

~~FORMAT~~To,
MahaRERA
Mumbai.

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect of Survey Nos. 16/1/1, 36, 40/1, 80/1, 83, 84/1, 84/2, 89/1, 89/2, 102/1/3, 102/3/1, 113/1/1, 113/1/2, 113/1/3, 113/1/4, 113/1/5, 113/1/6, 113/1/7 admeasuring area 71 Hectare – 68.36 Ares. situated at village Bhugaon, Taluka Mulshi, District Pune, within the limits of the Registration District of Pune, Sub-Registrar Mulshi (Paud), (hereinafter referred as the said "TOWNSHIP LAND")

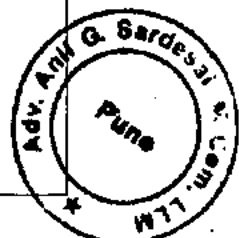
(1) I have investigated the title of the said Whole Land on the request of Promoter **PARANJAPE SCHEMES (CONSTRUCTION) LTD.** a company registered under the Indian Companies Act, 1956 and 2013 having registered office at 1, Somnath, CTS No.988, Ram Mandir Road, Next to Tilak Mandir, Vile Parle (East), Mumbai – 400 057 and corporate office at PSC House, CTS No.111+111/2, Anand Colony, Off. Prabhat Road, Pune – 411 004 and following documents i.e:-

- 1) Description of the Property: My Client's entitlement in respect of the said Township Land comprising the Schedule I, II, III & IV of the land. The said Project Land is more particularly described in **SCHEDULE IV** respectively herein below.
- 2) The documents of allotment /development of the said Whole Land
 - a) Copy of Registered Sale Deed
 - b) Copy of Registered Development Agreements between Owner and Promoter
 - c) Copy of order CP(CAA)/2766/MB/2018 on 24.06.2019
- 3) 7/12 extract issued by Talathi Bhugaon, Mutation Entries No.as per Annexure A
- 4) Search Report /Title Certificate: Taken Physical Search by verifying 7/12 extracts of last 30 years from 1981 and online Search on the official website of IGR Maharashtra

(2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said whole land I am of the opinion that the title of the following owners/ Promoter (Paranjape Schemes (Construction) Ltd) is clear, marketable with encumbrances as disclosed separately.

Owners of Land to be described as:

Sr. No.	Survey No.	Name of owners	Area/ development rights acquired in hector - are
1	Survey No.16/1/1(p),	MATRIX DEVELOPERS PVT. LTD. through director Shri. Shrikant Paranjape was merged in to Paranjape Schemes Construction Limited in pursuance of approved merger scheme by NCLT, Mumbai Bench, vide order CP(CAA)/2766/MB/2018 on 24.06.2019	47 Hectares 19.30 R out of the total area 52 Hector 64.95 R SCHEDULE I
2	Survey No.36 (P) Survey No.80/1(p) Survey No. 83(p), Survey No.84/2(p), Survey No.89/1(p), Survey No.89/2, Survey No.	MATRIX DEVELOPERS PVT. LTD. through director Shri. Shrikant Paranjape was merged in to Paranjape Schemes Construction Limited in pursuance of approved merger scheme by NCLT, Mumbai Bench, vide order CP(CAA)/2766/MB/2018 on 24.06.2019 ADDITIONAL LAND TOWNSHIP (AS PER THE L-C)	SCHEDULE II 8 Hector 51.48 R

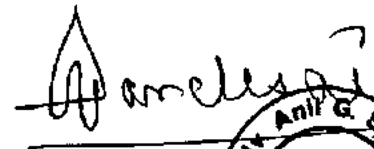
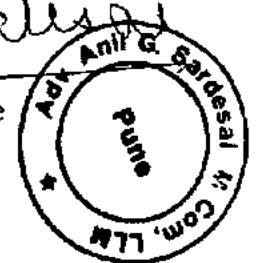


	102/1/3(p), Survey No. 113/1/1 to Survey No. 113/1/7		
3	Survey No. 16/1/1(p), Survey No.36, Survey No.40, Survey No.84/1(p), Survey No.84/2, Survey No.83(p)	<u>ADDITIONAL LANDS RIGHTS ACQUIRED BY DEVELOPMENT AGREEMENT</u>	SCHEDULE III 9 Hectar 79.01 R
4	Survey No.84/2(p), Survey No.102/3/1, Survey No.83 (p),	<u>ADDITIONAL LANDS IN TOWNSHIP LAND ACQUIRED BY CONSENT</u>	SCHEDULE IV 0 Hectar 72.91 R
	lands admeasuring		71 Hectares 68.35 R

- (3) The report reflecting the flow of the title of the Promoter/Developer PARANJAPE SCHEMES (CONSTRUCTION) LTD on the said land is enclosed herewith.

Encl: Annexure.

Date .4.09.2021


Advocate


SCHEDULE I

(Description of the said Lands)

All that pieces and parcels of land bearing Survey No. 16/1/1 admeasuring 47 Hectares 19.30 Ares i.e. 477112 Sq. Mtrs., out of total 52 Hectares 64.95 (including pot kharaba) Ares situated at Village Bhugaon, Tal. Mulshi, Dist. Pune within the limits of Zilha Parishad Pune, Panchayat Samiti Taluka Mulshi and in the Registration Sub District, Taluka Mulshi, Dist. Pune bounded as follows :

On or towards East : Survey No. 80, Sr. No. 87 Sr. No. 82 & Sr. No. 87

On or towards South : Remaining part of Survey No. 16, Sr. No. 15, Sr. No. 18, Sr. No. 15,

On or towards West : Remaining part of Survey No. 16 Survey No. 111, Survey No. 106

On or towards North : Survey No. 144,

SCHEDULE II

(Description of the said Additional Lands in township land)

All that pieces and parcels of the Additional Lands listed in table below, all situated at Village Bhugaon, within the Registration District- Pune, Sub-registration District Mulshi (Paud), Taluka- Mulshi and within the limits of Grampanchayat Bhugaon, Taluka Panchayat Mulshi and Zilla Parishad Pune,


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Sr. No.	Survey No.	Hissa No	Area (Hectare - Are)
1.	80	1p	02.00.00
2.	83	p	02.90.00
3.	84	2p	0.17.98
4.	102	1/3p	0.09.00
5.	89	1p	0.13.00
6.	89	2p	0.47.50
7.	113	1/1	0.40.00
8.	113	1/2	0.40.00
9.	113	1/3	0.40.00
10.	113	1/4	0.40.00
11.	113	1/5	0.40.00
12.	113	1/6	0.40.00
13.	113	1/7	0.34.00
Additional Land included in Township			08.51.48

SCHEDULE III**(Description of the said Additional Lands BY DEVELOPMENT AGREEMENT)**

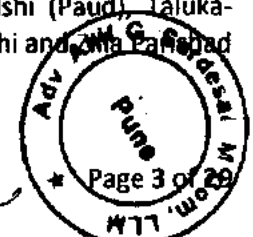
All that pieces and parcels of the Additional Lands listed in table below, all situated at Village Bhugaon, within the Registration District- Pune, Sub-registration District Mulshi (Paud), Taluka- Mulshi and within the limits of Grampanchayat Bhugaon, Taluka Panchayat Mulshi and Zilla Parishad Pune,

Sr. No.	Survey No.	Hissa No.	Area (Hectare - Are)
	16	1/1	01.91.50
1.	36	-	03- 17.80
2.	40	1	00- 21.20
3.	83	-	02 - 72.00
4.	84	1	03 - 53.60
5.	84	2	00 - 14.41
Additional Land included in Township			11.70.51

(Note- My client has acquired easementary rights in respect of the above mention land)

SCHEDULE IV**(Description of the said Additional Lands included in township land by Consent)**

All that pieces and parcels of the Additional Lands listed in table below, all situated at Village Bhugaon, within the Registration District- Pune, Sub-registration District Mulshi (Paud), Taluka- Mulshi and within the limits of Grampanchayat Bhugaon, Taluka Panchayat Mulshi and Zilla Parishad Pune,



Sr. No.	Survey No.	Hissa No.	Area (Hectare - Are)
1.	16	1/1	03.02.34
2.	83	P	00.51.85
3.	84	2	00.01.06
4.	102	3/1	00.20.00
Additional Land included in Township			03.75.25

(Note- My client has obtain consent only for the sanction of the Township Land, schedule IV is not subject of the title certificate)

Total area of Township Land (Schedule I + Schedule II + Schedule III + Schedule IV = 71Hectare – 68.36 Ares.

SCHEDULE V

(Description of the Forest Trails “THE RIVOLO RESIDENCES @ FOREST TRAILS” Project Land)

All that portion of land covered under Forest Trails “THE RIVOLO RESIDENCES @ FOREST TRAILS” Project Land, admeasuring about 11225.85 Sq. Mtrs., being Sector R 27 bearing old survey no 84 (p) (Special Township/ Bhugaon/ Forest trail Town/ Layout/ USPV/ 691, dated 02.04.2012 now known as 16/1/1) which is carved out of the said Present Township Land bearing Survey No. 16/1/1, 36, 40/1, 80/1, 83, 84/1, 84/2, 89/1, 89/2, 102/1/3, 102/3/1, 113/1/1, 113/1/2, 113/1/3, 113/1/4, 113/1/5, 113/1/6, 113/1/7 situated at Bhugaon, Tal. Mulshi, Dist. Pune and the said “THE RIVOLO RESIDENCES @ FOREST TRAILS” Project Land bounded as:-

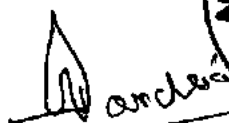
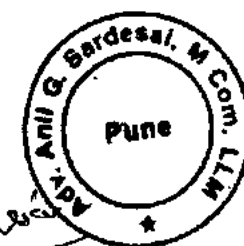
On or towards East : Survey No. 84,
On or towards South : OS 22 & play ground G70
On or towards West : OS 13 & play ground G70
On or towards North : Survey No. 144, & HG 20

ANNEXURE

FORMAT A [Circular No.28/2021]

[A] FLOW OF THE TITLE OF THE SAID LAND:

The flow of title in respect of the said Whole Land comprising the Schedule I (a) Land to Schedule I (b) Land is as tabulated under:

ADVOCATE

Anil Sardesai

M.COM., LL.M.

CTS No. : 40/11, F. P. No. 56/11,
Silver Breeze Apt., Bhone Colony,
Erandawane, Pune - 411 004.

Phone : 25433166.

E-mail : sardesai.anil@yahoo.com

Survey No.	Name of the erstwhile Owners	Name of purchaser	registered Deed / document	Details of registration	Area/ development rights acquired in hector - are
101/1(p) 103/2(p) (now 16/1)	Sanjayramchandra Kulkarni & Others	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 2766/2008 on 07.04.2008	0H.40 ARES
113/1/3	Narayan Chavan & Others through PoA holder Matrix dev.	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 809/2009 on 6.02.2009	0H.40 ARES
113/1/1	Shubhda sista & Others through PoA holder Matrix dev.	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 810/2009 on 6.02.2009	0H.40 ARES
113/1/2	Kuldeep sing munjaralal & Others through PoA holder Matrix dev.	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 811/2009 on 6.02.2009	0H.40 ARES
113/1/6	Deviji Menan & Others through PoA holder Matrix dev.	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 812/2009 on 6.02.2009	0H.40 ARES
106/2b/2 (now 16/1)	Meena Shaha & Others through PoA holder Matrix dev. Kuldeep sing munjaralal & Others through PoA holder Matrix dev.	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 1563/1009 on 13/03/2009	0H.40 ARES
106/2c/4 (now 16/1)	Shirin Sheth & Others through PoA holder Matrix dev. Kuldeep sing munjaralal & Others through PoA holder Matrix dev.	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 1564/2009 on 13/03/2009	0H.40 ARES
106/2b/3 (now 16/1)	Narendra K Sheth & Others through PoA holder Matrix dev. Kuldeep sing munjaralal & Others through PoA holder Matrix dev.	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 1565/2009 on 13/03/2009	0H.40 ARES
106/4 (now 16/1)	K G Menan & Others through PoA holder Matrix dev.	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 1566/2009 on 13/03/2009	0H.40 ARES

	Kuldeep Singh munjaralal & Others through PoA holder Matrix dev.				
106/2c/3 (now 16/1)	Renuka Sheth & Others through PoA holder Matrix dev. Kuldeep Singh munjaralal & Others through PoA holder Matrix dev.	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 1567/2009 on 13/03/2009	0H.40 ARES
101/2(p) (now 16/1)	Kamal Pasricha & Others through PoA holder Matrix dev. Kuldeep Singh munjaralal & Others through PoA holder Matrix dev.	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 2640/2009 on 08.05.2009	0H.40 ARES
21/1+2(p) (now 16/1)	Kirti Kelkar & Others through PoA holder Matrix dev. Kuldeep Singh munjaralal & Others through PoA holder Matrix dev.	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 2641/2009 on 08.05.2009	0H.51 ARES
106/2b/4 (now 16/1)	Deven Sheth & Others through PoA holder Matrix dev. Kuldeep Singh munjaralal & Others through PoA holder Matrix dev.	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 2642/2009 on 08.05.2009	0H.40 ARES
106/3 (106/1/1/3 as per M.E 3384) (now 16/1)	Vinayak Lad & Others through PoA holder Matrix dev.	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 2643/2009 on 08.05.2009	0H.40 ARES
101/1(p) 102/3/2(p) (now 16/1)	Gauri Inamdi Others through PoA holder Matrix dev..	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 2644/2009 on 08.05.2009	0H.41 ARES
102/5 100/1/1(p) 102/1/3(p) (now 16/1)	Jintendra Sharma & Others through PoA holder Matrix dev..	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 2645/2009 on 08.05.2009	0H.14 ARES
113/1/4 102/3/1(p) (now 16/1)	Sudha Bhinde & Others through PoA holder Matrix dev..	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 2646/2009 on 08.05.2009	0H.51 ARES

106/2c/2 (now 16/1)	Jatin Sheth & Others through PoA holder Matrix dev..	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 2647/2009 on 08.05.2009	0H.40 ARES
19/1(p) 101/2(p) (now 16/1)	Kuldeep Kaur & Others through PoA holder Matrix dev..	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 2648/2009 on 08.05.2009	0H.55 ARES
100/1/2 (now 16/1)	Shirish Patil & Others through PoA holder Matrix dev..	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 6619/2009 on 19.11.2009	0H.42 ARES
19/1(p) (now 16/1)	Shrikant Mahale & Others through PoA holder Matrix dev..	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 6612/2009 on 19.11.2009	0H.40 ARES
100/1/1(p) (now 16/1)	Sandip Walinbe & Others through PoA holder Matrix dev..	Matrix Developers Pvt. Ltd..	By registered sale deed	Registered no 6610/2009 on 19.11.2009	0H.40 ARES
102/1/1 {102/1/3 as per M.E 3492} (now 16/1)	Prakash Apte & Others through PoA holder Matrix dev..	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 6637/2009 on 20.11.2009	0H.40 ARES
103/3(p) (now 16/1)	Sanjay Kulkarni & Others through PoA holder Matrix dev..	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 6638/2009 on 20.11.2009	0H.40 ARES
101/1(p) 102/3/2(p) (now 16/1)	Nitin Deshpande & Others through PoA holder Matrix dev..	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 6719/2009 on 24.11.2009	0H.81 ARES
85/1b & others (now 16/1)	Sanjay Kulkarni & Others through PoA holder Matrix dev..	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 6720/2009 on 24.11.2009	10H.05 ARES
84/2(p) (now 16/1)	Bharat Laxuman Tangde	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 306/2010 on 20.02.2010	0H.35.06 ARES
102/2/1 & others (now 16/1)	Sanjay Kulkarni & Others through PoA holder Matrix dev..	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 634/2010 on 23.03.2010	0H.85 ARES
101/1(p) 103(p) (now 16/1)	Milind Kulkarni & Others through PoA holder Matrix dev..	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 635/2010 on 23.03.2010	0H.95.05 ARES
84/2(p) (now 16/1)	Shashikant Tangade & others	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 1278/2010 on 30.04.2010	0H.85ARES

84/2 (P)	Shivaji Ingale	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered sale deed no 1327/2010 on 06.05.2010	0H.9ARES
86/2, 88/2 (now 16/1)	Ashawin Girme	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 1488/10 on 15.05.2010	0H.09.5 ARES
112	Sanjay Kulkarni & Others through PoA holder Matrix dev. Kuldeeping munjaralal & Others through PoA holder Matrix dev.	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 2568/2010 on 31.07.2010	01H.72.55 ARES
113/1/5 (p)	Sanjay Kulkarni & Others	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 2569/2010 on 31.07.2010	0H.14 ARES
84/2(p) 83(p) (now 16/1)	Suvarnadevi Deshmukh & Others	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 2521/2010 on 28.07.2010	9H. 13.85ARES
113/1/5	Milind Kulkarni & Others	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 2585/2010 on 02.08.2010	0H.40 ARES
112/4	Milind Kulkarni & Others	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 2586/2010 on 02.08.2010	03H.20.45 ARES
102/1/3(p) (now 16/1)	Vilas Ingawale & Others	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 4853/2010 on 10.12.2010	0H.01.16 ARES
88/1	Subhash Sanas & Others	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 4859/2010 on 10.12.2010	0H.18.50 ARES
83(p) 112(p) (now 16/1)	Shirish Patil & others	Matrix Developers Pvt. Ltd.	By registered exchange deed	Registered no 2201/2011 on 20.02.2011	0H.79.24 ARES
86/1/2(p) (now 16/1)	Varsha Paranjape	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 1559/2011 on 23.03.2011	2H. 64.2 ARES
90/2(p) (now 16/1)	Shashank Paranjape	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 1605/2011 on 25.03.2011	1H.77.10 ARES
86/2 & other	Suvarnadevi Deshamukh	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 1560/2011 on 28.03.2011	07H.58.10 ARES

83(p)	Balasaheb Bhilare & others	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 3553/2011 on 21.07.2011	02H.90 ARES
80/1(p)	Tanaji Dagde	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 239/2012 on 16.01.2012	02H.00 ARES
44/5(p) 44/5/1(p) (now 16/1)	Shankar Kemse through PoA holder Matrix dev..	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 314/2012 on 20.01.2012	0H.47.66 ARES
44/5(p) 44/5/1(p) (now 16/1)	Seema Kemse through PoA holder Matrix dev..	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 315/2012 on 20.01.2012	0H.47.66 ARES
44/5(p) 44/5/1(p) (now 16/1)	Mukatabai Kemse through PoA holder Matrix dev..	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 316/2012 on 20.01.2012	0H.47.66 ARES
38/1(p)	Baban Malusare & others	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 1199/2012 on 13.03.2011	07H.58.10 ARES
89/1(p) 89/2(p)	Vasant Sanas & Others	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 4865/2012 on 13.03.2012	0H.44.40 ARES
84/2(p) (now 16/1)	Shirisha Tangde & Others	Matrix Developers Pvt. Ltd..	By registered sale deed	Registered no 6449/2012 on 23.11.2012	0H.40.00 ARES
84/2(p) (now 16/1)	Nikita Sanas & others	Matrix Developers Pvt. Ltd..	By registered sale deed	Registered no 7366/2012 on 15.12.2012	0H.12.4 ARES
84/2(p)	Nikita Sanas & others	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 7367/2012 on 15.12.2012	0H.05.48 ARES
36		Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 6723/2013 on 15.12.2012	0H.05.48 ARES
83(p)	Laxmibai Bhilare & others	Matrix Developers Pvt. Ltd.	By registered Agreement	Registered no 4162/2018 on 14.03.2018	0H.68 ARES
16/1/1	Matrix Developers Pvt. Ltd.	Paranjape Schemes (Construction)Ltd.	By registered Confirmation Deed	Registered no 2308/2020 on 12.03.2020	47H.88.12 ARES
83(P)	Laxmi Bhilare & others	Paranjape Schemes (Construction)Ltd.	By registered Agreement as Exchange deed	Registered no 7189/2020 on 09.07.2020	0H.12.497 area exchange sr. no 83 to 16/1
83(P)	LaLchand Bhilare & others	Paranjape Schemes (Construction)Ltd.	By registered Agreement as Exchange deed	Registered no 7191/2020 on 09.07.2020	0H.12.497 area exchange sr. no 83 to 16/1

83(P)	Vitthal Bhilare & others	Paranjape Schemes (Construction) Ltd.	By registered Agreement as Exchange deed	Registered no 7193/2020 on 09.07.2020	0H.12.497 area exchange sr. no 83 to 16/1
83(P)	Subhadra Bhilare & others	Paranjape Schemes (Construction) Ltd.	By registered Agreement as Exchange deed	Registered no 7197/2020 on 09.07.2020	0H.12.497 area exchange sr. no 83 to 16/1

(A1) FLOW OF THE TITLE / RIGHTS/ INTEREST/ CONSENT OF SURVEY NO 84:

The flow of title in respect of the PROJECT LAND out of the survey no.84 comprising the Schedule I , II, III & IV Land is as tabulated under:

Survey No.	Name of the erstwhile Owners	Name of purchaser	registered Deed / document	Details of registration	Area/ development rights acquired by the Promoter in hector – are
84/2(p)	Shashikant Tangade & others	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 1278/2010 on 6.02.2009	0H.85ARES
84/1	Bharat Laxuman Tangade	Matrix Developers Pvt. Ltd.	By registered Development Agreement with Power Of Attorney	D.A Registered no 306/2010 on 20.02.2010	0H.35.6 ARES
84/2	Bharat Laxuman Tangade	Vrsha Shrikant Paranjpe & others	By registered Agreement as Exchange deed	Registered no 304/2010 on 22.02.2010	Matrix Developers Pvt. Ltd. 81/1 area 0H.43 ARES exchange to 84/2 area 0H.43 ARES
84/2	Vrsha Shrikant Paranjpe & others	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 2510/2010 on 28.07.2010	0H.43 ARES
84/2	Bharat Laxuman Tangade	Matrix Developers Pvt. Ltd.	By registered Declaration as Consent	Registered no 2952/2010 on 26.08.2010	0H.03 ARES
84/2(p)	Shirisha Tangde & Others	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 6449/2012 on 23.11.2012	0H.40.00 ARES
84/2	Vidyadhar puroshatum kale & others	Matrix Developers Pvt. Ltd.	By registered Development Agreement with Power	D.A Registered no 6918/2012 on 01.12.2012 P.O.A	0H.14.41 ARES

			Of Attorney	Registered no 6919/2012 on 01.12.2012	
84/2	Nikita Ramesh Sanas & others	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 7366/2012 on 15.12.2012	0H.12.5 ARES
84/2	Nikita Ramesh Sanas & others	Matrix Developers Pvt. Ltd.	By registered sale deed	Registered no 7367/2012 on 15.12.2012	0H.5.48 ARES
84/1	Govardhan Baburao Mirghe & others	Matrix Developers Pvt. Ltd.	By registered Agreement	Registered no 2310/2013 on 23.03.2013	3H.53.60 ARES

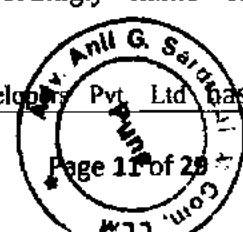
On the basis of rights thus acquired My Client has proposed bungalow plot with construction of a real estate project namely "THE RIVOLO RESIDENCES @ FOREST TRAILS"

[B] Sr.No.

- Copy 7 /12 extract and computerised copy 7/12 Extract/ P.R. Card in respect of all the concerned lands as on date of application for registration.
- Mutation Entry No (which are legible and readable)as mentioned below:

Sr No.	Survey No.	Mutation Entry No	Description
I	16/1/1	1, 6279, 6280, 7500, 7570, 7602, 7604, 7664, 7807, 7848, 7927, 7928, 7929, 7930, 8300, 8347, 8400, 8458, 8463, 8576, 8577, 8578, 8587, 8644, 8658, 8859, 8864, 8865, 8866, 8868, 9009	M.E:-I indicates that Annapurnabai Shaligram name is recorded in share of 2 anne in record of rights. M.E:-6279 indicates that Matrix Developers Pvt. Ltd. created interest in the land from Sanjay Kulkarni by registered Development Agreement no. 2560/2007 on 17.07.07 with couple of POA. Accordingly name of Developer recorded in right Colum of 7/12 extract. M.E:-7500 indicates that Director/ Deputy Director Town Planning vide order/ letter no. Special Township/ Bhugaon/ Forest trail Town/ Layout/ USPV/ 691, dated 02.04.2012, and said Township Land was given one combine 7/12 extract with Survey number "16/1+19/1+21/1+35/1+35/2+36(p)+38/1+40(p)+ 44/5+ 44/5/1 +83(p)+84/2+85/1a+85/1b+86/1/1+86/1/2+86/2+88/2+88/3+9 0/2+91to99+100/1/1+100/1/2+104/2+101/1+101/2+102(p)102/ 3/1(p)+102/3/2+102/4+102/5+103/1+1a+103/1/1b+103/2+103/ 3+106/2c/2+102/6/2c/3+106/2c/4+106/2c/2+106/2c/3+106/2c /4+106/3+106/4+112(p)" totally admeasuring about 52 Hectares 64.95Ares, M.E:- 7570 indicates that name of Aishwarya shah & others record by registered partition deed 6569/2012 on 26.07.2012 M.E:-7602 indicates that Matrix Developers Pvt. Ltd has purchased the land from Shirish Anant Patil through its POA holder Matrix Developers Pvt. Ltd by registered sale deed no. 6611/2009 on 19.11.2009 accordingly name of purchaser entered in record of rights M.E:-7604 indicates that Matrix Developers Pvt. Ltd has

Anil

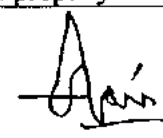
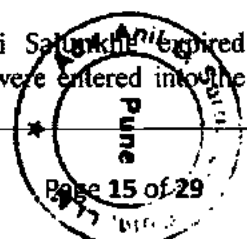


		purchased the land from Shirish Nivrutii Tangade by registered sale deed no. 6449/2012 on 23.11.2012 accordingly name of purchaser entered in record of rights M.E:- 7664 indicates that state bank of India has released its charge informed by the letter on 4.01.2013. encumbrances remove from the right Colum of 7/12 extract. M.E:- 7807 indicates that Vidya Sahkari Bank Pune, branch-Navipeth has create charge on the share of Pravin sadashiv shinde by registered mortgage deed 7868/2013 on 12.11.13. M.E:- 7848 indicates that Sopan Dattaray Mohite expired leaving behind as legal heirs and name were entered into the record of rights of the landed property. M.E:- 7927 indicates that Prakash Vishanu Gurav has create charge of Janta Sahkari Bank Pune, branch-Tilakroad by registered mortgage deed 1935/2014 on 03.06.14. M.E:-7928 indicates that Rajiv Anant Patil has create charge of Janta Sahkari Bank Pune, branch-Tilakroad by registered mortgage deed 1936/2014 on 03.06.14. M.E:- 7929 indicates that Pravin Sadashiv Shinde has create charge of Janta Sahkari Bank Pune, branch-Tilakroad by registered mortgage deed 1937/2014 on 03.06.14. M.E:- 7930 indicates that Sanjay Ramchandra Kulkarni has create charge of Janta Sahkari Bank Pune, branch-Tilakroad by registered mortgage deed 1935/2014 on 03.06.14. M.E:- 8300 indicates that reconyenace deed executed between Pravin Sadashiv Shinde and Vidya sahakari Bank Ltd. Branch- Navi Peth by registered deed 3969/2016 on 02.05.2016 M.E:- 8347 indicates that as per Govt. circular dated 07-05-2016, 7/12 extract converted from manual to computerized. M.E:- 8400 indicates that Shri Shri Ravishankar Vidya-Mandir (trust) has purchased the land from Matrix Developers Pvt. Ltd by registered sale deed no. 3053/2012 on 20.06.2012 accordingly name of purchaser entered in record of rights M.E:- 8458 indicates that Gift deed executed by Sanjay Ramchandra Kulkarni infovur of Yatin Sanjay Kulkarni by registered deed 13818/2017 on 13.10.2017 M.E:- 8463 indicates that Prakash Vishanu Gurav & others has purchased the land from Sopan Dattadtaray Mohite by registered sale deed no. 2202/2011 on 20.04.2012 accordingly name of purchaser entered in record of rights M.E:- 8576 indicates that reconyenace deed executed between Sanjay Ramchandra Kulkarni and Janta Sahakari Bank Ltd. Branch- Tilak Road Pune by registered deed 123/2018 on 10.01.2018 M.E:- 8577 indicates that Sanjay Ramchandra Kulkarni repaid the encumbrances to Janata Co-operative Bank, accordingly remark of encumbrances is removed from the
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			record of rights M.E:- 8578 indicates that Janta Sahkari Bank Pune, branch-Sadashiv peth has released its charge on the share of Sanjay Ramchandra Kulkarni and others by registered reconveyance deed 121/2018 on 10.01.2018 M.E:- 8587 indicates that Kishor Chandrakant Pawar & others has purchased the land from Prakash Vishanu Gurav by registered sale deed no. 1615/2018 on 08.05.2018 accordingly name of purchaser entered in record of rights M.E:- 8644 indicates that Gift deed executed by Matrix Developers Pvt. Ltd in favour of Grampanchayat Bhugav by registered deed 16558/2018 on 07.09.2018 M.E:-8859 indicates that Matrix Developers Pvt. Ltd through director Shrikant Paranjape [the Owner of Company] was merged in to Paranjape Schemes Construction Limited in pursuance of approved merger scheme by NCLT, Mumbai Bench, vide order CP(CAA)/2766/MB/2018 on 24.06.2019 accordingly effect is given in record of rights M.E:- 8864 indicates that Exchange deed executed between Paranjape Schemes Construction Limited and Laximibai Dnyanoba Bhilare and others vide registered deed 7189/2020 on 09.07.2020 M.E:- 8865 indicates that Exchange deed executed between Paranjape Schemes Construction Limited and Lalchand Maruti Bhilare and others vide registered deed 7191/2020 on 09.07.2020 M.E:- 8866 indicates that Exchange deed executed between Paranjape Schemes Construction Limited and Vitthal Maruti Bhilare and others vide registered deed 7193/2020 on 09.07.2020 M.E:- 8868 indicates that Exchange deed executed between Paranjape Schemes Construction Limited and Subhadrabai @ Changunabai Bhau Bhilare and others vide registered deed 7197/2020 on 09.07.2020 M.E:- 9009 indicates that Aaditya Shrikant Kelkar & others has purchased the land from Pravin Sadashiv Shinde by registered sale deed no. 7908/2020 on 01.01.2021 accordingly name of purchaser entered in record of rights
2	36	10, 12 416, 1755, 1762, 1975, 2021, 2069, 4298, 4530, 5235, 5236, 5330, 5393, 5556, 5949, 6180, 6279, 6284, 6405, 6411, 6549, 6698, 6946, 7070, 7071, 7100, 7236, 8478, 8549, 8929, 8460, 9011	M.E:- 10 indicates that Genu Chima Surve expired leaving behind daughter as legal heir and name was entered into the record of rights of the landed property. M.E:- 12 indicates that Ram Uma Surve expired, and as per the order dated 19.01.1938 Sakharum Uma Surve entered into the record of rights of the landed property. M.E:- 416 not related to landed property. M.E:- 1755 not available for inspection, my client make application for receiving the certified copy. M.E:- 1762 record was very old, copy is not readable M.E:- 1975 not related to landed property M.E:- 2021 indicates that Yashawant Vithaji Surve expired leaving behind his legal heirs and name was entered into the record of rights of the landed property. M.E:- 2069 record was very old, copy is not readable M.E:- 4298 indicates that Kondu Raghu Surve expired leaving behind his legal heirs and name was entered into the record of rights of the landed property M.E:- 4530 indicates that Sitaram Bannoo Surve expired

		leaving behind his legal heirs and name was entered into the record of rights of the landed property. M.E:- 5235 indicates that Prakash Bhaskar Joshi has purchased the land from sushilabai Kisan Surve & others by registered sale deed no. 496/1997 on 28.01.97, this Mutation entry was cancelled by the remark Devsthan LAND SALE WITHOUT PERMISSION accordingly Mutation is cancelled. M.E:- 5236 indicates that Dipti Shantanu Joshi has purchased the land from sushilabai Kisan Surve & others by registered sale deed no. 494/1997 on 28.01.97, this Mutation entry was cancelled by the remark Devsthan LAND SALE WITHOUT PERMISSION accordingly Mutation is cancelled. M.E:- 5330 indicates that name of the manager of family was deleted and all coparcener's name were entered in the record of rights of the landed property. M.E:- 5393 indicates that the order issued by the collector ref no. kra./pihike/kavi/686/04 Pune dated 16.08.2014 in the respect of the sale permission granted by commissioner of charitable trust for the area 0H 63.3 R in favour of Prabhakar Dhondopant Chanskar & other subject to condition. After compliance of said condition classification of the land was changed i.e. regularised as class-1 M.E:- 5556 not related to said township land M.E:- 5949 indicates that Ashok kumar mehra purchase the land at registered sale deedon, name of the purchaser entered in record of rights as per the letter issued by the Ministry of Mahasul & Vanvibhag Mumbai ref no. patrak D E V/34/2002/37/prakra. 5/1 /4 dated 02.03.2003. Accordingly name of the purchaser entered in to the right column in 7/12 extract. M.E:- 6180 indicates that Govind Mahipati Surve expired leaving behind his legal heirs and name was entered into the record of rights of the landed property. M.E:- 6279 indicates that Sanjiv Ramchandra Kulkarni & others agreed to sale area admeasuring 0.89 R to Matrix Developers Pvt. Ltd virtue of registered Development Agreement no 12560/2007 on 17.04.2007. Accordingly name of the purchaser entered in to the right column in 7/12 extract. M.E:- 6284 indicates that, Matrix Developers Pvt. Ltd has created charge of Axis Bank, Jangli Maharaj Road, Pune on landed property. M.E:- 6405 indicates that, Sanjay Ramchandra Kulkarni & others has purchased the area 0H89 R from Ashok kumar Mehra by registered sale deed no 2298/2006 on 12.05.2006 Accordingly name of the purchaser entered in to the right column in 7/12 extract. M.E:- 6411 indicates that, Dattu Shankar Surve expired leaving behind his legal heirs and name was entered into the record of rights of the landed property. M.E:- 6549 indicates that Sakhubai Dilip Pawar & other released their rights in favour of their brother Nivrutti & Pandurang Bhau Surve at registered release deed no 2916/2009 accordingly share of Nivrutti & Pandurang Bhau Surve has increased. M.E:- 6698 indicates that Matrix Developers Pvt. Ltd has purchased the area 0H89 R from Sanjay Ramchandra Kulkarni & others by registered sale deed no 6720/2009 on 24.11.2009 Accordingly name of the purchaser entered in to the right column in 7/12 extract. M.E:- 6946 indicates that Savita Anand Uplekar has purchased the area 0H 10 R from Sushilabai Kisan Surve by
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			registered sale deed no 495/1997 on 28.01.1997 Accordingly name of the purchaser entered in to the right column in 7/12 extract M.E:- 7070 indicates that Dipati Shantanu Joshi & others has purchased the area 0H 10 R from Sushilabai Kisan Surve by registered sale deed no 494/1997 on 27.01.1997 Accordingly name of the purchaser entered in to the right column in 7/12 extract. M.E:- 7071 indicates that Prakasha Bhaskar Joshi has purchased the area 0H 10 R from Sushilabai Kisan Surve by registered sale deed no 496/1997 on 28.01.1997 Accordingly name of the purchaser entered in to the right column in 7/12 extract. M.E:- 7100 indicates that, Matrix Developers Pvt. Ltd has created charge of State Bank Of India, Industrial Finance department, Pune on landed property by registered mortgage deed no 183/2010 on 30.01.10 Accordingly name of the financier entered in to the right column in 7/12 extract. M.E:- 7236 indicates that Kuldeep Kaur has purchased the area 01H 40 R from Gopinath Yashawant Surve by registered sale deed no 4518/1997 on 10.09.1997 Accordingly name of the purchaser entered in to the right column in 7/12 extract. M.E:- 8478 indicates that Barku Mahipati Surve expired leaving behind his legal heirs and name was entered into the record of rights of the landed property. M.E:- 8549, 8929, 8460 & 9011 were not available for inspection, my client make application for receiving the certified copy.
3	40/1	4, 12, 1563, 1762, 2052, 2069, 8226, 8460,	M.E:- 4 indicates that area recorded in record of rights as per the Falni-Bara M.E:- 12 indicates that Ram Uma Surve expired leaving behind as legal heirs and name were entered into the record of rights of the landed property. M.E:-1563 indicates that actual possessor name was entered in record of rights. M.E:- 1762 record was very old, copy is not readable M.E:- 2052 indicates that Bhau Sakham Surve expired leaving behind as legal heirs and name were entered into the record of rights of the landed property. M.E:- 2069 indicates that correction is carried out in Falani Extract as per the letter of collector on 31.03.1981 M.E:-8226 not available for inspection. M.E:-8460 indicates that as per Govt. circular dated 07-05-2016, 7/12 extract converted from manual to computerized.
4	80/1	474, 863, 1187, 1295, 1400, 1762, 1763, 1875, 1876, 1886, 1891, 1993, 3327, 4751, 6891, 6894, 6921, 7366, 7636, 8185, 8275, 8467, 8829,	M.E:-474 indicates that area recorded in record of rights as per the Falni-Bara M.E:- 863 indicates that Gift deed executed by Sripati Devaji Salunke infavour of Thakubai Rambhau Malusare on 13.10.2017 M.E:- 1187 indicates that there is encumbrance from Bhugaon Karyakari Sakhari Sanstha Maryadit, by ekarar on the share of Thakubai Rambhau Malusare M.E:- 1295 indicates that Hari Devji Salunkhe was regular tenant recorded in record of rights. M.E:- 1400 & M E 1762 --- record was very old, copy not readable M.E:- 1763 indicates that Hari Devji Salunkhe expired leaving behind as legal heirs and name were entered into the record of rights of the landed property

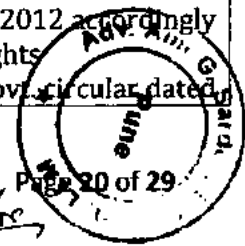
			M.E:- 1875 indicates that Hari Devji Salunkhe expired leaving behind as legal heirs and name were entered into the record of rights of the landed property. M.E:- 1876 as per the N O C in respect of no- encumbrance from Bhugaon Vikas Karyakari Sakhari Sanstha Maryadit, encumbrances of bank was cancelled from the record of rights vide this mutation entry. M.E:- 1886 indicates that indicates that there is encumbrance from Maharashtra Bank Branch-Paud road, by mortgage on the share of Sadhu Vithu Khanekar M.E:- 1891 indicates that '32 M' certificate effect recorded in record of rights M.E:- 1993 indicates that share recorder as per the partition deed. M E:-3327 indicates that Pundlik Hari Salunkhe expired leaving behind as legal heirs and name were entered into the record of rights of the landed property M.E:- 3332 (Not relevant to said property) M.E:-4751 indicates that Bahu Hari Salunkhe expired leaving behind as legal heirs and name were entered into the record of rights of the landed property M.E:-6891 [not related to the said property] M.E:-6894 indicates that Tanaji Tukaram Dagde has purchased the land from Dynoba Hari Salunkhe & others by registered sale deed no. 3174/2010 on 09.09.2010 accordingly name of purchaser entered in record of rights M.E:- 6921 indicates that dispute of the said property recorded by notice of lease pendency registered deed 5483/2010 M.E:- 7366 indicates that Matrix Developers Pvt. Ltd has purchased the land from Tanaji Tukaram Dagde by registered sale deed no. 239/2012 on 16.01.2012 accordingly name of purchaser entered in record of rights M.E:- 7636 indicates that Dagdabai Bhausaheb Salunkhe expired leaving behind as legal heirs and name were entered into the record of rights of the landed property M.E:- 8185 indicates that remark of '43k' removed from the record of rights as per the order by Tahasildar Mulshi on 31.05.2015 M.E:- 8275 & 8467 indicates that as per Govt. circular dated 07-05-2016, 7/12 extract converted from manual to computerized. M.E:- 8829 indicates that as per the order of CJSD, PUNE in R.C.S 1301/2013, name recorded as per the partition deed r in record of rights.
5	83	741, 1582, 1598, 1762, 1926, 1927, 4698, 4755, 4756, 4757, 4758, 4759, 4760, 4761, 5614, 5669, 5821, 5828, 6032, 6743, 6833, 6899, 6905, 7097, 7167, 7224, 7500, 8234, 8308, 8533, 8859, 8864, 8866, 8868	M.E:- 741 indicates that govind waman dhare expired leaving behind as legal heirs and name were entered into the record of rights of the landed property M.E:- 1582 indicates that tenant Maruti Rambhau Bhilare was entered at the 7/12 extract and original owner Gopal Govind Dhare was entered in right column of 7/12 extract. M.E:- 1598 indicates that tenant Maruti Rambhau Bhilare was entered at the 7/12 extract and original owner Gopal Govind Dhare was entered in right column of 7/12 extract. M.E:- 1762 indicates that implementation of provision of weights and measurement act. M.E:- 1926 indicates that Maruti Rajji Bhilare expired leaving behind as legal heirs and name were entered into the

		record of rights of the landed property M.E:- 1927 indicates that name of the tenant was retained at 7/12 extract and name of the original owner deleted from the 7/12 extract. M.E:- 4698 indicates that Dnyanoba Maruti Bhilare expired leaving behind as legal heirs and name were entered into the record of rights of the landed property M.E:- 4755 indicates that there is encumbrance of RS-100000/- from Pirangut Vikas CO-operative Housing Society, by mortgage on the share of Balasaheb Dnyanoba Bhilare. M.E:- 4756 indicates that there is encumbrance of RS-100000/- from Pirangut Vikas CO-operative Housing Society, by mortgage on the share of Navnath Dnyanoba Bhilare. M.E:- 4757 indicates that there is encumbrance of RS-100000/- from Pirangut Vikas CO-operative Housing Society, by mortgage on the share of Devidas Dnyanoba Bhilare. M.E:- 4758 indicates that there is encumbrance of RS-100000/- from Pirangut Vikas CO-operative Housing Society, by mortgage on the share of Laximi Bai Dnyanoba Bhilare. M.E:- 4759 indicates that there is encumbrance of RS-100000/- from Pirangut Vikas CO-operative Housing Society, by mortgage on the share of Laxuman Maruti Bhilare. M.E:- 4760 indicates that there is encumbrance of RS-100000/- from Pirangut Vikas CO-operative Housing Society, by mortgage on the share of Bharti Pandurang Shinde. M.E:- 4761 indicates that there is encumbrance of RS-100000/- from Pirangut Vikas CO-operative Housing Society, by mortgage on the share of Sandhya Maruti Jori. M.E:- 5614 indicates that Suresh Nathmal Mohta has purchased the land from Laxuman Maruti Bhilare and others by registered sale deed no. 6496/2005 on 21.07.2006 accordingly name of purchaser entered in record of rights M.E:- 5669 indicates that name of the manager remove and legal heirs of Maruti Bhilare entered in the record of rights M.E:- 5821 indicates that Madhukar Dattatray Bhilare executed consent deed in favour of Suresh Nathmal Motha (this mutation entry is cancelled 25/01/2007). M.E:- 5828 indicates that Shirish Anant Patil has purchased the land from Suresh Nathmal Motha by registered sale deed no. 7075/2006 on 31.10.2006 accordingly name of purchaser entered in record of rights M.E:- 6032 indicates that Mrs Varsha S. Paranjape and others has purchased the land from Sanjay Ramchandra Kulkarni by registered sale deed no. 3827/2007 on 08.06.2007 accordingly name of purchaser entered in record of rights M.E:- 6352 indicates that Muktabai S. Maner and others has executed the release deed in favour of Navnath Dyanoba Bhilare accordingly share of Navnath Dyanoba Bhilare was increase effect given to record of rights M.E:- 6833 indicates that Laxuman Maruti Bhilare repaid the encumbrances from Pirangut Vikas Co-operative Society. Accordingly encumbrances remove from the record of rights. M.E:- 6899 indicates that <i>Matric developer pvt.ltd.</i> has purchased the land from Survarna Diliprao Deshmukh and others by registered sale deed no. 2521/2010 on 28.07.2010 accordingly name of purchaser entered in record of rights M.E:- 6901, 6905, 7097 indicates that my client executed exchange deed with respective owner effect is given in record of rights. M.E:- 7167 this mutation entry is cancelled by the circle
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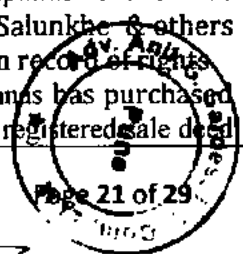
			officer. M.E:- 7224 indicates that <i>Matric developer pvt.ltd.</i> has purchased the land from Balasaheb Dnyanoba Bhilare and others by registered sale deed no. 3553/2011 on 21.07.2011 accordingly name of purchaser entered in record of rights M.E:-7500 indicates that Director/ Deputy Director Town Planning vide order/ letter no. Special Township/ Bhugaon/ Forest trail Town/ Layout/ USPV/ 691, dated 02.04.2012, and said Township Land was given one combine 7/12 extract with Survey number "16/1+19/1+21/1+35/1+35/2+38/1+44/5+44/5/1+83(p)+84/2+85/1a+85/1b+86/1/1+86/1/2+86/2+88/2+88/3+90/2+91to99+100/1/1+100/1/2+104/2+101/1+101/2+102(p)102/3/1(p)+102/3/2+102/4+102/5+103/1+1a+103/1/1b+103/2+103/3+106/2c/2+102+6/2c/3+106/2c/4+106/2c/2+106/2c/3+106/2c/4+106/3+106/4+112(p)" totally admeasuring about 52 Hectares 64.95Ares, M.E:- 8234 indicates that were not available for inspection, my client make application for receiving the certified copy. M.E:- 8308 Bhau Maruti Bhilare expired leaving behind as legal heirs and name were entered into the record of rights of the landed property. M.E:- 8533 indicates that Tahisldar Mulshi issued permission U/s43 of BTAL at 1948for transfer of the land. M.E:-8859 indicates that Matrix Developers Pvt. Ltd through director Shrikant Paranjape [the Owner of Company] was merged in to Paranjape Schemes Construction Limited in pursuance of approved merger scheme by NCLT, Mumbai Bench, vide order CP(CAA)/2766/MB/2018 on 24.06.2019 accordingly effect is given in record of rights M.E:- 8864 indicates that Exchange deed executed between Paranjape Schemes Construction Limited and Laximibai Dnyanoba Bhilare and others vide registered deed 7191/2020 on 09.07.2020 M.E:- 8866 indicates that Exchange deed executed between Paranjape Schemes Construction Limited and Vitthal Maruti Bhilare and others vide registered deed 7193/2020 on 09.07.2020 M.E:- 8868 indicates that Exchange deed executed between Paranjape Schemes Construction Limited and Subhdrabai @ Changunabai Bhau Bhilare and others vide registered deed 7197/2020 on 09.07.2020
6	84/1	194, 718, 820, 1263, 1380, 1762, 1815, 4419, 6400, 6816, 6817, 7684, 7685, 7686, 8232, 8467	M.E:- 194 record is very old & tour, not available for inspection. M.E:-718 indicates that shares & name entered Vitthal Shaligram & others M.E:-820 effect of Gift recorded in record of rights M.E:-1263 indicates that Babu Malhari Mirghe was regular tenant recorded in record of rights. M.E:- 1380 indicates that (cancelled) M E:- 1762 record was very old, copy not readable M.E:- 1815 indicates that Babu Malhari Mirghe was recorded at kabjedar and original owner kept in right column of 7/12 extract. M.E:-4419 indicates that Baburao Malhari Mirghe expired leaving behind as legal heirs and name were entered into the record of rights of the landed property. M.E:- 6400 indicates that original owner name Gernove from the right coloum at 7/12 extract as per the letter of tahsildar mulshi on 24.10.2008

			M.E:- 6816 indicates that Govardhan Baburao Mirghe & others executed release deed infavour of Hiranman Baburao Mirghe recorded in record of rights M.E:- 6817 indicates that Mukata Vasant Daybhar executed release deed infavour of Hiranman Baburao Mirghe & others recorded in record of rights M.E:- 7684 indicates that Sampat Baburao Mirghe & others executed gift deed infavour of Vijay Smpat Mirghe recorded in record of rights M.E:- 7685 indicates that Sampat Baburao Mirghe & others executed gift deed infavour of Sachin Smpat Mirghe recorded in record of rights M.E:- 7686 indicates that Sampat Baburao Mirghe & others executed gift deed infavour of Santosh Smpat Mirghe recorded in record of rights M.E:-8232 indicates that as per Govt. circular dated 07-05-2016, 7/12 extract converted from manual to computerized.
7	84/2	919, 1762, 1959, 4102, 4455, 4720, 4820, 4964, 5268, 5858, 5859, 5868, 5932, 6032, 6087, 6383, 6755, 6756, 6823, 6899, 6997, 7050, 7082, 7500, 7605, 7606, 8275, 8467, 8859,	M.E:-919 indicates that Soma Balu Tangde has purchased the land from Vithhal Govind Shaligram accordingly name of purchaser entered in record of rights M E:- 1762 record was very old, copy not readable M.E:- 1959 indicates that Soma Balu Tangde expired leaving behind as legal heirs and name were entered into the record of rights of the landed property. M.E:- 4102 indicates that Vishanu Shankar Markale has purchased the land from Laxuman Soma Tangde by registered saledeed 1283/97 on 11.03.97 accordingly name of purchaser entered in record of rights M.E:- 4455 indicates that Balu Dyanoba Shedge has purchased the land from Vishanu Shankar Markale by registered saledeed 1214/99 on 30.03.99 accordingly name of purchaser entered in record of rights M.E:- 4720 indicates that Ashok Dagdu Gaikwad has purchased the land from Vishanu Shankar Markale by registered saledeed 1178/99 on 30.03.99 accordingly name of purchaser entered in record of rights M.E:-4820 indicates that correction deed executed between the Rekha Vinayak Veer and Vishanu Shankar Markale M.E:-4964 indicates that correction deed executed between the Chandrashekhar Bhargav Raje and Vishanu Shankar Markale M.E:- 5268 indicates that Vidyadhar Purushottam Kale has purchased the land from Vishanu Shankar Markale & others accordingly name of purchaser entered in record of rights M.E:- 5858 indicates that Shirish Nivrutti Tangade & others has purchased the land from Nivrutti Somaji Tangade & others by registered saledeed 7711/2006 on 28.11.2006 accordingly name of purchaser entered in record of rights M.E:- 5859 indicates that Bharat Laxuman Tangade has purchased the land from Nivrutti Somaji Tangade & others by registered saledeed 7712/2006 on 28.11.2006 accordingly name of purchaser entered in record of rights M.E:- 5868 indicates that Sanjay Ramchandra Kulkarni & others has purchased the land from Nivrutti Somaji Tangade by registered saledeed 7670/2006 on 27.11.2006 accordingly name of purchaser entered in record of rights M.E:- 5932 indicates that name of the legal heirs of deceased Soma Balu Tangde were entered into the record of rights of

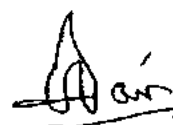
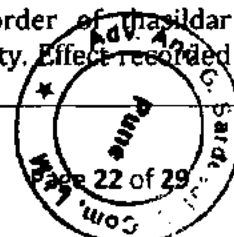
		the landed property. M.E:- 6032 indicates that Varsha Shrikant Paranjape & others has purchased the land from Sanjay Ramchandra Kulkarni & others by registered saledeed 3827/2007 on 08.06.2007 accordingly name of purchaser entered in record of rights M.E:-6097 indicates that Ramesh Balkrushan Khaladkar has purchased the land from Vishanu Shankar Markale & others by registered saledeed 3662/1998 on 07.09.1998 accordingly name of purchaser entered in record of rights M.E:- 6383 indicates that Shirish Anant Patil & others has purchased the land from pravin Sadashiv Shinde & others by registered saledeed 7899/2008 on 23.10.2008 accordingly name of purchaser entered in record of rights M.E:- 6755 indicates that Exchange deed executed between the Bharat Laxuman Tangade and Varsha shrikant pranjape & others by registered deed 304/2010 on 22.02.2010 accordingly name of purchaser entered in record of rights M.E:-6756 indicates that Matrix Developers Pvt. Ltd has purchased the land from Bharat Laxuman Tangade by registered saledeed 306/2010 on 20.02.2010 accordingly name of purchaser entered in record of rights M.E:- 6823 indicates that Matrix Developers Pvt. Ltd has purchased the land from Shashikant Nivrutti Tangade by registered saledeed 1278/2010 on 30.04.2010 accordingly name of purchaser entered in record of rights M.E:-6899 indicates that Matrix Developers Pvt. Ltd has purchased the land from Suvarnadevi Diliprao Deshmukh by registered saledeed 2521/2010 on 28.07.2010 accordingly name of purchaser entered in record of rights M.E:- 6997 indicates that Nikita Ramesh Sanas & others has purchased the land from Balu Dynoba Shedge & others by registered saledeed 389/2011 on 19.01.2011 accordingly name of purchaser entered in record of rights M.E:- 7050 indicates that Nikita Ramesh Sanas & others has purchased the land from Rekha Vinayak Veer & others by registered saledeed 1888/2011 on 02.04.2011 accordingly name of purchaser entered in record of rights M.E:- 7082 indicates that Nikita Ramesh Sanas & others has purchased the land from Chandrashekhar Bhargav Raje & others by registered saledeed 2039/2011 on 11.04.2011 accordingly name of purchaser entered in record of rights M.E:-7500 indicates that Director/ Deputy Director Town Planning vide order/ letter no. Special Township/ Bhugaon/ Forest trail Town/ Layout/ USPV/ 691, dated 02.04.2012, and said Township Land was given one combine 7/12 extract with Survey number "16/1+19/1+21/1+35/1+35/2+38/1+44/5+44/5/1+83(p)+84/2+85/1a+85/1b+86/1/1+86/1/2+86/2+88/2+88/3+90/2+91to99+100/1/1+100/1/2+104/2+101/1+101/2+102(p)102/3/1(p)+102/3/2+102/4+102/5+103/1+1a+103/1/1b+103/2+103/3+106/2c/2+102+6/2c/3+106/2c/4+106/2c/2+106/2c/3+106/2c/4+106/3+106/4+112(p)" totally admeasuring about 52 Hectares 64.95Ares, M.E:-7605 indicates that Matrix Developers Pvt. Ltd has purchased the land from Nikita Ramesh Sanas & others by registered saledeed 7366/2012 on 15.12.2012 accordingly name of purchaser entered in record of rights M.E:-7606 indicates that Matrix Developers Pvt. Ltd has purchased the land from Nikita Ramesh Sanas & others by registered saledeed 7367/2012 on 15.12.2012 accordingly name of purchaser entered in record of rights M.E:- 8275 & 8467 indicates that as per Govt. circular dated
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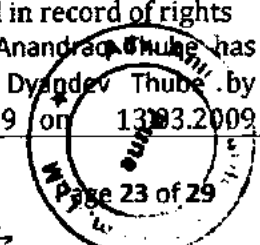
			07-05-2016, 7/12 extract converted from manual to computerized. M.E:-8859 indicates that Matrix Developers Pvt. Ltd through director Shrikant Paranjape [the Owner of Company] was merged in to Paranjape Schemes Construction Limited in pursuance of approved merger scheme by NCLT, Mumbai Bench, vide order CP(CAA)/2766/MB/2018 on 24.06.2019 accordingly effect is given in record of rights
8	89/1	223, 310, 1228, 1229, 1340, 1609, 1515, 1762, 5517, 5572, 6047, 7776, 7787, 8259, 8469	M.E:- 223 indicates that Namaji Baji Salunke has purchased the land from Somaji Baji Salunke accordingly name of purchaser entered in record of rights M.E:-310 indicates that Tukaram Ananji Salunke has executed mortgage deed infavour of Ramnath Marwadi effect given in record of rights M.E:-1228 indicates that Dhaku Ambaji Salunkhe expired leaving behind as legal heirs and name were entered into the record of rights of the landed property. M.E:-1229 indicates that remove the poklist name of Ramnath Marwadi. M.E:-1340 indicates that as per the oral partition name and share were entered into the record of rights of the landed property. M.E:-1515 indicates that remove the poklist name M.E:-1609 indicates that Parwati Bhiku Salunkhe name was entered into the record of rights of the landed property. M.E:- 1762 record was very old, copy not readable M.E:-5517 indicates that remark of HUF is deleted & all co-sharer entered in record of rights. M.E:-5572 indicates that Shivaji Ganpatrao Mane has purchased the land from Parwati Bhiku Salunkhe & others accordingly name of purchaser entered in record of rights M.E:- 6047 indicates that Anjna Vasant Sanas has purchased the land from Shivaji Ganpatrao Mane by registered sale deed 3904/2007 on 07.06.2007 accordingly name of purchaser entered in record of rights M.E:- 7776 indicates that Nivrutti Sopan Chondhe & others has purchased the land from Dyanoba Soma Salunkhe by registered sale deed 7424/2013 on 16.09.2013 accordingly name of purchaser entered in record of rights M.E:-7787 indicates that, there is encumbrance of Rs 1,00,000/- from Bank Of Maharashtra, on the share of Maruti Sona Salunkhe M.E:- 8259 & M.E 8469 indicates that as per Govt. circular dated 07-05-2016, 7/12 extract converted from manual to computerized.
9	89/2	310, 477, 1229, 1344, 1609, 1762, 5572, 6047, 8259	M.E:-310 indicates that Tukaram Ananji Salunke has executed mortgage deed infavour of Ramnath Marwadi effect given in record of rights M.E:-477 indicates that area recorded in record of rights as per the Falni-Bara M.E:-1229 indicates that remove the poklist name of Ramnath Marwadi. M.E:- 1344 & 1762 record was very old & tore, copy not readable M.E:-1609 indicates that Parwati Bhiku Salunkhe name was entered into the record of rights of the landed property. M.E:-5572 indicates that Shivaji Ganpatrao Mane has purchased the land from Parwati Bhiku Salunkhe & others accordingly name of purchaser entered in record of rights M.E:- 6047 indicates that Anjna Vasant Sanas has purchased the land from Shivaji Ganpatrao Mane by registered sale deed

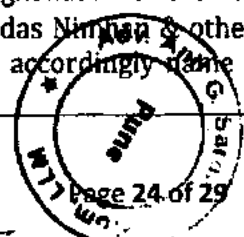
			3904/2007 on 07.06.2007 accordingly name of purchaser entered in record of rights M.E:- 8259 indicates that as per Govt. circular dated 07-05-2016, 7/12 extract converted from manual to computerized.
10	102/1/3	196, 1762, 3203, 3492, 3493, 3559, 3922, 6278, 6524, 6664, 6812, 7500, 8349, 8859	M.E:-196 record is very old & torn, copy is not available for inspection M.E:- 1762 record was very old & torn, copy not readable M.E:- 3203 not related to said property. M.E:-3492 indicates that Satish Puri has purchased the land from Tukaram Bhikaji Ingawale & others by registered sale deed 2624/1992 accordingly name of purchaser entered in record of rights M.E:-3493 indicates that Jitendra Sharma has purchased the land from Tukaram Bhikaji Ingawale & others by registered sale deed 602/1992 on 15.06.1992 accordingly name of purchaser entered in record of rights M.E:-3559 indicates that Tukaram Bhikaji Ingawale expired leaving behind as legal heirs and name were entered into the record of rights of the landed property. M.E:-3922 indicates that Pandrinath Bhikaji Ingawale expired leaving behind as legal heirs and name were entered into the record of rights of the landed property. M.E:-6278 indicates that Matrix Developers Pvt. Ltd has purchased the land from Shubhada @ Subhdra Sista & others by registered sale deed 2558/2007 on 17.04.2007 accordingly name of purchaser entered in record of rights M.E:-6524 indicates that Matrix Developers Pvt. Ltd has purchased the land from Jitendra Sharma & others by registered sale deed 2645/2009 on 08.05.2009 accordingly name of purchaser entered in record of rights M.E:-6624 indicates that Laximibai Pandrinath Ingawale expired leaving behind as legal heirs and name were entered into the record of rights of the landed property. M.E:-6812 indicates that Matrix Developers Pvt. Ltd has purchased the land from Shivaji Tukaram Ingawale & others by registered sale deed 6812/2010 on 06.05.2010 accordingly name of purchaser entered in record of rights M.E:- 7500 related in respect of amalgamation of land M.E:- 8349 indicates that as per Govt. circular dated 07-05-2016, 7/12 extract converted from manual to computerized. M.E:-8859 indicates that Matrix Developers Pvt. Ltd through director Shrikant Paranjape [the Owner of Company] was merged in to Paranjape Schemes Construction Limited in pursuance of approved merger scheme by NCLT, Mumbai Bench, vide order CP(CAA)/2766/MB/2018 on 24.06.2019 accordingly effect is given in record of rights
11	102/3/1	1357, 1660, 1762, 1867, 1897, 3208, 3209, 3452, 3453, 3490, 3849, 4762, 5407, 5934, 6278, 6279, 6284, 6437, 6471, 6526, 6794, 7065, 7500, 8259, 8469	M.E:-1357 indicates that Ravji Khandu Ingawale expired leaving behind as legal heirs and name were entered into the record of rights of the landed property. M.E:-1660 indicates that Bhimabai Ravji Ingawale expired leaving behind as legal heirs and name were entered into the record of rights of the landed property. M.E:-1762 indicates that record was very old & torn, copy not readable M.E:-1867 indicates that as per the order of the Asst. Mulshi tenant remove from said property. Effect recorded in rights.

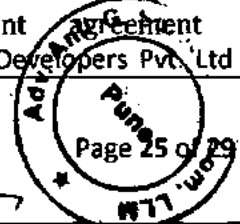
		M.E:- 1897 indicates that Januji Namdev Ingawale expired leaving behind as legal heirs and name were entered into the record of rights of the landed property M.E:-3208 indicates that as per the registered deed of partition name and share were entered into the record of rights of the landed property. M.E:-3209 indicates that as per the registered deed of partition name and share were entered into the record of rights of the landed property. M.E:-3452 indicates that Punita Jaysingrao Desai has purchased the land from Ramchandra Ambaji Ingawale & others by registered sale deed on 15.06.89 accordingly name of purchaser entered in record of rights M.E:-3453 indicates that Vijay Puroshotam Bhide & others has purchased the land from Padmakar Bhivaji Ingawale & others by registered sale deed no 5088/1990 on 14.12.90 accordingly name of purchaser entered in record of rights M.E:- 3490 indicates that Vijay Puroshotam Bhide & others has purchased the land from Padmakar Bhivaji Ingawale & others by registered confirmation deed , accordingly name of purchaser entered in record of rights M.E:- 3849 indicates that ABHIJIT RAGHUNATH SAKHRE has purchased the land from Shailja Ramdas Nimhan & others by registered sale deed no 1441/1993 on 07.12.1993 accordingly name of purchaser entered in record of rights M.E:-4762 indicates that Anil Ganpatrao Engulkar has purchased the land from Vijay Puroshotam Bhide & others by registered sale deed no 719/2001 on 03.02.2001 accordingly name of purchaser entered in record of rights M.E:- 5407 indicates that Vijay Puroshotam Bhide & Hiradevi Puroshotam Bhide expired leaving behind as legal heirs and name were entered into the record of rights of the landed property M.E:- 5934 indicates that Devkaben Shah & others giving consent to principal deed 2899/2006, by the registered confirmation deed 860/2007 effects given into the record of rights of the landed property M.E:-6278 indicates that has Shubhada Sista & others executed registered Development agreement no 2558/2007 in the favour of Matrix Developers Pvt. Ltd on 17.04.2007 accordingly name of developer entered in right Culum of 7/12 extract. M.E:-6279 indicates that has Sanjay Ramchandra Kulkarni & others executed registered Development agreement no 2560/2007 in the favour of Matrix Developers Pvt. Ltd on 17.04.2007 accordingly name of developer entered in right Culum of 7/12 extract. M.E:-6284 indicates that Matrix Developers Pvt. Ltd has create charge of Axis Bank, Branch Jangli Mharaj road pune by registered mortgage deed 4562/2008 on 11.06.2008. M.E:-6437 indicates that Vandana Dyandev Thube has purchased the land from Anil Ganpatrao Engulkar by registered sale deed no 9439/2008 on 29.12.2008 accordingly name of purchaser entered in record of rights M.E:-6471 indicates that Dyandev Anandappa Thube has purchased the land from Vandana Dyandev Thube by registered sale deed no 1560/2009 on 13.03.2009
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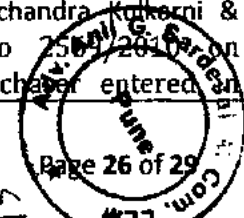
			accordingly name of purchaser entered in record of rights M.E:-6526 indicates that Matrix Developers Pvt. Ltd has purchased the land from Sudha Vijay Bhide & others by registered sale deed no 2646/2009 on 08.05.2009 accordingly name of purchaser entered in record of rights M.E:-6794 indicates that Matrix Developers Pvt. Ltd has purchased the land from Sanjay Ramchandra Kulkarni & others by registered sale deed no 634/2010 on 23.03.2010 accordingly name of purchaser entered in record of rights M.E:-7065 indicates that as per the letter of Axis Bank, encumbrances of said bank is remove from the 7/12 extract M.E:-7500 indicates that Director/ Deputy Director Town Planning vide order/ letter no. Special Township/ Bhugaon/ Forest trail Town/ Layout/ USPV/ 691, dated 02.04.2012, and said Township Land was given one combine 7/12 extract with Survey number "16/1+19/1+21/1+35/1+35/2+38/1+44/5+44/5/1+83(p)+84/2+85/1a+85/1b+86/1/1+86/1/2+86/2+88/2+88/3+90/2+91to99+100/1/1+100/1/2+104/2+101/1+101/2+102(p)102/3/1(p)+102/3/2+102/4+102/5+103/1+1a+103/1/1b+103/2+103/3+106/2c/2+102+6/2c/3+106/2c/4+106/2c/2+106/2c/3+106/2c/4+106/3+106/4+112(p)" totally admeasuring about 52 Hectares 64.95Ares,
12	113/1/1	1291, 1321, 1762, 1826, 3393, 3394, 3395, 3396, 3397, 3398, 5319, 6278, 6284, 6473, 8263, 8859	M.E:-1291 indicates that sopan Rangu Karanjawane rcoreded as regular tenant in record of rights. M.E:-1321 indicates that possession given as per the name, and share mention in partition effect recorded into the record of rights of the landed property. M.E:-1762 indicates that record was very old & tore, copy not readable M.E:-3393 indicates that Kuldee singh Munjral has purchased the land from Vishanu Vinayak Shaligram & others by registered sale deed on 06.12.90 accordingly name of purchaser entered in record of rights M.E:-3394 indicates that Narayan Gopal Chouvan has purchased the land from Vishanu Vinayak Shaligram & others by registered sale deed on 06.12.90 accordingly name of purchaser entered in record of rights M.E:-3395 indicates that hardevi puroshattam Bhide has purchased the land from Vishanu Vinayak Shaligram & others by registered sale deed on 24.12.90 accordingly name of purchaser entered in record of rights M.E:-3396 indicates that Ramesh Datt Grovar has purchased the land from Vishanu Vinayak Shaligram & others by registered sale deed on 24.12.90 accordingly name of purchaser entered in record of rights M.E:-3397 indicates that Ramesh Dattu Grover has purchased the land from Vishanu Vinayak Shaligram & others by registered sale deed on 06.12.90 accordingly name of purchaser entered in record of rights M.E:-3398 indicates that Chandulal Laxumandas Raheja has purchased the land from Vishanu Vinayak Shaligram & others by registered sale deed on 06.12.90 accordingly name of purchaser entered in record of rights M.E:-3399 indicates that Abhijit Raghunath Taware has purchased the land from Shailja Ramdas Ninnan & others by registered sale deed on 07.12.93 accordingly name of purchaser entered in record of rights

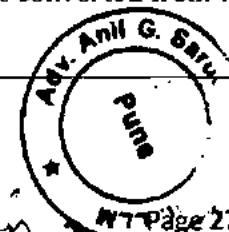
			M.E:-5319 indicates that Shubhada Sista has purchased the land from Vishanu Vinayak Shaligram & others by registered sale deed no 2813/1994 on 25.05.1994 accordingly name of purchaser entered in record of rights M.E:-6278 indicates that has Shubhada Sista & others executed registered Development agreement no 2558/2007 in the favour of Matrix Developers Pvt. Ltd on 17.04.2007 accordingly name of developer entered in right Colum of 7/12 extract. M.E:-6284 indicates that Matrix Developers Pvt. Ltd has create charge of Axis Bank, Branch Jangli Mharaj road pune by registered mortgage deed 4562/2008 on 11.06.2008. M.E:-6473 indicates that Matrix Developers Pvt. Ltd has purchased the land from Shubhda Sista & others by registered sale deed no. 810/2009 on 06.02.2009 accordingly name of purchaser entered in record of rights M.E:-8263 indicates that as per Govt. circular dated 07-05-2016, 7/12 extract converted from manual to computerized. M.E:-8859 indicates that Matrix Developers Pvt. Ltd through director Shri. Shrikant Paranjape was merged in to Paranjape Schemes Construction Limited in pursuance of approved merger scheme by NCLT, Mumbai Bench, accordingly change in the name executed by the registered deed 2308/2020 Paranjape Schemes Construction Limited entered in record of rights
13	113/1/2	3393, 6278, 6474, 8263, 8470, 8859	M.E:-3393 indicates that Kuldee singh Munjral has purchased the land from Vishanu Vinayak Shaligram & others by registered sale deed on 06.12.90 accordingly name of purchaser entered in record of rights M.E:-6278 indicates that Shubhada Sista & others has executed registered Development agreement no 2558/2007 in the favour of Matrix Developers Pvt. Ltd on 17.04.2007 accordingly name of developer entered in right Colum of 7/12 extract. M.E:-6474 indicates that Matrix Developers Pvt. Ltd has purchased the land from Matrix Developers Pvt. Ltd by registered sale deed no 811/2009 on 06.02.2009 accordingly name of purchaser entered in record of rights M.E:-8263 & M.E:- 8470 indicates that as per Govt. circular dated 07-05-2016, 7/12 extract converted from manual to computerized. M.E:-8859 indicates that Matrix Developers Pvt. Ltd through director Shri. Shrikant Paranjape was merged in to Paranjape Schemes Construction Limited in pursuance of approved merger scheme by NCLT, Mumbai Bench, accordingly change in the name executed by the registered deed 2308/2020 Paranjape Schemes Construction Limited entered in record of rights
14	113/1/3	3394, 6278, 6284, 6475, 7100, 8263, 8470, 8859	M.E:-3394 indicates that Narayan Gopal Chouvan has purchased the land from Vishanu Vinayak Shaligram & others by registered sale deed on 06.12.90 accordingly name of purchaser entered in record of rights M.E:-6278 indicates that Shubhada Sista & others has executed registered Development agreement no 2558/2007 in the favour of Matrix Developers Pvt. Ltd on

			17.04.2007 accordingly name of developer entered in right Culum of 7/12 extract. M.E:-6284 indicates that Matrix Developers Pvt. Ltd has create charge of Axis Bank, Branch Jangli Mharaj road pune by registered mortgage deed 4562/2008 on 11.06.2008. M.E:-6475 indicates that Matrix Developers Pvt. Ltd has purchased the land from Narayan Gopalji Chouvan & others by registered sale deed no 809/2009 on 06.02.2009 accordingly name of purchaser entered in record of rights M.E:-7100 indicates that Matrix Developers Pvt. Ltd has create charge of State Bank of India, Branch Wakdewadi, pune by registered mortgage deed 4562/2008 on 11.06.2008. M.E:-8263 & M.E:- 8470 indicates that as per Govt. circular dated 07-05-2016, 7/12 extract converted from manual to computerized. M.E:-8859 indicates that Matrix Developers Pvt. Ltd through director Shri. Shrikant Paranjape was merged in to Paranjape Schemes Construction Limited in pursuance of approved merger scheme by NCLT, Mumbai Bench, accordingly change in the name executed by the registered deed 2308/2020 Paranjape Schemes Construction Limited entered in record of rights
15	113/1/4	3395, 5407, 6278, 6526, 8263	M.E:-3395 indicates that hardevi puroshattam Bhide has purchased the land from Vishanu Vinayak Shaligram & others by registered sale deed on 24.12.90 accordingly name of purchaser entered in record of rights M.E:- 5407 indicates that Vijay Puroshotam Bhide & Hiradevi Puroshotam Bhide expired leaving behind as legal heirs and name were entered into the record of rights of the landed property M.E:-6278 indicates that Shubhada Sista & others has executed registered Development agreement no 2558/2007 in the favour of Matrix Developers Pvt. Ltd on 17.04.2007 accordingly name of developer entered in right Culum of 7/12 extract M.E:-6526 indicates that Matrix Developers Pvt. Ltd has purchased the land from Sudha Vijay Bhide & others by registered sale deed no 2646/2009 on 08.05.2009 accordingly name of purchaser entered in record of rights M.E:-8263 indicates that as per Govt. circular dated 07-05-2016, 7/12 extract converted from manual to computerized.
16	113/1/5	3396, 6507, 6902, 6969, 8263, 8470, 8859	M.E:-3396 indicates that Ramesh Datt Grovar has purchased the land from Vishanu Vinayak Shaligram & others by registered sale deed on 24.12.90 accordingly name of purchaser entered in record of rights M.E:-6507 indicates that Shirish Anant Patil has purchased the land from Ramesh Datt Grovar by registered sale deed no 1369/2009 on 03.03.2009 accordingly name of purchaser entered in record of rights M.E:-6902 indicates that Matrix Developers Pvt. Ltd has purchased the land from Milind Laxuman Kulkarni & others by registered sale deed no 2585/2010 on 02.08.2010 accordingly name of purchaser entered in record of rights M.E:-6969 indicates that Matrix Developers Pvt. Ltd has purchased the land from Sanjay Ramchandra Kulkarni & others by registered sale deed no 2585/2010 on 31.07.2010 accordingly name of purchaser entered in record of rights

			record of rights M.E:-8263 & M.E.8470 indicates that as per Govt. circular dated 07-05-2016, 7/12 extract converted from manual to computerized. M.E:-8859 indicates that Matrix Developers Pvt. Ltd through director Shri. Shrikant Paranjape was merged in to Paranjape Schemes Construction Limited in pursuance of approved merger scheme by NCLT, Mumbai Bench, accordingly change in the name executed by the registered deed 2308/2020 Paranjape Schemes Construction Limited entered in record of rights
17	113/1/6	3397, 6278, 6476, 8263, 8470, 8859	M.E:-3397 indicates that Ramesh Dattu Grover. has purchased the land from Vishanu Vinayak Shaligram & others by registered sale deed on 06.12.90 accordingly name of purchaser entered in record of rights M.E:-6278 indicates that Shubhada Sista & others has executed registered Development agreement no 2558/2007 in the favour of Matrix Developers Pvt. Ltd on 17.04.2007 accordingly name of developer entered in right Colum of 7/12 extract M.E:-6476 indicates that Matrix Developers Pvt. Ltd has purchased the land from Devi G. Menan by registered sale deed no 812/2009 on 06.02.2009 accordingly name of purchaser entered in record of rights M.E:-8263 & M.E.8470 indicates that as per Govt. circular dated 07-05-2016, 7/12 extract converted from manual to computerized. M.E:-8859 indicates that Matrix Developers Pvt. Ltd through director Shri. Shrikant Paranjape was merged in to Paranjape Schemes Construction Limited in pursuance of approved merger scheme by NCLT, Mumbai Bench, accordingly change in the name executed by the registered deed 2308/2020 Paranjape Schemes Construction Limited entered in record of rights
18	113/1/7	3398, 5861, 5975, 7073, 8263, 8470	M.E:-3398 indicates that Chandulal Laxumandas Raheja has purchased the land from Vishanu Vinayak Shaligram & others by registered sale deed on 06.12.90 accordingly name of purchaser entered in record of rights M.E:-5861 indicates that Sushant Mohan Jadhav has purchased the land from Chandulal Laxumandas Raheja by registered sale deed no 4322/2006 on 30.06.2006 accordingly name of purchaser entered in record of rights M.E:-5975 indicates that Varsha Shrikant Paranjape & others has purchased the land from Sushant Mohan Jadhav by registered sale deed no 2591/2007 on 17.04.2007 accordingly name of purchaser entered in record of rights M.E:-7073 indicates that Matrix Developers Pvt. Ltd has purchased the land from Suvrnadevi Diliprao Deshamukh by registered sale deed no 1560/2011 on 23.03.2011 accordingly name of purchaser entered in record of rights M.E:-8263 & M.E.8470 indicates that as per Govt. circular dated 07-05-2016, 7/12 extract converted from manual to computerized.

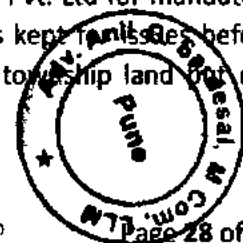


Anil

Search report for 30 years Taken from Sub-Registrar' office at Maval (Wadgaon), Mulshi (Paud), Haveli 1 and 20 Pune from 1981 including physical and online search.

3. **MATRIX DEVELOPERS PVT. LTD.** acquired rights mention herein above. Subsequently as per the order dated 24.06.2019 in the matters C.P. (C.A.A.) /2766/MB/2018 with C.A. (C.A.A.)/130/MB/2018 passed by the National Company Law Tribunal (NCLT), **MATRIX DEVELOPERS PVT. LTD.** merged in to Paranjape Schemes Construction Limited (my client) in pursuance of approved merger scheme by NCLT, Mumbai Bench. Therefore every purpose of the said township scheme hereafter my client stands in the shoes of **MATRIX DEVELOPERS PVT. LTD.**
4. My client has absolute rights & title as ownership of the land mention in hereinabove in schedule I & II, my client has acquired easementary rights in respect of the land mention in hereinabove in schedule III from its owner by duly registered agreement. My Client has been granted consent by owner of land mention in schedule IV in to the Township Land, these consents are only for the purpose for obtaining all requisite sanctions and permissions from concerned competent authorities and thus the area of Township Lands have been enlarged to 71 Hectares 68.35 ARES, which is more particularly described in SCHEDULE I, II, III & IV given hereinabove. My client has obtaining all requisite sanctions and permissions from concerned competent authorities for the Township Land.
5. I had given Principal Search Report and various subsequent Search and Title Reports and Supplementary Search Reports in respect of said Township Land, by virtue of various registered Sale Deeds for the said township land, subject to the contents of the aforesaid Principal Search Report and subsequent Supplementary Search Reports. My Client has become absolute owner of portions of the said Township Land subject to the contents of the Search Reports.
6. My Client has completed construction of various residential/commercial schemes under the Township Project, further projects on the Township Land is in process by My Client. My client obtaining various requisite sanctions and permissions from concerned competent authorities.
7. As per the record of rights survey no. 36 remarked as 'Devsthan Inam' there for my client obtaining the sale permission from concern authority, accordingly my client name was entered in to right column of 7/12 extract of the property, land has classification of 'Devsthan Inam' Class-3 it's is not change. My client inform me that my client make application for the conversion of class, application is pending before the Hon'ble Ministry of Mahsul Mantralya-Mumbai. Property of Survey No.36 is not related to the project land, but part of township land. My client inform me that presently he is not developing the property of survey no. 36.
8. Litigations: Mr. Rajendra Karve, an employee of my client, has updated me on the status of the aforesaid litigations by his letter dated 20/07/2021 copy of which is attached herewith, being part and parcel of this Title Report.
 - Special civil Suit No. 1480/2011 filed by Suman Ashok Londhe & others against Baban Bhaguji Sanas for partition of undivided share in the properties. Matter is pending before CJSJ, Pune. Said litigation raised on survey no 38, 86/2, 88/2, 66/1, 66/2 and 76/2 out of the township land therefore it is not related to project land.
 - Miscellaneous Application No. 593/2018 filed by Fulabai Yesu Bhilare against Bajirao Namdeo Bhilare for partition of undivided share. Application is pending before CJSJ, Pune. Said litigation raised on survey no 86/A/1 out of the township land but not related to project land.
 - WRIT PETITION 8020/2010 filed by Matrix Developers Pvt. Ltd. against state of Maharashtra before the HIGH COURT, Mumbai, under Mines & Minerals Act challenging the demand Notice of Tahsildar, Mulshi, Pune dated 14.03.2009 & 23.12.2009. Matter is pending for hearing. Said litigation raised on survey no 36 out of the township land but not related to project land.
 - Special civil Suit No. 186/2018 (regular Civil Suit No. 1367/2014) filed by Shobha Kirloskar against Paranjape Schemes (Construction) Ltd. & Matrix Developers Pvt. Ltd for mandatory injunction to demolish the portion of the boundary wall. Matter is kept pending before CJSJ, Pune. Said litigation raised on survey no 104/2 out of the township land but not related to project land.

[Signature]



Litigation mention herein above are not related to project land, said litigation are related to another gate number of said Township Land.

9. Encumbrances:-

- Matrix Developers Pvt. Ltd has availed financial assistance by mortgaging inter alia certain portion of the said Township Land by Mortgage deed dated 04.05.2017, registered at the office of sub registrar, Mulshi- 2 at serial No.5242/2017 on the same date in favour of HDFC Ltd., Shivajinagar, Pune under terms and conditions mentioned therein subsequent correction deed thereto dated 11.08.2017 bearing registration No.10765/2017, by Mortgage deed dated 21/02/2019, bearing registration No.4048/2019 Matrix Developers Pvt. Ltd has created further charge by mortgaging the said Township Land
- Matrix Developers Pvt. Ltd has created further charge by mortgaging the certain portion R 9, R10 & R11 of said Township Land in favour of IDBI by Mortgage deed dated 28/11/2018, bearing registration No.21427/2018, this charge of mortgage not related to said project land but its related to other properties of the said township land.
- By Mortgage deed without possession dated 04.05.2019, Matrix Developers Pvt. Ltd has created further charge by mortgaging the said Township Land in favour of HDFC Ltd bearing registration No.7330/2019 on 04.05.2019 on survey No 83 out of the said township land under terms and conditions mentioned therein. This charge of mortgage not related to said project land but its related to other properties of the said township land.
- In the view of said merger liability of settlement of the aforesaid encumbrances is transferred to my client.
- My client has created further charge only for additional security by mortgaging the unsold units from the said township land with other properties of my client vide registration No.6167/2021, 6169/2021, 6171/2021, 6172/2021 and 6174/2021 on 19.03.2021 under terms and conditions mentioned therein. These Unilateral Indenture of Mortgage deeds were create only for the additional security to principal Unilateral Indenture of Mortgage deed registered no 5242/2017 on 04.05.2017 subsequently correction deed 10765/2017 on 24.08.2017 and further charge created by the mortgage deed no 4048/2019 on 21.02.2019 in favour of HDFC Ltd.

10. The present Title Report is issued solely on the basis of photocopies of the documents provided by my client and search taken at respective registrations offices by my colleague. I was not provided with any original copies of the documents and therefore I presume that the photocopies are accurate photocopies of the originals. I have not verified about genuineness of signatures/thumb impressions etc. appearing on various documents provided to me.

11. I was given Search & Title report in respect of the land mention in the schedule I, II & III & V out of the said Township Land. This report is continuation of previous Title & Search Report.

Date: 04/09/2021

Anil Sardesai

Advocate.





CHALLAN
MTR Form Number-6



GRN MH003915993202122E		BARCODE 01 1101 0 11 10000000 7 10 110007 001100000000 11 10000000		Date 22/07/2021-11:58:28		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)		ADXPS4481M	
Office Name MLS2_MULSHI 2 SUB REGISTRAR				Full Name		Adv Anil Sardesai	
Location PUNE							
Year 2021-2022 One Time				Flat/Block No.		Bhonde Colony	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			1500.00		Road/Street Erandawane		
					Area/Locality Pune		
					Town/City/District		
					PIN 4 1 1 0 0 4		
					Remarks (If Any)		
					Survey No.16/1/1 36 40/1 80/1 83 From - 11/08/2020 to		
					22/07/2021		
Total			1,500.00		Amount In Words One Thousand Five Hundred Rupees Only		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572021072293742		CKQ9418211	
Cheque/DD No.				Bank Date		RBI Date	
				22/07/2021-11:59:27		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9822408070

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.

Forest Trail.



CHALLAN
MTR Form Number-6



GRN MH003917047202122E	BARCODE	Date 22/07/2021-12:07:58	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID / TAN (If Any)	
Type of Payment Other Items		PAN No.(If Applicable) ADXPS4481M	
Office Name MLS2_MULSHI 2 SUB REGISTRAR		Full Name Adv Anil Sardesai	
Location PUNE			
Year 2021-2022 One Time		Flat/Block No. Bhonde Colony	
Account Head Details		Premises/Building	
Amount In Rs.		Road/Street Erandawane	
0030072201 SEARCH FEE 900.00		Area/Locality Pune	
		Town/City/District	
		PIN 4 1 1 0 0 4	
		Remarks (If Any)	
		Survey No.113/1/5 113/1/6 113/1/7 From - 11/08/2020 to 22/07/2021	
		Amount In Nine Hundred Rupees Only	
Total 900.00		Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572021072296827 CKQ9420114
Cheque/DD No.		Bank Date	RBI Date 22/07/2021-12:10:16 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

Mobile No. : 9822408070

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

खदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Date :20-07-2021

TO WHOMSOEVER IT MAY CONCERN

As instructed by the Management of the Company, I am taking the follow-up of the following case and as required by you please find hereunder the present status of court case in respect of property of 'Forest Trails' Project, Bhugaon, Tal-Mulshi, Dist- Pune.

1) Special Civil Suit No. 1480 / 2011 - Suman Ashok Londhe & others 77 Vs. Baban Bhaguji Sanas & others 4 –

Suman Ashok Londhe and others (the "Plaintiffs") have filed Special Civil Suit No. 1480 / 2011 against Baban Bhaguji Sanas & others 4 in Civil Court Senior Division, Pune. In relation to property situated at S.No.38, 86/2, 88/2, 66/2, 66/1, 76/2 of Village Bhugaon, Tal.Mulshi, Dist. Pune forming part of our project Forest Trails Township. The Plaintiffs have alleged that they have an undivided share in the suit property along with the some of the Respondents which was never partitioned by metes and bound. Respondent No.1 has claimed that Respondents had already carved out and handed over the share to the Plaintiff from the suit property. Respondents have further alleged that the Plaintiff have already disposed off their share of suit property and have thereby abandoned their right to claim partition and separate possession of the Suit Property. The Plaintiff has prayed to cancel the Sale Deed to divide the suit property by metes and bound. One 3rd party application was filed by Santosh Eknath Nanekar has filed in Special Civil Suit No. 1480/2011 and that application was allowed. Plaintiff to amend the Plaint by adding one Santosh Eknath Nanekar. The matter is kept for submitting amended plaint on 06/08/2021 for issues

2) Miscellaneous Application No. 593/2018 - Smt. Fulabai Yesu Bhilare Vs. Mr. Bajirao Namdeo Bhilare and others – (S.No.86/1A/1)

Smt. Phulabai Yesu Bhilare through POA Shashank Paranjape has filed Misc. application in Civil Judge Junior Division, Pune for setting aside Order dated 24-06-2009 below Exh. 1 in Final Decree Application 1021/97 and also for squashing and setting aside judgement and decree dated 22/06/98 in 1021/97 which is passed by Hon'ble Civil Judge Junior Division on the ground of they have obtained by the respondents No. 1, 3 and 4 and practising fraud on court under Order 9, Rule 13 of CPC against Bajirao Namdeo Bhilare and others. And prayed for 1)Hon'ble Court may kindly set aside order dated 24/06/2009 passed below Ex.1 of the Final Decree Application No. 1021/1997 in the Court of the Civil Judge Junior Division Pune (at present Hon'ble More Court) as it is obtained by fraud and as even otherwise, the Respondent No. 1, 3 and 4 do not have any right, title or interest in or against the suit property or possession thereof. 2)Hon'ble Court may kindly quash and set aside the alleged preliminary decree dated 22/06/1998 passed in R.C.S. No.1021/1997 in the Court of Civil Judge Junior Division Pune (at present Hon'ble More Court) and may kindly dismiss the R.C.S. No. 1021/1997 in view of the fact that the suit property is not at all joint family property nor the respondents 1, 3 and 4 i.e. original plaintiffs do not have any right, title and interest in the suit properties. 3)Pending hearing and final disposal of the present Misc. Application Hon'ble Court may kindly grant stay of the execution and

operation of order dated 24/06/2009 passed below Ex. 1 of the Final Decree Application No.1021/1997 and also of the alleged preliminary decree dated 22/06/1998 and may kindly further communicate this stay to the Collector with direction to immediately stop the execution of the said order dated 24/06/2009 passed below Ex.1 of the Final Decree Application No.1021/1997. 4) Any other just and equitable orders may kindly be passed in the interest of justice. The matter was kept for filing Evidence Affidavit of the Applicant. Two adjournments were sought. But Hon'ble Court was pleased to dismiss the application in Civil M.A. No. 117/2010. Summons awaited. The matter is kept on 02/09/2021 for other Respondents to appear in the matter

3) Civil Writ Petition No. 8020 / 2010 - Matrix Developers Pvt.Ltd. Vs. State of Maharashtra - (S.No.36)

Matrix Developers Pvt. Ltd. filed Civil Writ Petition No. 8020 / 2010 against State of Maharashtra in High Court, Mumbai under Mines and Minerals (Reg. & Develop) Act challenging the Impugned Show Cause Notice / Demand Notice dated 14/03/2009 and 23/12/2009 issued to the Petitioner. And Petitioner prayed a) That this Hon'ble Court may be pleased to issue a Writ of Mandamus or any other Writ, Order or direction in the nature of Mandamus thereby directing the Tehsildar, Taluka Mulshi Respondent No.5 herein to forthwith withdraw and/or cancel the impugned show cause / Demand Notices dated 14/03/2009 and 23/12/2009 issued to the Petitioner in purported exercise of powers conferred by section 48 of the M.L.R. Code, 1966 being Exhibit M and O to this Writ Petition respectively. 2) That this Hon'ble Court may be pleased to issue a Writ of Certiorari or any other Writ, Order or Direction in the nature of Certiorary thereby quashing and setting aside the impugned show cause/ Demand Notices dated 14/3/2009 and 23/12/2009 issued by the Tehsildar Mulshi, Respondent No.5 herein to the Petitioner in purported exercise of powers conferred under Section 48 of the M.L.R. Code, 1966; being Exhibit M and O to this Writ Petition respectively. 3) That it be held and declared that the Tehsildar, Taluka Mulshi, Respondent No.5 herein does not have any authority and jurisdiction to levy and demand royalty and/or penalty for the material excavated from the lands of Village Hinjawadi, Taluka Mulshi, District Pune for the purpose of laying down foundation and/or plinth and construction of basement when such work is being undertaken pursuant to the valid Development Permission issued by the Planning Authority u/s. 18 of the Maharashtra Regional & Town Planning Act, 1966 and after obtaining permission for NA use u/s 44 of the M.L.R. Code, 1966 being permission dated 16/5/2008 which is at Exhibit 'L' to this Writ Petition. 4) Pending the hearing and final disposal of the present Writ Petition, the execution, operation, implementation and effect of the impugned order issued to the Petitioner in purported exercise of powers conferred by section 48 of the M.L.R. Code, 1966 issued by the Tehsildar, Mulshi Respondent No.5 herein to the Petitioner in purported exercise of powers conferred by Section 48 of M.L.R. Code, 1966, being Exhibit M and O to this Writ Petition respectively. 5) Pending the hearing and final disposal of the present Writ Petition, this Hon'ble Court may be pleased to restrain the Tehsildar, Mulshi Respondent No.5 herein by an order of injunction from acting on the basis of or enforcing or implementing or giving effect to or taking up any further action on the basis of impugned show cause / Demand Notices dated 14/3/2009 and 23/12/2009 being Exhibit M and O to this Writ Petition respectively. 6) Interim and ad-interim reliefs in terms of prayer clause (d) and (e) above be granted. 7) Costs of this Writ Petition be provided for; and 8) Such other and further just and equitable reliefs be granted.

Matter admitted will be listed according to sitting list for final hearing.

In short the matter relates to mines and minerals. Petitioner excavated the material from land and therefore Tehsildar issued a notice to Petitioner.

4) Special Civil Suit No. 186 of 2018 - Regular Civil Suit No. 1367 / 2014 - Shobha Kirloskar Vs. Paranjape Schemes (Construction) Ltd. & Matrix Developers Pvt. Ltd. – (S.No. 104/2)

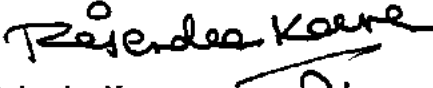
Shobha Kirloskar has filed Regular Civil Suit against Paranjape Schemes (Construction) Ltd. & Matrix Developers Pvt. Ltd., in Civil Court Senior Division Pune for Mandatory Injunction and directions valued at Rs.1,000/- and prayed for a) The suit be decreed. b) The Defendant be directed by way of mandatory injunction to demolish the portion of the boundary wall constructed by them on the suit property and restored the original dimensions of the suit property as it existed earlier. c) Defendants through themselves, their servants, agents, employees and any person claiming by through or under any of the Defendants be permanently restrained from dealing with and/or creating any third party interest of any nature whatsoever in respect of the portion of the suit property encroached upon by the Defendants. d) Ad-interim orders in terms of prayer Clause C be passed in favour of the Plaintiffs. e) Costs be awarded such other orders as this Hon'ble Court may deem fit and proper be passed in favour of the Plaintiff. Plaintiff has complied the requisite Court Fee stamp and the stage of the matter is for office compliance of the Court i.e. matter will be transferred from Civil Judge Junior Division to Civil Judge Senior Division. There is no prohibitory order till today against Paranjape Schemes (Construction) Ltd. & Matrix Developers Pvt. Ltd. Order below Exh. 5 is rejected on 27-02-2019. Matter is kept for issues on 17/08/2021.

In short the dispute is about boundary walls constructed by Defendant on the suit property.

Thanking you,

Yours truly,

**For Paranjape Schemes (Construction) Ltd.,
(Matrix Developers Ltd.)**


Rajendra Karve