. Aditi Vishwanath Bhangire and Master Vighnesh Vishwanath Bhangire, (4)Mrs. Payal Jivan Bhangire for self and natural guardian of Ms. Kavya Jivan Bhangire and Master Aarav Jivan Bhangire, (5)(a) Late. Smt. Yamunabai Tukaram Bhangire through her legal heirs, 5(b) Ravindra Tukaram Bhangire, 5(c) Mrs. Swati Ravindra Bhangire, 5(d) Ms. Pratiksha Ravindra Bhangire, 5(e) Ms. Prema Ravindra Bhangire, 5(f) Late Kanifnath Tukaram Bhangire through legal heirs, 5(f)(a) Mrs. Manisha Kanifnath Bhangire and 5(f)(b) Jayashree Shankar Harpale, 6(a) Mrs. Laxmi Ashok Bhangire, 6(b) Ms. Rupali Dnyaneshwar Hinge, 6(c) Mr. Kalidas Ashok Bhangire and 6(d) Mrs. Priya Kalidas Bhangire, 7(a) Mrs. Shobha Popat Bhangire, 7(b) Mr. Dnyaneshwar Popat Bhangire, 7(c) Mrs. Prajakta Dnyaneshwar Bhangire, 7(d) Mrs. Pallavi Dattatraya Bajare, 8(a) Mrs. Sujata Sahebrao Bhangire, 8(b) Ms. Pragati Sahebrao Bhangire, 8(c) Mr. Pratik Sahebrao Bhangire agree to sell, transfer and convey the Hectare 0=04.75 Are (475 sq.mt.) out of Hectare 0=08.55 (855 sq.mt.) Are carved out of land bearing Survey No.26 Hissa No.1+9A totally admeasuring Hectare 2=73 Are of Village Mohammadwadi, Taluka Haveli, |                                                                                               |



Kiran Kothadiya  
Advocate

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|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|                     |                                                                                                                                                                                                                                                                 | District Pune, in favour of said Owner; Inorbit Malls (India) Private Limited.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                 |                                                                                     |
|                     |                                                                                                                                                                                                                                                                 | <b>This portion of land is not a part of the said Title Report and this Supplement, as already mentioned on page Nos.48 and 71 of the said Title Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                 |                                                                                     |
| 26/1+9A             | Agreement For Sale dated 25.10.2018, registered with the Sub-Registrar Haveli No.12 at serial No.13071/2018 on same day r/w Irrevocable Power of Attorney dated 25.10.2018, registered with the Sub-Registrar Haveli No.12 at serial No.13072/2018 on same day, | By Instruments mentioned across hereto, (1) Smt. Bhimbabai Kisan Bhangire, (2) Late Hanumant Kisan Bhangire through heirs Suman Hanumant Bhangire for self and natural guardian of Master.Chirag Hanumant Bhangire (3) Mr. Somnath Kisan Bhangire (HUF), (4) Mrs. Sharda Ramdas Shewale, (6) Mrs. Shobha Prabhakar Kotwal with the consent of (1) Mrs. Darshana Somnath Bhangire, (2) Master Vedant Somnath Bhangire and (3)Ms. Vedika somnath Bhangire through natural guardian Mr. Somnath Kisan Bhangire agree to sell, transfer and convey the portion admeasuring Hectare 0.0.95 Are (95 sq.mt.) out of out of Hectare 0=08.55 (855 sq.mt.) Are carved out of land bearing Survey No.26 Hissa No.1+9A totally admeasuring Hectare 2=73 Are of Village Mohammadwadi, Taluka Haveli, District Pune, in favour of said Owner; Inorbit Malls (India) Private Limited. |                                                                                                                                                                                                                                                                 |                                                                                     |
|                     |                                                                                                                                                                                                                                                                 | <b>This portion of land is not a part of the said Title Report and this Supplement, as already mentioned on page Nos.48 and 71 of the said Title Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                 |                                                                                     |
| 26/2B and 27/1B+2+3 | 14339 dated 10.05.2018                                                                                                                                                                                                                                          | State of Maharashtra, by Notification vide No.रा/भू.अ./प्र क्र.180/ल-1, दिनांक 07.05.2016 followed by order of Tahsildar, District, Pune dated 09.03.2018, the handwritten entries were compared and equated with computerized entries of the record of rights.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                 |                                                                                     |
| अ. नं.              | स नं /ग नं                                                                                                                                                                                                                                                      | करावयाचा बदल रकाना                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | सद्यस्थितीत 7/12 वरील तपशिल                                                                                                                                                                                                                                     | बदल करून दुरुस्त केलेला तपशील                                                       |
| 7                   | 26/2बी                                                                                                                                                                                                                                                          | भोगवटा दाराची माहिती                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | नाव: लक्ष्मण तुकाराम भानगिरे आकारणी: 0.63                                                                                                                                                                                                                       | नाव: लक्ष्मण तुकाराम भानगिरे आकारणी: 0.64                                           |
| 8                   | 27/1बी/2/3                                                                                                                                                                                                                                                      | भोगवटा दाराची माहिती                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | नाव: दिनेश वसंत चंद्रात्रे आकारणी: 2.55                                                                                                                                                                                                                         | नाव: दिनेश वसंत चंद्रात्रे आकारणी: 2.56                                             |
|                     |                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | नावाची स्पेलिंग दुरुस्ती:-<br>खाता क्रमांक:-<br>नाव:-पुणे महानगर पालिका रस्ता                                                                                                                                                                                   | नावाची स्पेलिंग दुरुस्ती:-<br>खाता क्रमांक:-<br>नाव:-पुणे महानगर पालिका डी पी रस्ता |
| 27/5                | 14379 dated 05.07.2018                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | State of Maharashtra, by Notification vide No.रा/भू.अ./प्र क्र.180/ल-1, दिनांक 07.05.2016 followed by order of Tahsildar, District, Pune dated 05.07.2018, the handwritten entries were compared and equated with computerized entries of the record of rights. |                                                                                     |
| अ. नं.              | स नं /ग नं                                                                                                                                                                                                                                                      | करावयाचा बदल रकाना                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | सद्यस्थितीत 7/12 वरील तपशिल                                                                                                                                                                                                                                     | बदल करून दुरुस्त केलेला तपशील                                                       |
| 2                   | 27/5                                                                                                                                                                                                                                                            | भोगवटा दाराची माहिती                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | भोगवटादार माहिती:-<br>खाता क्रमांक:-1043                                                                                                                                                                                                                        | भोगवटादार माहिती:-<br>खाता क्रमांक:-1043                                            |

  
Kiran Kothadiya  
Advocate

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|--|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |  | <p>नाव:- दिनेशचंद्र उर्फ बाळासाहेब शंकरराव अरगडे</p> <p>क्षेत्र:-0.8000</p> <p>आकारणी: 0.61</p> <p>फेरफार क्रमांक:-7533</p> <p>खाता क्रमांक:-3462</p> <p>नाव:- उमेश भालचंद्र बारणे</p> <p>फेरफार क्रमांक:-8661</p> <p>कंस काढलेली नावे:-</p> <p>[उमेश भालचंद्र बारणे]</p> <p>खाता क्रमांक:- 3462</p> <p>नाव:-[उमेश भालचंद्र बारणे]</p> <p>नावाची स्पेलिंग दुरुस्ती:-</p> <p>खाता क्रमांक:- 1043</p> <p>नाव:- दिनेश उर्फ बाळासाहेब शंकरराव अरगडे</p> <p>नाव:- दिनेशचंद्र उर्फ बाळासाहेब शंकरराव अरगडे</p> <p>खाता क्रमांक:- 3300</p> <p>नाव:-बाळासे दगडु घुले</p> <p>खाता क्रमांक:- 3300</p> <p>नाव:-मुशिलाबाई गुलाब घुले अपाक</p> <p>खाता क्रमांक:- 3300</p> <p>खाता क्रमांक:- 3300</p> | <p>नाव:- दिनेशचंद्र उर्फ बाळासाहेब शंकरराव अरगडे</p> <p>क्षेत्र:-0.8000</p> <p>आकारणी: 0.61</p> <p>फेरफार क्रमांक:-7533</p> <p>खाता क्रमांक:-3462</p> <p>नाव:- उमेश भालचंद्र बारणे</p> <p>फेरफार क्रमांक:-8661</p> <p>कंस काढलेली नावे:-</p> <p>खाता क्रमांक:- 3462</p> <p>खाता क्रमांक:- 3462</p> <p>नाव:-उमेश भालचंद्र बारणे</p> <p>नावाची स्पेलिंग दुरुस्ती:-</p> <p>खाता क्रमांक:- 1043</p> <p>नाव:- दिनेशचंद्र उर्फ बाळासाहेब शंकरराव अरगडे</p> <p>नाव:- मछिंद्र दगडू घुले</p> <p>खाता क्रमांक:- 3300</p> <p>नाव:-बाळासे दगडु घुले</p> <p>खाता क्रमांक:- 3300</p> <p>नाव:-मुशिलाबाई गुलाब घुले</p> <p>खाता क्रमांक:- 3300</p> <p>खाता क्रमांक:- 3300</p> <p>कमी केलेली नावे:-</p> <p>खाता क्रमांक:- 3300</p> <p>नाव:-अनुसया बाबु घुले</p> |
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7. WRIT PETITION:

- (a) The matter pertaining to Special Civil Suit No.475/1998 filed by one S. A. Inamdar; the Plaintiff *inter alia* against the said Owner and Cavalcade Properties Private Limited, added later on as the Defendant No.6 and the Defendant No.7 respectively, seeking specific performance of the alleged agreement of the year 1992 relating to Survey Nos.27/4, 42/1/B situate at village Mohammedwadi of City of Pune, has already been mentioned on page Nos,12 to 14 of the said Title Report dated 12.05.2016.
- (b) The said suit is pending in the Court of Civil Judge, Senior Division, Pune. On demise of the Defendant No.1 on 12.11.2007, the Plaintiff failed to bring his legal representatives on record within the time stipulated under the provisions of Order 22, Rule 4 and Article 120 of the Limitation Act 1963. However, the Plaintiff filed application for condonation of delay in bringing the legal representatives of deceased Defendant No.1 on record, which was allowed. Against the said order, the said Owner; the Defendant No.6 and said Cavalcade Properties Private Limited; the Defendant No.7, filed an application at Exh.125 praying for dismissal of the suit as abated. The said application was also rejected by the court. The said Owner and the Defendant No.7 therefore, filed an application at Exh.129 for review of the said order, which also came to be rejected by the court.
- (c) Against rejection of both the application, the said Owner and the Defendant No.7 filed the writ petition No.6979 of 2017 in the High Court of Judicature at Bombay, which also came to be rejected on 10.04.2018. Thus, the said civil suit now appears to have been placed for hearing. The comments pertaining to the said suit has already been given in the said Title Report.



Kiran Kothadiya  
Advocate

8. ENVIRONMENT CLEARANCE:

The State Level Environment Impact Assessment Authority, Mumbai, under the provisions of the Environment Protection Act 1986 and the rules framed thereunder, by its letter dated 05.04.2019 addressed to the said Owner, as per decision in SEIAA Meeting No.162 dated 28.03.2019, issued environment clearance for the project name "Raheja Vista Premiere", as a sequel to the environment clearance issued *vide* letter dated 24.01.2011 bearing File No. SEAC-2010/CR.437/TC.2 to Cavalcade Properties Private Limited for the project then named as "Raheja Vistas"

9. OWNER'S ASSURANCES:

The said Owner has vetted this supplement-1 to the title report and confirms the factual aspects borne out of the documents and information supplied by it to the undersigned.

10. OPINION:

On the basis of the perusal of the documents referred to above, on the basis of the information supplied to me, the search taken as hereinbefore mentioned and **subject to otherwise mentioned herein above and the said Title Report**, I am of the opinion that,

- (c) the said Land (described in clause 1 (b) above), is owned by the said Owner; Inorbit Malls (India) Private Limited,
- (d) subject to mortgage of the said Land created in favour of HDFC Limited as already mentioned in the said Title Report, the said Land is free from encumbrances and is marketable,
- (e) the said Owner is entitled to develop, construct buildings, dispose of the unsold units therein to any intending to purchaser.

  
Kiran Kothadiya  
Advocate

