

Gangakhedkar And Associates

Advocates

Office : Unit No. 32 & 33, Himalaya Estate, 16-A, Shivajinagar, Pune - 411 005. M. : 9822092011

Ref.:

Date :

FORMAT - A

(Circular No. 28/2021)

To

Maha RERA

Housefin Bhavan, Plot No.C-21,

E- Block, Bandra Kurla Complex,

Bandra (E), Mumbai - 400051.

LEGAL TITLE REPORT

Sub: Title Report with respect to lands bearing S. No. 62/1A, 62/3A, 62/4A, 63/6, 63/7, 63/8, 63/9, 63/10, 63/11, 64/1, 65/2, 65/1, 66/1/1, 66/2/1, 66/2/2 situated at Village Nanded, Taluka Haveli, District Pune, within the limits of Municipal Corporation of Pune. (for brevity hereinafter referred to as 'THE SAID LARGER LAND').

I have investigated the title of below mentioned properties on request of M/s. Nanded City Development & Construction Company Limited having its registered office at 5, Aditi Garden Magarpatta City, Hadapsar, Pune - 411013 (for short called Developer), and following documents i.e.-

1. DESCRIPTION OF SAID LAND:

All that piece and parcel of the land are situated at Village Nanded, Taluka Haveli, District Pune details as follows -

Survey Number	Area as per the revenue record (Hectares-Ares)	AREA IN ANTARA (Hectares-Ares)
62/1A	00-50	00.01.15
62/3A	00-85	00-19.35
62/4A	00-59	00-00.22
63/6	00-56	00-07.48



63/7	00-62	00-62
63/8	00-62	00-56.7
63/9	00-54	00-06.8
63/10	00-54	00-05.87
63/11	00-54	00-05.21
64/1	00-27	00-12.2
65/2	00-36.50	00-32.31
65/1	00-37.5	00-11.87
66/1/1	01-42	01-09
66/2/1	01-17	00-75.872
66/2/2	01-68	00-01.678
Total		04-07.71

2. Documents of allotment of the said Land:-

- a. Copies of 7/12 extract
- b. Copies of Mutation Entries.
- c. Several Joint Development Agreement and Power of Attorneys (details of Joint Development Agreements are mentioned in clause no.5 hereinbelow)

3. Various 7/12 extracts and mutation entries as mentioned in para 2(a) and 2(b) above.

4. Adv. Shraddha Patole has caused search of the said larger land for the last 30 years online of the available index II extracts. The details regarding the encumbrances are mentioned in flow of title and in subsequent addendum issued by me for the properties mentioned in para 1. The flow of the title, subsequent addendums and search report of respective survey number are appended hereto/relied upon and shall form part of this opinion.

5. Owners of the said land coming under the project -

Sr. no.	Names of Owners	Survey number
1	Pravin Ramdas Dugane, Nitin Ramdas Dugane, Malti Ramdas Dugane, Somnath Dadasaheb Dugane, Santosh Dadasaheb Dugane, Asha Dadasaheb Dugane.	62/1A

Continuation Sheet

2	Yogesh Kaluram Walhekar, Yuvraj Kaluram Walhekar, Jagdish Maruti Walhekar.	62/3A
3	Kailas Genba Kothwale, Gowardhan Genba Kothwale, M/s. Magarpatta Township Development and Construction Company.	62/4A
4	Anusaya Dashrath Dangat, Surekha Rajendra Sathe, Sunita Sanjay Gujar, Uma Sanjay Sawant, Sagar Dnyaneshwar Ghule and others.	63/6
5	Sitaram Rangnath Ghule, M/s. Magarpatta Township Development and Construction Company Limited, Kapil Chandrakant Ghule, Kunda Chandrakant Ghule, Shekhar Ashok Ghule, Mayur Ashok Ghule and others.	63/7
6	Abasaheb Martand Ghule, Rupesh Abasaheb Ghule and M/s. Magarpatta Township Development and Construction Company Limited.	63/8
7	Sopan Kaluram Ghule, Balasaheb Kaluram Ghule, Mahesh Dnyaneshwar Ghule, Sagar Dnyaneshwar Ghule and others, M/s. Nanded City Development & Construction Company Limited.	63/9
8	Sopan Kaluram Ghule, Balasaheb Kaluram Ghule, Eknath Kaluram Ghule, Sagar Dnyaneshwar Ghule and others, M/s. Nanded City Development & Construction Company Limited.	63/10
9	Sopan Kaluram Ghule, Balasaheb Kaluram Ghule, Sagar Dnyaneshwar Ghule and others, M/s. Nanded City Development & Construction Company Limited.	63/11
10	Narsingh Sambhaji Lagad.	64/1
11	Abhijeet Vikramrao Jadhavrao, Sameer Vikramrao Jadhavrao, Nirmaladevi Vikramrao Jadhavrao.	65/2
12	Gurudatta Hiranman Karle, M/s. Nanded City Development & Construction Company Limited.	65/1



13	Abhijeet Vikramrao Jadhavrao, Sameer Vikramrao Jadhavrao, Nirmaladevi Vikramrao Jadhavrao.	66/1/1
14	Sangram Dilip Jadhavrao, Randhir Dilip Jadhavrao, Jaymala Dilip Jadhavrao.	66/2/1
15	M/s. Nanded City Development & Construction Company Limited	66/2/2

6. Document by which M/s. Nanded City Development and Construction Company Limited has acquired development rights -

- a) M/s. Nanded City Development & Construction Company Limited has acquired the development rights to implement the Township Proposal for an area admeasuring 00 H 18 Aar out of the survey no. 62 /1A from Pandurang alias Pravin Ramdas Dugane, Nitin Ramdas Dugane, Malti Ramdas Dugane and other family members/coparceners vide joint development agreement dated 22/06/2011. The said Joint Development Agreement is registered at serial no. 5522 of 2011 in the office of Sub registrar Haveli no. 11. For effective implementation of development rights, Pandurang alias Pravin Ramdas Dugane, Nitin Ramdas Dugane, Malti Ramdas Dugane and other family members/coparceners have executed registered a power of attorney in favour of M/s. Nanded City Development & Construction Company Limited. The said Power of Attorney is registered at serial no. 5523 of 2011 in the office of Sub registrar Haveli no. 11.

M/s. Nanded City Development & Construction Company Limited has acquired the development rights to implement the Township Proposal in respect of area admeasuring 00 H 32 Aar out of the survey no. 62 /1A from Somnath Dadasaheb Dugane, Santosh Dadasaheb Dugane, Asha Dadasaheb Dugane and other family members/coparceners vide joint development agreement dated 22/06/2011 registered in the office of Sub Registrar Haveli no.11 at sr. no.5520 of 2011. For effective implementation of development rights, Somnath Dadasaheb Dugane, Santosh Dadasaheb Dugane, Asha Dadasaheb Dugane and other family members/coparceners have executed registered a power of attorney in favour of M/s. Nanded City Development & Construction Company Limited. The said Power of Attorney is registered at serial no. 5521 of 2011 in the office of Sub registrar Haveli no. 11.

- b) Jagdish Maruti Walhekar and family members/coparceners have entered into Joint Development Agreement dated 3/06/11 in respect of an area admeasuring 00 H 16.5 Aar out of the survey no.62/3A with M/s. Nanded City Development & Construction Company Limited. For the effectual implementation of the Joint Development Agreement, Jagdish Maruti Walhekar and family members/coparceners have executed a Power of Attorney in favour of M/s. Nanded City Development & Construction Company Limited. The joint



Development Agreement and Power of Attorney are registered in the office of Sub Registrar Haveli no. 10 at serial no. 6421 of 2011 and 6422 of 2011 respectively.

Yogesh Kaluram Walhekar, Yuvraj Kaluram Walhekar and family members/coparceners have entered into Joint Development Agreement dated 31/08/13 in respect of an area admeasuring 00 H 65.47 out of the survey no. 62/3A with M/s. Nanded City Development & Construction Company Limited. For the effectual implementation of the Joint Development Agreement, Yogesh Kaluram Walhekar, Yuvraj Kaluram Walhekar and family members/coparceners have executed a Power of Attorney in favour of M/s. Nanded City Development & Construction Company Limited. The joint Development Agreement and Power of Attorney are registered in the office of Sub Registrar Haveli no. 23 at serial no. 6139 of 2013 and 6140 of 2013 respectively on 02/09/13.

- c) Nanded City Development and Construction Company Limited has acquired the development rights of an area admeasuring 00 Hectare 34 Aar out of survey no.62/4A from Magarpatta Township and Development Construction Company Limited vide Joint Development Agreement dated 30/03/2013. For the effectual implementation of the Joint Development Agreement, Magarpatta Township and Development Construction Company Limited has executed a Power of Attorney in favour of Nanded City Development & Construction Company Limited. The said Joint Development Agreement and Power of Attorney are registered at serial no.2527 of 2013 and 2528 of 2013 respectively in the office of Sub registrar Haveli no. XI.

Nanded City Development & Construction Company Limited has acquired the development rights of an area admeasuring 00 H 20 Aar out of the survey no.62/4A from Kailas Genba Kothawale, Gowardhan Genba Kothawale and other family members/coparceners vide registered joint development agreement dated 24/08/2012. The said Joint Development Agreement is registered at serial no. 7791 of 2012, the said rights are recorded in the other right column of the caption property to the extent of 00 H 20 Aar. For effective implementation of development rights Kailas Genba Kothawale, Gowardhan Genba Kothawale and other family members/coparceners have registered a power of attorney in favour of M/s. Nanded City Development & Construction Company Limited. The said Power of Attorney is registered at serial no. 7792 of 2012 in the office of Sub registrar Haveli no. 11 on 24/08/2012.

- d) M/s. Nanded City Development and Construction Company Limited has acquired the development rights for an area admeasuring 00 Hectare 20 Aar out of survey no. 63/6 from Anusaya Dashrath Dangat, Surekha Rajendra Sathe, Sunita



Sanjay Gujar, Uma Sanjay Sawant and family members/coparceners vide Joint Development Agreement dated 28/03/13. The said Joint Development Agreement is registered at serial no. 2511 of 2013 in the office of Sub registrar Haveli no. XI. For the effectual implementation of the Joint Development Agreement, Anusaya Dashrath Dangat, Surekha Rajendra Sathe, Sunita Sanjay Gujar, Uma Sanjay Sawant and family members/coparceners have executed a Power of Attorney in favour of M/s. Nanded City Development & Construction Company Limited. The said Power of Attorney is registered in the office of Sub registrar Haveli no. 11 at serial no. 2512 of 2013.

Sagar Dnyaneshwar Ghule and family members/ coparceners has entered into Joint Development Agreement dated 07/12/12 with M/s. Nanded City Development & Construction Company Limited for an area admeasuring 00 H 06 Aar out of the survey no.63/6. For the effectual implementation of the Joint Development Agreement, Sagar Dnyaneshwar Ghule has executed a Power of Attorney in favour of M/s. Nanded City Development & Construction Company Limited. The Joint Development Agreement and Power of Attorney are registered in the office of Sub registrar Haveli no. 11 at serial no. 10983 of 2012 and 10984 of 2012 respectively.

Meenakshi Dnyaneshwar Ghule, Madhuri Sanjay Kakade, Mahesh Dnyaneshwar Ghule and family members/ coparceners have executed joint development agreement dated 08/08/2023, for an area admeasuring 00 H 06 Aar out of the survey no.63/6 in favour of M/s. Nanded City Development & Construction Company Limited, which is registered in Office of Sub Registrar Haveli 11 at sr. no. 17922 of 2023.

- e) Sitaram Ranganath Ghule and other family members/coparceners have entered into Joint Development Agreement dated 16/11/2010, with Nanded City Development & Construction Company Limited for an area 00 Hectare 15.5 Aar out of the survey no.63/7. For the effectual implementation of the Joint Development Agreement, Sitaram Ranganath Ghule and others have executed a Power of Attorney in favour of Nanded City Development & Construction Company Limited. The said Joint Development Agreement and Power of Attorney are registered at serial no. 10652 of 2010 and 10653 of 2010 respectively in the office of Sub registrar Haveli no. 11.

Shekhar Ashok Ghule, Mayur Ashok Ghule and other family members/coparceners have entered into Joint Development Agreement dated 7/04/11 in respect of an area admeasuring 00 Hectare 15.5 Aar out of the survey

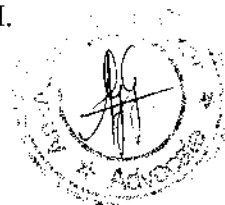


no. 63/7 with Nanded City Development & Construction Company Limited in respect of part of the caption property. For the effectual implementation of the Joint Development Agreement, Ashok Rangnath Ghule and others have executed a Power of Attorney in favour of Nanded City Development & Construction Company Limited. The joint Development Agreement and Power of Attorney are registered in the office of Sub registrar Haveli no. 11 at serial no. 4065 of 2011 and 4066 of 2011 respectively. The name of Nanded City Development & Construction Company Limited is recorded in the other right column of the caption property.

Kapil Chandrakant Ghule, Kunda Chandrakant Ghule and other family members/coparceners have entered into Joint Development Agreement dated 21/03/12 in respect of an area admeasuring 00 Hectare 15.5 Aar out of the survey no.63/7 with Nanded City Development & Construction Company Limited in respect of part of the caption property. For the effectual implementation of the Joint Development Agreement, Chandrankant Rangnath Ghule and other family members/coparceners have executed a Power of Attorney in favour of Nanded City Development & Construction Company Limited. The joint Development Agreement and Power of Attorney are registered in the office of Sub registrar Haveli no. 11 at serial no. 2547 of 2012 and 2548 of 2012 respectively on 14/05/2012.

M/s. Magarpatta Township Development and Construction Company Limited have entered into Joint Development Agreement dated 16/11/2023 in respect of an area admeasuring 00 Hectare 15.5 Aar out of the survey no.63/7 with Nanded City Development & Construction Company Limited in respect of part of the caption property. For the effectual implementation of the Joint Development Agreement, M/s. Magarpatta Township Development and Construction Company Limited have executed a Power of Attorney in favour of Nanded City Development & Construction Company Limited. The joint Development Agreement and Power of Attorney are registered in the office of Sub registrar Haveli no. 3 at serial no. 17200 of 2023 and 17201 of 2023 respectively.

- f) Nanded City Development and Construction Company Limited has acquired the development rights for an area admeasuring 00 Hectare 15 Aar out of the survey no.63/8 from M/s. Magarpatta Township Development and Construction Company Limited vide Joint Development Agreement dated 30/03/2013. For the effectual implementation of the Joint Development Agreement, M/s. Magarpatta Township Development and Construction Company Limited have executed a Power of Attorney in favour of Nanded City Development & Construction Company Limited. The said Joint Development Agreement and Power of Attorney are registered at serial no. 2527 of 2013 and 2528 of 2013 respectively in the office of Sub registrar Haveli no. XI.



Abasaheb Martand Ghule and family members/coparceners have entered into Joint Development Agreement dated 11/06/13 with Nanded City Development & Construction Company Limited for an area admeasuring 00 H 47 Aar out of the survey no.63/8. The Joint Development Agreement is registered in the office of Sub registrar Haveli no. 11 at serial no. 4365 of 2013 on 12/06/2013. For the effectual implementation of the Joint Development Agreement, Abasaheb Martand Ghule and other family members/coparceners have executed a Power of Attorney in favour of Nanded City Development & Construction Company Limited. The said Power of Attorney is registered in the office of Sub registrar Haveli no. 11 at serial no. 4366 of 2013 on 12/06/2013.

- g) Sopan Kaluram Ghule and other family members/coparceners have entered into Joint Development Agreement dated 22/04/13 with Nanded City Development & Construction Company Limited for an area admeasuring 00 H 13.5 Aar out of the survey no. 63/9. The said Joint Development Agreement is registered in the office of Sub registrar Haveli no. 11 at serial no. 3116 of 2013. For the effectual implementation of the Joint Development Agreement, Sopan Kaluram Ghule and other family members/coparceners have executed a Power of Attorney in favour of Nanded City Development & Construction Company Limited. The said Power of Attorney is registered in the office of Sub registrar Haveli no. 11 at serial no. 3117 of 2013.

Balasaheb Kaluram Ghule and other family members/coparceners have entered into Joint Development Agreement dated 06/12/10 with Nanded City Development & Construction Company Limited for an area admeasuring 00 H 13.5 Aar out of the survey no.63/9. The said Joint Development Agreement is registered in the office of Sub registrar Haveli no. 11 at serial no. 11287 of 2010. For the effectual implementation of the Joint Development Agreement, Balasaheb Kaluram Ghule and other family members/coparceners have executed a Power of Attorney in favour of Nanded City Development & Construction Company Limited. The said Power of Attorney is registered in the office of Sub registrar Haveli no. 11 at serial no.11288 of 2010.

Sagar Dnyaneshwar Ghule and other family members/coparceners have executed a Supplementary Joint Development Agreement dated 24/08/2015 in favour of M/s. Nanded City Development & Construction Company Limited, wherein certain properties that is S. No. 56/4/2 admeasuring 00 Hectar 03.5 Aar, 56/4/7 admeasuring 00 Hectar 07.5 Aar and 56/4/10 admeasuring 00 Hectar 01.5 Aar aggregating to 00 Hectar 12.5 Aar were deleted from the original Joint



Development Agreement and certain new properties that is S. no. 63/9 admeasuring 00 Hectar 06.75 Aar and 63/10 admeasuring 00 Hectar 05.75 Aar aggregating to 00 Hectar 12.5 Aar were incorporated. There is no change in the total area given for development. The said Supplementary Joint Development Agreement and Power of Attorney is registered in the office of Sub Registrar Haveli No.3 at serial no.7661 of 2015 and 7662 of 2015 respectively.

Meenakshi Dnyaneshwar Ghule, Madhuri Sanjay Kakade, Mahesh Dnyaneshwar Ghule and family members/coparceners have executed joint development agreement dated 08/08/2023, for an area admeasuring 00 H 0525 Aar out of the survey no.63/9 in favour of M/s. Nanded City Development & Construction Company Limited, which is registered in Office of Sub Registrar Haveli 11 at sr. no. 17922 of 2023.

- h) Sopan Kaluram Ghule and other family members/coparceners have entered into Joint Development Agreement dated 22/04/13 with M/s. Nanded City Development & Construction Company Limited for an area admeasuring 00 H 13.5 Aar out of the survey no.63/10. The Joint Development Agreement is registered in the office of Sub registrar Haveli no. 11 at serial no. 3116 of 2013. For the effectual implementation of the Joint Development Agreement, Sopan Kaluram Ghule and other family members/coparceners have executed a Power of Attorney in favour of M/s. Nanded City Development & Construction Company Limited. The said Power of Attorney is registered in the office of Sub registrar Haveli no. 11 at 3117 of 2013.

Eknath Kaluram Ghule for self and as guardian father of Satyam Eknath Ghule, Supriya Eknath Ghule, Pallavi Eknath Ghule, Shubham Eknath Ghule and family members/coparceners have entered into Joint Development Agreement dated 23/01/15 with M/s. Nanded City Development & Construction Company Limited for an area admeasuring 00 H 13.5 Aar out of the survey no.63/10. The Joint Development Agreement is registered in the office of Sub- registrar Haveli no. 16 at serial no. 827 of 2015. For the effectual implementation of the Joint Development Agreement, Eknath Kaluram Ghule and other family members/coparceners have executed a Power of Attorney in favour of M/s. Nanded City Development & Construction Company Limited. The said Power of Attorney is registered in the office of Sub registrar Haveli no. 16 at 828 of 2015.

Balasaheb Kaluram Ghule and other family members/coparceners have entered into Joint Development Agreement dated 06/12/10 with M/s. Nanded



City Development & Construction Company Limited for an area admeasuring 00 H 13.5 Aar out of the survey no.63/10. The said Joint Development Agreement is registered in the office of Sub registrar Haveli no. 11 at serial no. 11287 of 2010. For the effectual implementation of the Joint Development Agreement, Balasaheb Kaluram Ghule and family members/coparceners have executed a Power of Attorney in favour of M/s. Nanded City Development & Construction Company Limited. The said Power of Attorney is registered in the office of Sub registrar Haveli no. 11 at serial no. 11288 of 2010.

Sagar Dnyaneshwar Ghule and Family member/ coparceners have entered into Joint Development Agreement dated 07/12/12 with M/s. Nanded City Development & Construction Company Limited for an area admeasuring 00 H 01 Aar out of the survey no.63/10. For the effectual implementation of the Joint Development Agreement, Sagar Dnyaneshwar Ghule has executed a Power of Attorney in favour of M/s. Nanded City Development & Construction Company Limited. The Joint Development Agreement and Power of Attorney are registered in the office of Sub registrar Haveli no. 11 at serial no. 10983 of 2012 and 10984 of 2012 respectively.

Sagar Dnyaneshwar Ghule and Family members, Mahesh Dnyaneshwar Ghule, Madhuri Sanjay Kakade, Meenashi Dnyaneshwar Ghule have entered into Supplementary Joint Development Agreement dated 24/08/15 with M/s. Nanded City Development & Construction Company Limited for an area admeasuring 00 H 05.75 Aar out of the survey no.63/10. For the effectual implementation of the Supplementary Joint Development Agreement, Sagar Dnyaneshwar Ghule has executed a Power of Attorney in favour of M/s. Nanded City Development & Construction Company Limited. The Joint Development Agreement and Power of Attorney are registered in the office of Sub registrar Haveli no. 11 at serial no. 7661 of 2015 and 7662 of 2015 respectively.

- i) Sopan Kaluram Ghule and family members/coparceners have entered into Joint Development Agreement dated 22/04/13 with Nanded City Development & Construction Company Limited for an area admeasuring 00 H 13.5 Aar out of the survey no.63/11. For the effectual implementation of the Joint Development Agreement, Sopan Kaluram Ghule and others have executed a Power of Attorney in favour of Nanded City Development & Construction Company Limited. The Joint Development Agreement and Power of Attorney are registered in the office of Sub registrar Haveli no. 11 at serial no. 3116 of 2013 and 3117 of 2013 respectively.



Balasaheb Kaluram Ghule and family members/coparceners have entered into Joint Development Agreement dated 06/12/10 with Nanded City Development & Construction Company Limited for an area admeasuring 00 H 13.5 Aar out of the survey no.63/11. The Joint Development Agreement is registered in the office of Sub registrar Haveli no. 11 at serial no. 11287 of 2010. For the effectual implementation of the Joint Development Agreement, Balasaheb Kaluram Ghule family members/coparceners have executed a Power of Attorney in favour of Nanded City Development & Construction Company Limited. The said Power of Attorney is registered in the office of Sub registrar Haveli no. 11 at serial no. 11288 of 2010.

Sagar Dnyaneshwar Ghule and family members/coparceners have entered into Joint Development Agreement dated 07/12/12 with Nanded City Development & Construction Company Limited for an area admeasuring 00 H 06.75 Aar out of the survey no.63/11. For the effectual implementation of the Joint Development Agreement, Sagar Dnyaneshwar Ghule and others have executed a Power of Attorney in favour of Nanded City Development & Construction Company Limited. The Joint Development Agreement and Power of Attorney are registered in the office of Sub registrar Haveli no. 11 at serial no. 10983 of 2012 and 10984 of 2012 respectively.

- j) Narsingh Sambhaji Lagad and family members/coparceners entered into Joint Development Agreements dated 16/01/2010, with Nanded City Development & Construction Company Limited for an area admeasuring 00 H 13.5 Aar out of the survey no.64/1. For the effectual implementation of the Joint Development Agreement, Narsingh Sambhaji Lagad has executed a Power of Attorney in favour of Nanded City Development & Construction Company Limited. The said Joint Development Agreements and Power of Attorney are registered at serial no. 627 of 2010 and 628 of 2010 respectively in the office of Sub registrar Haveli no. XI.
- k) Abhijeet Vikramrao Jadhavrao, Sameer Vikramrao Jadhavrao, Nirmaladevi Vikramrao Jadhavrao and other family member/coparceners have entered into Joint Development Agreement dated 28/01/2010 for the survey no. 65/2 with Nanded City Development & Construction Company Limited in respect of the caption property. For the effectual implementation of the Joint Development Agreement, Abhijeet Vikramrao Jadhavrao, Sameer Vikramrao Jadhavrao, Nirmaladevi Vikramrao Jadhavrao and other family member/coparceners have executed a Power of Attorney in favour of Nanded City Development & Construction Company Limited. The said Joint Development Agreement and



Power of Attorney are registered at serial no. 1031 of 2010 and 1032 of 2010 respectively in the office of Sub registrar Haveli no. XI.

- l) M/s. Nanded City Development & Construction Company Limited has acquired the development rights to implement the Township Proposal for an area admeasuring 00 H 30.50 Aar out of the survey no.65/1 from Gurudatta Hiranman Karle and Asmita Gurudatta Karle vide joint development agreement dated 22/06/2018. The said Joint Development Agreement is registered at serial no. 7990 of 2018 in the office of Sub registrar Haveli no. 3. For effective implementation of development rights Gurudatta Hiranman Karle and Asmita Gurudatta Karle have executed registered a power of attorney in favour of M/s. Nanded City Development & Construction Company Limited. The said Power of Attorney is registered at serial no. 7991 of 2018 in the office of Sub registrar Haveli no. 3.

Due to the execution of exchange deed area under joint development agreement is 00 H 18.80 Aar.

- m) Abhijeet Vikramrao Jadhavrao, Sameer Vikramrao Jadhavrao, Nirmaladevi Vikramrao Jadhavrao and other family members/coparceners have entered into Joint Development Agreement dated 28/01/2010 of the caption property, with Nanded City Development & Construction Company Limited in respect of the survey no.66/1/1. For the effectual implementation of the Joint Development Agreement, Vikram Jaywantrao Jadhavrao and family members/coparcener shave executed a Power of Attorney in favour of Nanded City Development & Construction Company Limited. The said Joint Development Agreement and Power of Attorney are registered at serial no.1031 of 2010 and 1032 of 2010 respectively in the office of Sub registrar Haveli no. XI.
- n) M/s. Nanded City Development and Construction Company Limited has acquired the development rights of survey no.66/2/1 from Jaymala Dilip Jadhavrao, Sangram Dilip Jadhavrao, Gayatri Sangram Jadhavrao for self and as guardian mother of Devraj Sangram Jadhavrao, Randhir Dilip Jadhavrao, Aparna Randhir Jadhavrao for self and as guardian mother of Jayraj Randhir Jadhavrao vide Joint Development Agreement dated 23/04/2010. The said Joint Development Agreement is registered in the office of Sub registrar Haveli no. XI at serial no. 4391 of 2010. For the effectual implementation of the Joint Development Agreement, Jaymala Dilip Jadhavrao, Sangram Dilip Jadhavrao, Gayatri Sangram Jadhavrao for self and as guardian mother of Devraj Sangram Jadhavrao, Randhir Dilip Jadhavrao, Aparna Randhir Jadhavrao for self and as



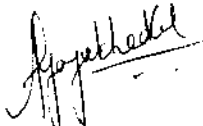
guardian mother of Jayraj Randhir Jadhavraj have executed a Power of Attorney in favour of M/s. Nanded City Development & Construction Company Limited. The said Power of Attorney is registered in the office of Sub registrar Haveli no. XI at serial no. 4392 of 2010.

7. Qualifying comments/remarks if any : On perusal of the above mentioned documents and all other relevant documents relating to the title of the said land I am of the opinion that the beneficial interest of the area out of the Joint Development Agreement of said land subject to the terms of the respective agreements and other incidental writing/s executed with respective owners thereof in favour of Nanded City Development and Construction Company Limited are clear and marketable subject qualifying comments/remarks mentioned in the report reflecting in flow of the title of S. No. 62/1A, 62/3A, 62/4A, 63/6, 63/7, 63/8, 63/9, 63/10, 63/11, 64/1, 65/2, 65/1, 66/1/1, 66/2/1, 66/2/2 issued by me subject to the accuracy of the information furnished and statutory discloser as are mandate under applicable laws to be rendered by the Developer.
8. The flow of the beneficial interest of the area of the Joint Development Agreement of said land in favour of M/s. Nanded City Development and Construction Company Limited is reflected in flow of title of land issued by me are enclosed herewith as Annexure.

Encl:-Annexure

Date:-09/02/2024




Anand Gangakhedkar
Advocate