



Ref.:

Date:

FORMAT A
(Circular No.28/2021)

To,
MahaRERA
Housefin Bhavan,
Plot No. C-21,
Bandra Kurla Complex,
Bandra (East),
Mumbai 400051

LEGAL TITLE REPORT

Sub: Title Clearance Report with respect to lands admeasuring in the aggregate 28800 sq. mtrs comprised of lands bearing Survey nos. 26/1/6, 26/3/1 and 26/3/2, Village Punawale, Taluka Mulshi, Pune.

We have investigated the title of the said Property on the request of M/S. TIRUPATI SKYSCRAPERS LLP, a Limited Liability partnership firm duly incorporated under the provisions of the Limited Liability Ptnership Act 2008 having its Office at Office No. 101, S. No. 134/1/38, Near Ellecon Society, Baner-Pashan Link Road, Baner, Pune,(hereinafter referred to as **"the said Owner"**), and perused the following documents :

1) Description of Property:

All those pieces and parcels of land or ground admeasuring in the aggregate 28800 sq. mtrs i.e. Hectares 02 = 88 Ares comprised of lands admeasuring 20000 sq. mtrs i.e Hectares 02 = 00 Ares bearing Survey No. 26/1/6, 4400 sq. mtrs i.e Hectares 00 = 44 Ares bearing Survey No. 26/3/1, and 4400 sq. mtrs i.e. Hectares 00 = 44 Ares bearing Survey No. 26/3/2 situate, lying and being at Village Punawale within the Registration Sub-District of Taluka Mulshi, District Pune and within the limits of the Pune Chinchwad Municipal Corporation and which area admeasuring in the aggregate 28800 sq. mtrs is hereinafter referred to for the sake of brevity as **"the said Property"** and the same is bounded as follows, that is to say :

On or towards the East: By Survey No. 26(part).

On or towards the West : By Village JambhePunawale Boundary.

On or towards the North : By Survey No. 26 (part).

- 2) The Documents pertaining to acquisition of the said Property are as following :
 - a) Copies of five separate Indentures of Allotment all dated 17.03.2020.
 - b) Copy of Deed of Sale dated 23.3.1993 (registered under Serial No. 689 of 1993 with the Sub Registrar, Mulshi (Paud), Pune)
 - c) Copy of Deed of Sale dated 5.4.2007 (registered under Serial No. 2288 of 2007 with the Sub Registrar, Taluka Haveli 13, Pune)
 - d) Copy of Deed of Sale dated 16.7.2007 (duly registered under Serial No. 2517 of 2007 with the Sub Registrar, Taluka Haveli 13, Pune)
 - e) Copy of Development Agreement dated 9.4.2007 (registered under Serial No. 3116 of 2007 with the Sub Registrar, Haveli V, Pune)
 - f) Copy of Irrevocable Power of Attorney dated 9.4.2007 (registered under Serial No. 3117 of 2007 with the Sub Registrar, Haveli V, Pune)
 - g) Copy of Deed of Sale dated 25.11.2007 (registered under Serial No. 9094 of 2007 with the Sub Registrar, Haveli IV), Pune);
 - h) Copy of Deed of Conveyance dated 10.03.2023 (registered under Serial No. 5224 of 2023 with the Sub-Registrar Haveli No. V, Pune)
 - i) Copy of Registration Certificate of Shri. SamruddhiVrikshaLagwad and VrikshaSavardhanSahakari Sanstha Maryadit dated 1.12.2006.
 - j) Copies of two separate Orders both dated 6.12.2019 bearing Nos. 1782 and 1783 of the Deputy Co-operative Registrar, Pune City (3) Pune.
- 3) 7/12 Extract issued by the Talathi, Mulshi from 1980 to June 2023 and Mutation Entries Nos 844, 932, 944, 1111, 1207, 1569, 1594, 1595, 1661, 2060, 2324, 2380, 2980, 2981, 3051, 3059, 5272, 5488, 5748, 5752, 5890, 5900, 5922, 5999.

- 4) Copy of Search Report for last 30 years issued by Shri. Kiran M. Hajare, Advocate which report is dated 6.04.2022 read with Search Report dated 12.04.2023 issued by Shri. Rajesh Palse, Advocate.

On perusal of the above-mentioned documents and all other relevant documents/information relating to the said Property, as mentioned in our Title Flow annexed hereto, pertaining to title of the said Property i.e. lands admeasuring in the aggregate 28800 sq. mtrs comprised of lands bearing Survey nos. 26/1/6, 26/3/1 and 26/3/2, Village Punawale, we are of the opinion that the title of the said Owner i.e M/S TIRUPATI SKYSCRAPERS LLP to the said Property is free, clear and marketable and there are no outstanding encumbrances on or in respect thereof as far as can be diligently ascertained. If the facts are different from any of the documents/revenue records and information furnished or documents subsequently furnished and the contents thereof are contrary to the observations on the title made herein, it could have material impact on our conclusions.

Owners of the said Property:

- a) M/S. Tirupati Skyscrapers LLP -Survey No.26/1/6 admeasuring 20000 sq. mtrs.
- b) M/S. Tirupati Skyscrapers LLP -Survey No.26/3/1 admeasuring 4400 sq. mtrs.
- c) M/S. Tirupati Skyscrapers LLP -Survey No.26/3/2 admeasuring 4400 sq. mtrs.

The report reflecting the flow of the title of the aforesaid Owner to the said Property is enclosed herewith as annexure.

Dated this 1.06.2023

For BENCHMARK LEGAL SERVICES LLP




KIRAN KHANDELWAL, ADVOCATE

Enclosed : Annexure



Ref.:

ANNEXURE

Date:

FLOW OF TITLE

Re: All those pieces and parcels of land or ground admeasuring in the aggregate 28800 sq. mtrs i.e. Hectares 02 = 88 Ares comprised of lands admeasuring 20000 sq. mtrs i.e Hectares 02 = 00 Ares bearing Survey No. 26/1/6, 4400 sq. mtrs i.e Hectares 00 = 44 Ares bearing Survey No. 26/3/1, and 4400 sq. mtrs i.e. Hectares 00 = 44 Ares bearing Survey No. 26/3/2 situate, lying and being at Village Punawale within the Registration Sub-District of Taluka Mulshi, District Pune and within the limits of the Pune Chinchwad Municipal Corporation and which area admeasuring in the aggregate 28800 sq. mtrs is bounded as follows, that is to say :

On or towards the East: By Survey No. 26(part).

On or towards the South: By Survey No. 24(part).

On or towards the West : By Village Jambhe Punawale Boundary.

On or towards the North : By Survey No. 26 (part).

I. LATEST VII/XII EXTRACT

The Latest 7/12 Extract of the aforesaid lands as on date of application for registration, are reflecting name of by M/S TIRUPATI SKYSCRAPERS LLP, a limited liabilities partnership firm duly incorporated under the provisions of the Limited liabilities Partnership Act, 2008, having its office at Office No. 101, S. No. 134/1/38, Near Ellecon Society, Baner – Pashan Link Road, Pune, as the owners of the same **(the said Owner)**.

II. MUTATION ENTRIES

Mutation Entries referred in the title devolution/flow mentioned below are :
844, 932, 944, 1111, 1207, 1569, 1594, 1595, 1661, 2060, 2324, 2380, 2980, 2981, 3051, 3059, 5272, 5488, 5748, 5752, 5890, 5900, 5922, 5999.

The Title devolution/flow is as following:

A. The title flow of Survey No. 26/1/6 which was earlier bearing 26/1/1 to 5, Punawale is as under:

- 1) It appears from the Record of Rights that earlier one Shri. Kondu alias Kondiba Genu Gaikwad was the owner of all that piece and parcel of land or ground admeasuring Hectares 04 = 88 Ares bearing Survey No. 26/1, Village Punawale and it appears from the Mutation Entry No. 1111 dated 20.4.1985 that the said land was equally divided into five portions and each of such portion was allotted to his each son and was assigned separate hissa number of Survey No. 26/1, details of the same are as following, that is to say:

Survey No.	Area in Ares	Name of the owner
26/1/1	97.6	Shri. Babanrao Kondiba Gaikwad
26/1/2	97.6	Shri. Dnyandev Kondiba Gaikwad
26/1/3	97.6	Shri. Nivrutti Kondiba Gaikwad
26/1/4	97.6	Shri. Sopan Kondiba Gaikwad
26/1/5	97.6	Shri. Shankar Kondiba Gaikwad

Accordingly, separate VII/XII Extract were opened for each of the above mentioned land and names of the respective holders were entered thereon.

Survey No. 26/1/1

- 2) As mentioned above in the table, said Shri. Babanrao Kondiba Gaikwad was the owner of land admeasuring Hectares 00 = 97.6 Ares bearing Survey No. 26/1/1, Punawale.
- 3) It appears from the Mutation Entry No. 2060 dated 2.2.2000 that the said Shri. Babanrao Kondiba Gaikwad died intestate on 12.09.1998 leaving behind him as his only heirs and next of kin, his widow, Hausabai, sons, Sadashiv, Dattatray, Rajendra, and daughter, Smt.

Shakuntala Ashok Bhame and accordingly, their names were entered on the Record of Rights pertaining to the said land bearing Survey No. 26/1/1, Punawale as the holders thereof.

- 4) Vide a Deed of Sale dated 5.4.2007 (duly registered under Serial No. 2288 of 2007 with the Sub Registrar, Taluka Haveli 13, Pune) the said Shri. Sadashiv Baban Gaikwad, Shri. Dattatray Baban Gaikwad, Shri. Rajendra Baban Gaikwad, Smt. Hausabai Baban Gaikwad and Smt. Shakuntala Ashok Bhame and Others sold, assigned and transferred a portion admeasuring Hectares 00 = 40 Ares out of the said land bearing Survey No. 26/1/1, Punawale to/in favour of Shri. Samruddhi Vriksha Lagwad and Vriksha Savardhan Sahakari Sanstha Maryadit, a society duly registered under the provisions of the Maharashtra Cooperative Society Ac, 1960, vide Registration No. PNA/MSI/GNL/1297/2006 dated 1.12.2006, having its office at Punawale, Taluka Mulshi, District Pune 411033 ("**the Society**") at or for the consideration mentioned therein. Accordingly, name of the Society was entered on the Record of Rights pertaining to the said land bearing Survey No. 26/1/1, Punawale as the holder of the said portion admeasuring Hectares 00 = 40 Ares therein vide Mutation Entry No. 2980 dated 21.06.2007.

26/1/2

- 5) As mentioned above in the table, said Shri. Dnyandev Kondiba Gaikwad was the owner of land admeasuring Hectares 00 = 97.6 Ares bearing Survey No. 26/1/2, Punawale.
- 6) It appears from the Mutation Entry No. 1661 dated 29.5.1995 that the said Shri. Dnyandev Kondiba Gaikwad died intestate on 11.03.1994 leaving behind him as his only heirs and next of kin, his widow, Saraswati, son, Vilas, and daughters, Smt. Ujwala Manohar Parithe, Smt. Vaishali Sopan Dhamale, Vandana Dnyaneshwar Gaikwad, and

Vaijayanti Dnyaneshwar Gaikwad and accordingly, their names were entered on the Record of Rights pertaining to the said land bearing Survey No. 26/1/2, Punawale as the holders thereof.

- 7) Vide a Deed of Sale dated 5.4.2007 (duly registered under Serial No. 2288 of 2007 with the Sub Registrar, Taluka Haveli 13, Pune) the said Shri. Vilas Dnyaneshwar Gaikwad, Smt. Saraswati Dnyaneshwar Gaikwad, Smt. Ujwala Manohar Parithe, Smt. Vaishali Sopan Dhamale, Vandana Dnyaneshwar Gaikwad, and Vaijayanti Mahadev Pabale and Others sold, assigned and transferred a portion admeasuring Hectares 00 = 40 Ares out of the said land bearing Survey No. 26/1/2, Punawale to/in favour of the Society at or for the consideration mentioned therein. Accordingly, name of the said Society was entered on the Record of Rights pertaining to the said land bearing Survey No. 26/1/2, Punawale as the holder of the said portion admeasuring Hectares 00 = 40 Ares therein vide Mutation Entry No. 2980 dated 21.06.2007.

26/1/3

- 8) As mentioned above in the table, said Shri. Nivrutti Kondiba Gaikwad was the owner of land admeasuring Hectares 00 = 97.6 Ares bearing Survey No. 26/1/3, Punawale.
- 9) Vide a Deed of Sale dated 5.4.2007 (duly registered under Serial No. 2288 of 2007 with the Sub Registrar, Taluka Haveli 13, Pune) the said Shri. Nivrutti Kondiba Gaikwad and his family members sold, assigned and transferred a portion admeasuring Hectares 00 = 40 Ares out of the said land bearing Survey No. 26/1/3, Punawale to/in favour of the Society at or for the consideration mentioned therein. Accordingly, name of the said Society was entered on the Record of Rights pertaining to the said land bearing Survey No. 26/1/3, Punawale as the holder of the said

portion admeasuring Hectares 00 = 40 Ares therein vide Mutation Entry No. 2980 dated 21.06.2007.

26/1/4

- 10) As mentioned above in the table, said Shri. Sopan Kondiba Gaikwad was the owner of land admeasuring Hectares 00 = 97.6 Ares bearing Survey No. 26/1/4, Punawale.
- 11) Vide a Deed of Sale dated 5.4.2007 (duly registered under Serial No. 2288 of 2007 with the Sub Registrar, Taluka Haveli 13, Pune) the said Shri. Sopan Kondiba Gaikwad and his family members sold, assigned and transferred a portion admeasuring Hectares 00 = 40 Ares out of the said land bearing Survey No. 26/1/4, Punawale to/in favour of the said Society at or for the consideration mentioned therein. Accordingly, name of the said Society was entered on the Record of Rights pertaining to the said land bearing Survey No. 26/1/4, Punawale as the holder of the said portion admeasuring Hectares 00 = 40 Ares therein vide Mutation Entry No. 2980 dated 21.06.2007.

26/1/5

- 12) As mentioned above in the table, said Shri. Shankar Kondiba Gaikwad was the owner of land admeasuring Hectares 00 = 97.6 Ares bearing Survey No. 26/1/5, Punawale.
- 13) Vide a Deed of Sale dated 5.4.2007 (duly registered under Serial No. 2288 of 2007 with the Sub Registrar, Taluka Haveli 13, Pune) the said Shri. Shankar Kondiba Gaikwad and his family members sold, assigned and transferred a portion admeasuring Hectares 00 = 40 Ares out of the said land bearing Survey No. 26/1/5, Punawale to/in favour of the said Society at or for the consideration mentioned therein. Accordingly, name of the said Society was entered on the Record of Rights pertaining to the

said land bearing Survey No. 26/1/5, Punawale as the holder of the said portion admeasuring Hectares 00 = 40 Ares therein vide Mutation Entry No. 2980 dated 21.06.2007.

common

- 14) In the circumstances, the said Society became the owner of land admeasuring in the aggregate Hectares 02 = 00 Ares comprised of five portions each admeasuring Hectares 00 = 40 Ares out of Hissa Nos. 1,2,3,4 and 5 of Survey No. 26/1, Punawale.
- 15) It appears from the Mutation Entry No. 5488 dated 18.1.2020 that the falanibar was effect and whereby the aforesaid holdings admeasuring in the aggregate Hectares 02 = 00 Ares of the said Society were amalgamated and which was assigned new hissa no. 6 of Survey No. 26/1. In the circumstances, old VII/XII extract were closed and new VII/XII Extract of, inter-alia, Survey No. 26/1/6 admeasuring Hectares 02 = 00 Ares was opened and name of the said Society was entered thereon as the holder thereof.
- 16) Subsequently it appears from the Mutation Entry No. 5748 dated 4.5.2022 that pursuant to the Orders dated 6.12.2019 bearing Nos. 1782 and 1783 of the Deputy Co-operative Registrar, Pune City (3) Pune, name of the said Society was changed to "Samrudhi Sahakari Gruhrachana Sanstha Maryadit" and classification of the said Society was changed to "Housing Society" and sub classification to "Tenant Ownership" and the same was reflected on the Record of Rights.
- 17) It appears from the Mutation Entry No. 5752 dated 11.5.2022 that the chairman and secretary of the said Society changed to "Dinesh Hirachand Munot" and "Prasann Shantilal Muttha" respectively and accordingly, effect to the same was given on the Record of Rights.

B. Title flow of land bearing Survey No. 26/3/1 admeasuring Hectares 00 = 44 Ares:

- 1) It appears from the Record of Rights that one Shri. Baban Morya Koyate HUF was the owner of all that piece and parcel of land or ground admeasuring Hectares 00 = 44 Ares bearing Survey No. 26/3/1, Village Punawale.
- 2) It appears from the Mutation Entry No. 1908 dated 14.10.1998 that pursuant to the application made in that behalf, HUF was deleted and names of Laxman Morya Koyate, Anand Morya Koyate, Chintaman Morya Koyate, Sitaram Morya Koyate, Bhaubai Morya Koyate and Smt. Anjanabai Eknath Bhegade were entered along with the name of Baban Morya Koyate on the Record of Rights pertaining to the said land bearing Survey No. 26/3/1, Punawale as the holders thereof.
- 3) It appears from the Mutation Entry No. 2247 dated 21.4.2001 that the said Shri. Baban Morya Koyate died intestate on 5.3.2001 leaving behind him as his only heirs and next of kin, his widow, Laxmibai, son: Deepak, daughter : Vimal Shyamrao Pathare, and heirs of pre deceased son Sunil: Rajjat Sunil Koyate, Mandabai Sunil Koyate. Accordingly, names of the said heirs of the said late Baban Morya Koyate entered on the Record of Rights pertaining to the said land bearing Survey No. 26/3/1, Punawale as the holders of undivided share therein.
- 4) It appears from the Mutation Entry No. 5073 dated 10.01.2018 that the said Smt. Anjanabai Eknath Bhegade died intestate on 30.9.1978 leaving behind her as her only heirs and next of kin, Gulab Eknath Bhegade, Ashok Eknath Bhegade, Sanjay Eknath Bhegade, Vishal Popat Dandel and Nilesh Popat Dandel, however effect of the said Mutation Entry is not given on the Record of Rights pertaining to the said land bearing Survey

No. 26/3/1, Punawale and name of Anjanabai Eknath Bhegade continued to be shown in Other Rights Column.

- 5) Vide a Deed of Sale dated 16.7.2007 (duly registered under Serial No. 2517 of 2007 with the Sub Registrar, Taluka Haveli 13, Pune) the said Shri. Deepak Babanrao Koyate, Smt. Laxmibai Babanrao Koyate, Vimal Shyamrao Pathare, Mandabai Sunil Koyate, Bhagubai Morya Koyate, Laxman Moraya Koyate, Ananda Morya Koyate, Chintaman Morya Koyate, Sitaram Morya Koyate and Other family members sold, assigned and transferred the said land admeasuring Hectares 00 = 44 Ares bearing Survey No. 26/3/1, Punawale to/in favour of the said Society at or for the consideration mentioned therein. Accordingly, mutation entry no. 2981 was prepared to give effect to the said Deed of sale which was cancelled and thereafter, name of the said Society entered on the Record of Rights pertaining to the said land bearing Survey No. 26/3/1, Punawale as the holder thereof vide Mutation Entry No. 5890 dated 11.11.2022.
- 6) Subsequently it appears from the Mutation Entry No. 5900 dated 28.11.2022 that pursuant to the Orders dated 6.12.2019 bearing Nos. 1782 and 1783 of the Deputy Co-operative Registrar, Pune City (3) Pune, name of the said Society was changed to "Samrudhi Sahakari Gruhrachana Sanstha Maryadit" and classification of the said Society is changed to "Housing Society" and sub classification to "Tenant Ownership" and the same was reflected on the Record of Rights pertaining to the said land bearing Survey No. 26/3/1, Punawale..
- 7) It appears from the Mutation Entry No. 5922 dated 26.12.2022 that the chairman and secretary of the said Society changed to "Dinesh Hirachand Munot" and "Prasann Shantilal Muttha" respectively and

accordingly, effect to the same was given on the Record of Rights pertaining to the said land bearing Survey No. 26/3/1, Punawale.

Other Rights Column:

- 8) It appears from the Mutation Entry No. 932 that Charge of Bunding shown in Other Rights Column of the Record of Rights of said land bearing Survey No. 26/3/1, Punawale needs to be deleted.
 - 9) Name of Late Anjanabai Eknath Bhegade is still shown in Other Right Column of the Record of Rights of the said land bearing Survey No. 26/3/1, Punawale pursuant to the Mutation Entry No. 1207, which needs to be deleted (Note: her heirs were made party to the aforesaid Deed of Sale of the Society).
 - 10) It appears from the Mutation Entry No. 5272 that charge of Hinjewadi Vikas Society shown in Other Rights column of the Record of Right pertaining to the said Land bearing Survey No. 26/3/1 was deleted.
- C) Title flow of land bearing Survey No. 26/3/2 admeasuring Hectares 00 = 44 Ares:
- 1) It appears from the Record of Rights that one Shri. Ganpat Ramchandra Koyate was the owner of all that piece and parcel of land or ground admeasuring Hectares 00 = 44 Ares bearing Survey No. 26/3/2, Village Punawale.
 - 2) It appears from the Mutation Entry No. 844 dated 7.9.1979 that the said Shri. Ganpat Ramchandra Koyate died intestate on 10.1.1977 and name of one of his son, Shri. Pandurang Ganpat Koyate was entered as HUF on the Record of Rights pertaining to the said land bearing Survey No. 26/3/2, Punawale as the holder thereof.

- 3) It appears from the Mutation Entry No. 1569 dated 11.10.1993 that pursuant to the application made in that behalf, HUF was deleted and names of Dattu Ganpat Koyate, and Rajaram Ganapt Koyate were entered along with the name of Pandurang Ganpat Koyate on the Record of Rights pertaining to the said land bearing Survey No. 26/3/2, Punawale as the holders thereof and name of Sonabai Pandharinath Jadhav entered in the Other Right Column thereof .
- 4) Vide a Deed of Sale dated 23.3.1993 (registered under Serial No. 689 of 1993 with the Sub Registrar, Mulshi (Paud), Pune) the said Shri. Pandurang Ganpat Koyate in his individual capacity and as karta of Hindu Undivided Family sold, assigned and transferred a portion admeasuring Hectares 00 = 13 Ares out of the said land bearing Survey No. 26/3/2, Punawale to Shri. Laxman Eknath Mohite and in the circumstances, his name was entered on the Record of Rights pertaining to the said land bearing Survey No. 26/3/2, Punawale as the holder of the said portion admeasuring 13 Ares therein vide Mutation Entry No. 1594 dated 28.12.1993.
- 4a) Vide a Development Agreement dated 9.4.2007 (registered under Serial No. 3116 of 2007 with the Sub Registrar, Haveli V, Pune) coupled with Irrevocable Power of Attorney dated 9.4.2007 (registered under Serial No. 3117 of 2007 with the Sub Registrar, Haveli V, Pune) the said Laxman Eknath Mohite granted rights of development of the said portion admeasuring Hectares 00 = 13 Ares out of the said Land bearing Survey No. 26/3/2 to one Shri. Yogesh Dnyaneshwar Chaskar at or for the consideration mentioned therein.
- 4b) Vide a Deed of Sale dated 25.11.2007 (registered under Serial No. 9094 of 2007 with the Sub Registrar, Haveli IV), Pune) the said Shri. Laxman Eknath Mohite through his duly constituted attorney, Shri. Yogesh

Dnyaneshwar Chaskar, as the Vendor therein, the said Shri. Yogesh Dnyaneshwar Chaskar as the confirming party therein and the said Society as the purchaser therein, the said Laxman Eknath Mohite at the express request and concurrence of the said Shri. Yogesh Dnyaneshwar Chaskar sold, assigned and transferred the said portion admeasuring Hectares 00 = 13 Ares out of the said land bearing Survey No. 26/3/2, Punawale to the said Society and accordingly, name of the said Society was entered on the Record of Rights pertaining to the said land bearing Survey No. 26/3/2, Punawale as the holder of the said portion admeasuring 13 Ares therein vide Mutation Entry No. 3051 dated 22.11.2007.

- 5) It appears from the Mutation Entry No. 1595 dated 28.12.1993 that vide a Deed of Sale dated 7.8.1993 (registered under Serial No. 1702 of 1993) the said Shri. Pandurang Ganpat Koyate and Shri. Dattu Ganpat Koyate sold, assigned and transferred a portion admeasuring Hectares 00 = 04 Ares out of the said land bearing Survey No. 26/3/2, Punawale to Shri. Dashrath Dagadu Savant and in the circumstances, his name was entered on the Record of Rights pertaining to the said land bearing Survey No. 26/3/2, Punawale as the holder of the said portion admeasuring 04 Ares therein, however copy of the said Deed of Sale is not available for our perusal.
- 6) It appears from the Mutation Entry No. 2380 dated 13.11.2002 that the said Shri. Pandurang Ganpat Koyate died intestate on 16.09.2002 leaving behind him as his only heirs and next of kin, his widow, Hausabai and son, Dhanaji. Accordingly, names of the said widow and son were entered on the Record of Rights pertaining to the said land bearing Survey No. 26/3/2, Punawale as the holder of the undivided share therein.

- 7) Vide a Deed of Sale dated 16.7.2007 (duly registered under Serial No. 2517 of 2007 with the Sub Registrar, Taluka Haveli 13, Pune) the said Shri. Dattu Ganpat Koyate, Shri Rajaram Ganpat Koyate, Shri. Dashrath Dagadu Savant and Other family members sold, assigned and transferred the aggregated area admeasuring Hectares 00 = 31 Ares bearing Survey No. 26/3/2, Punawale to/in favour of the said Society at or for the consideration mentioned therein. Accordingly, name of the said Society was entered on the Record of Rights pertaining to the said land bearing Survey No. 26/3/2, Punawale as the holder of the said portion therein vide Mutation Entry No. 5890 dated 11.11.2022.
- 8) Subsequently it appears from the Mutation Entry No. 5900 dated 28.11.2022 that pursuant to the Order dated 6.12.2019 bearing Nos. 1782 and 1783 of the Deputy Co-operative Registrar, Pune City (3) Pune, name of the said Society was changed to "Samrudhi Sahakari Gruhrachana Sanstha Maryadit" and classification of the said Society is changed to "Housing Society" and sub classification to "Tenant Ownership" and the same was reflected on the Record of Rights.
- 9) It appears from the Mutation Entry No. 5922 dated 26.12.2022 that the chairman and secretary of the said Society changed to "Dinesh Hirachand Munot" and "Prasann Shantilal Muttha" respectively and accordingly, effect to the same was given on the Record of Rights.
- 10) Pursuant to the aforesaid Deeds of Sale dated 16.07.2007 and 15.11.2007, the said Society became the owner of the said land bearing Survey No. 26/3/2 admeasuring Hectares 00 = 44 Ares.

Other Rights Column:

- 11) It appears from the Mutation Entry No. 932 that Charge of Bunding is shown in Other Rights Column which needs to be deleted

- 12) It appears that pursuant to the Mutation Entry No. 944 name of Late Sonabai Pandharinath Jadhav is still shown in Other Right Column of the Record of Rights pertaining to the said land bearing Survey No. 26/3/2, Punawale which needs to be deleted (Note: the client has represented that she was deceased and her heirs were made party to the aforesaid Deed of Sale of the Society).
- 13) it appears from the Mutation Entry No. 2324 dated 5.2.2002 that the charge of Pat Sanstha was entered in Other Right Column of the Record of Rights pertaining to the said land bearing Survey No. 26/3/2, Punawale which was subsequently, deleted vide Mutation Entry No. 3051 dated 22.11.2007.
- D) In the circumstances, as mentioned above the said Society became the owner of the lands admeasuring in the aggregate Hectares 02 = 88 Ares comprised of lands admeasuring Hectares 02 = 00 Ares, Hectares 00 = 44 Ares, and Hectares 00 = 44 Ares bearing Survey Nos. 26/1/6, 26/3/1, and 26/3/2, Village Punawale.
- E) It is transpired from the Deed of Conveyances dated 10.03.2023 as described below and from other details provided by the Client that in the month of December 2019, six members out of the total eleven members resigned from the Society, the retired members surrendered their respective share certificate to the Society and they were refunded the share money. In the circumstances, the remaining five members continued to be members of the Society. Further, with an object to allot a plot on perpetual lease to each of its member, the Society carved out five plots out of the above captioned land and pursuant to the Resolution passed by the said Society in its special general meeting held on 15.3.2020, the Society executed five separate Indentures of Allotment all dated 17.3.2020 in favour of each of its members i.e. Plot No. 1 to Mr. Dinesh Hirachand Munot, Plot No. 2 to Utkarsh Munot (HUF), Plot No. 5 to Mrs. Pragati Dinesh Bothra, Plot No. (3)

to Mr. Prasanna Shantilal Mutha and Plot No. (4) to Mrs. Lilabai Shantilal Mutha.

It is transpired from the Deed of Conveyance dated 10.03.2023 that the said Lilabai Shantilal Mutha died on 7.7.2021 leaving behind her Last Will and Testament dated 16.4.2021 whereby she bequeathed her said plot no. 4 out of the above captioned land to her grand son, Nakul Prasanna Mutha. Accordingly, he was admitted as member of the Society (however the copy of the said Will not available for our perusal).

Further, the aforesaid Indentures of Allotment were submitted to the Collector of Stamps Pune District (City) under the provisions of section 32 of Maharashtra Stamp Act for payment of deficits stamp duty and vide orders all dated 21.2.2023 the deficit stamp duty was determined and the same was paid which payment was subsequently certified by the Collector.

- F) Vide a Deed of Conveyance dated 10.03.2023 (registered under Serial No. 5224 of 2023 with the Sub Registrar, Haveli V, Pune) executed by the said Society as Vendor No. 1 of the first part therein, five members of the Society as Vendor No. 2 of the second part therein and the said Owner i.e. M/s Tirupati Skyscrapers LLP as the Purchaser of the third part therein, the said Society along with its members sold, assigned and transferred the above captioned lands and all their rights, title and interest therein to/in favour of the said Owner. Accordingly, name of the said Owner entered on the record of Rights pertaining to the above captioned Lands as the holder thereof vide Mutation Entry No. 5999 dated 25.4.2023.

III. SEARCH REPORT

We have been provided the Search Report dated 06.4.2022 issued by Advocate Kiran M. Hajare who had taken Index II search on the website of Department of Registration and Stamps Government of Maharashtra for the period from 1992 to 2022 in respect of the above captioned land. Such search of the said Index II

Record has not disclosed any outstanding encumbrance on or in respect of the above captioned land and we have relied on the same as no separate search is taken by us.

In furtherance of the aforesaid Search Report, on the instruction of the said Owner, we have caused search to be taken through Shri. Rajesh Palse, Advocate who has taken search of the available Index II Record on the website of Department of Registration and Stamps Government of Maharashtra for the period from 2022 to 10th April 2023 in respect of the above captioned land and has given the Search Report dated 12.04.2023. Such search of the said Index II Record has not disclosed any outstanding encumbrance on or in respect of the above captioned land or any entry adverse to the title of the said Owner to the same

IV. ANY OTHER RELEVANT TITLE

-----NIL-----

V. LITIGATION

It is represented by our Client that there is no pending litigation, proceedings, enquiry, etc before any court of law, Tribunal, etc in respect of the above captioned Lands and we have relied on the same and no separate search in the courts is carried out by us

VI. GENERAL

- a) This report is based on the review of photocopies of documents furnished to us by the Client and also on the information furnished and representations made to us.
- b) The boundaries details as mentioned hereinabove are provided by the Client to us as we are not qualified to express our opinion on physical identification of the above captioned Land.

- c) Our Client has represented to us that presently there is no other mortgage, charge, liens, attachments, claims, demands or other encumbrances on or against the above captioned Land and we have relied on the same.
- d) We have not inspected and perused the original documents in respect of the above captioned land.
- e) We express no view relating to reservation, FSI, plan, permission, approval or development potential of the above captioned land.
- f) For the purpose of this report, we have assumed the legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as photocopies.
- g) We have assumed the accuracy and completeness of all factual representation made in the documents.

Date: 1.06.2023



For BENCHMARK LEGAL SERVICES LLP

KIRAN KHANDELWAL, ADVOCATE

(Partner)