

**NILESH R. SANKLECHA
ADVOCATE**

R/at – Flat No. 103, SKD Sparsh Society, Lane No. 1, Thosar Nagar, Kondhwa Budruk, Pune – 411048. Mob. No. 9850545448.

Format - A

(As per Circular No. 28/2021)

To,

The Chairman,

MahaRERA,

Office at 9th floor, Housefin Bhavan,

Bandra Kurla Complex, Bandra (East),

Mumbai – 400051.

LEGAL TITLE REPORT

Subject – Title clearance certificate with respect to area admeasuring 00 Hectare 45.73 Are bearing Gat No. 1276/26 totally admeasuring 00 Hectare 64 Are, area admeasuring 00 Hectare 36.64 Are bearing Gat No. 1276/27 totally admeasuring 00 Hectare 57 Are and area admeasuring 00 Hectare 31.20 Are bearing Gat No. 1276/28 totally admeasuring 00 Hectare 53 Are, all above three Gats totally admeasuring 01 Hectare 13.57 Are i.e. 11357 sq. mtrs. situated at Village Wagholi, Taluka Haveli, District Pune. (hereinafter referred as the “**said Land**”).

I have investigated the title of the said Land on the request of Intofinity Promoters Private Limited represented by its director Mr. Rajesh K. Goyal. (Hereinafter referred to as the said “**Purchaser**”) and following documents i.e. –

- 1) **Description of the Property** - All that piece and parcel of land area admeasuring 00 Hectare 45.73 Are bearing Gat No. 1276/26 totally admeasuring 00 Hectare 64 Are, area admeasuring 00 Hectare 36.64 Are bearing Gat No. 1276/27 totally admeasuring 00 Hectare 57 Are and area admeasuring 00 Hectare 31.20 Are bearing Gat No. 1276/28 totally admeasuring 00 Hectare 53 Are, all above three Gats totally admeasuring 01 Hectare 13.57 Are i.e. 11357 sq. mtrs. situated at Village Wagholi, Taluka Haveli, District Pune and which is bounded as under :

East : Adjacent Gat No. 1276/25

South : Adjacent 30 meter wide D.P. Road

West : Kharadi Village Boundary



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North : Gat No. 1276/20, 1276/21 and 1276/22.

Along with all permissible FSI and all other buildable potential permissible under development control rules and State Government notification/circular from time to time. The land which is described in herein above hereinafter referred to called as the **“said Land”**.

2) The documents of Allotment of the said Land -

Agreement For Sale is duly registered in the office of Sub- Registrar Haveli No. 11 (Pune) at serial no. 7288/2024 on 22/03/2024.

3) 7/12 extracts of Village Wagholi dated 27/03/2024 - Name of the Owner i.e. Real Estate Centre Private Limited is yet to be recorded as the Owner and Possessor column on 7/12 extracts for the land of Gat No. 1276/26, 1276/27 and 1276/28.

4) Search Report for 30 years from 1994 to 2024 issued by Adv. Shreya Hadgaonkar dated 02/04/2024 in respect of the said Land.

On perusal of the above mentioned documents, search report and all other relevant documents, relating to title of the said Land, I am of the opinion that the title of said Purchaser i.e. Intofinity Promoters Private Limited represented by its director Mr. Rajesh K. Goyal is clear, marketable and without any encumbrance, subject to the statements mentioned in this Title Report.

Owner of the Land –

Real Estate Centre Private Limited (Name of this Owner is yet to be recorded as the Owner and Possessor column on 7/12 extracts) - Gat No. 1276/26, 1276/27 and Gat No. 1276/28.

5. The report reflecting the flow of the title of the said Purchaser i.e. Intofinity Promoters Private Limited represented by its director Mr. Rajesh K. Goyal on the said Land is enclosed herewith as annexures.

Encl. : Annexures -

Date – 03/04/2024



Nilesh R. Sanklecha
Advocate.



FLOW OF THE TITLE OF THE SAID LAND

A) 7/12 Extracts - Available 7/12 extracts for the said Land is from the year 1943 to 2020, 2023-24.

B) Mutation Entries – Available mutation entries are as follows -

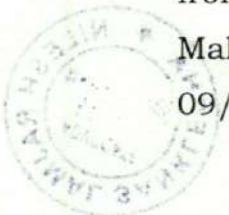
- 1) Mutation Entry No. 4244 – Dated 15/05/1947 shows that, Pandhrinath Krishnaji Dhole died leaving behind son Mahadev Pandhrinath Dhole guardian mother Sarasvatibai Pandhrinath Dhole. Accordingly, effect has given in the revenue record.
- 2) Mutation Entry No. 4409 – Dated 11/08/1948 shows that, Dhondiba Ramji Avhale is protected tenant under section 3 of the Tenancy Act. Accordingly, effect has given in the revenue record.
- 3) Mutation Entry No. 4410 – Dated 11/08/1948 shows that, Vaman Appaji Avhale is protected tenant under section 3 of the Tenancy Act. Accordingly, effect has given in the revenue record.
- 4) Mutation Entry No. 6199 – Dated 19/04/1957 shows that, Dhondiba Ramji Avhale and Vaman Appaji Avhale were protected tenants under section 3 of the Tenancy Act for the land of Survey Numbers 249, 250 and 276 of Sopana Krishnaji Dhole, Chandar Krishnaji Dhole and Mahadev Pandhrinath Dhole guardian mother Sarasvatibai. But there was no any vahiwat from last 2 years in the above land. So, the names of tenants were deleted from the revenue record. Accordingly, effect has given in the revenue record.
- 5) Mutation Entry No. 6444 – Dated 10/06/1959 shows that, Chandar Krishnaji Dhole died on 10/10/2022 leaving behind real brother Sopana Krishnaji Dhole and nephew Mahadev Pandhrinath Dhole for 8 ana share of each. Accordingly, effect has given in the revenue record.
- 6) Mutation Entry No. 6479 – Dated 03/04/1960 shows that, on the basis of Order of the Court in suit No. 56/1947 and in Darkhast vide No. 111/1951, the Collector of Pune issued Order vide No. D.R./W/15/55 dated 02/12/1958 handed over the possession of the land of Survey No. 249 and 250 to Mahadev Pandhrinath Dhole guardian Sarasvatibai Pandhrinath Dhole from the defendant Sopana Krishnaji Dhole, before Additional Mamledar Haveli. Accordingly deleted the name of Sopana Krishnaji Dhole for the 8 Ana.



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- 7) Mutation Entry No. 7200 – Dated 25/12/1968 shows that, as per the Weights & Measurement Act of Government of Maharashtra and The Indian Coins Act 1956, the District Inspector of Land Record have prepared the new Aakarband and Hissa Form no. 12 and converted the measurement of area from Acre & Guntha into Hectare & Are. Accordingly implemented in Revenue Record.
- 8) Mutation Entry No. 1 – Dated 26/03/1974 shows that, as per the order of deputy director of land record department Pune region Pune vide No. Ekak/266 (Pune) dated 06/03/1973 sanctioned the land consolidation scheme for the village Wagholi and implemented the same under the provision of Land Consolidation Scheme Act. Thus, the lands of account holders and other rights holders of village Wagholi recorded under this scheme. Accordingly, effect has given in the revenue record.
- 9) Mutation Entry No. 567 – Dated 19/05/1981 shows that, Prabhakar Sopana Dhole paid the Tagai encumbrance, thus as per the letter of Tahsildar Haveli, deleted the remark of Tagai encumbrance from the other rights column of concern 7/12 extract. Accordingly, effect has given in the revenue record.
- 10) Mutation Entry No. 1253 – Dated 26/08/1986 shows that, as per the application of Sarasvatibai Pandhrinath Dhole, application and statements of Mahadev Pandhrinath Dhole and Kusum Kisan Ladkat and Order of Tahsildar Haveli vide No. 553/86 dated 08/08/1986 the names Mahadev Pandhrinath Dhole, Sarasvatibai Pandhrinath Dhole, Ganesh Mahadev Dhole guardian Mahadev Pandhrinath Dhole and Kusum Kisan Ladkat are recorded in revenue record of the land of Gat No. 2262 for the area admeasuring 28 Hectare 34 Are. Accordingly, effect has given in the revenue record.
- 11) Mutation Entry No. 2835 – Dated 15/11/1991 shows that, Jaymala Navalkishor Diddi purchased the land admeasuring 02 Hectare 00 Are from out of Gat No. 2262 from Mahadev Pandhrinath Dhole, Ganesh Mahadev Dhole and Kusum Kisan Ladkat vide sale deed dated 09/03/1990. For the purchased area allotted new Gat No. i.e. 2262/2.
- 12) Mutation Entry No. 2836 – Dated 15/11/1991 shows that, Anuradha Navalkishor Diddi purchased the land admeasuring 02 Hectare 00 Are from out of Gat No. 2262 from Mahadev Pandhrinath Dhole, Ganesh Mahadev Dhole and Kusum Kisan Ladkat vide sale deed dated 09/03/1990. For the purchased area allotted new Gat No. i.e. 2262/3.



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- 13) Mutation Entry No. 2837 – Dated 15/11/1991 shows that, Aparna Yashpal Varma purchased the land admeasuring 04 Hectare 00 Are from out of Gat No. 2262 from Mahadev Pandhrinath Dhole, Ganesh Mahadev Dhole and Kusum Kisan Ladkat vide sale deed dated 09/03/1990. For the purchased area allotted new Gat No. i.e. 2262/4.
- 14) Mutation Entry No. 3416 – Dated 21/03/1993 shows that, Mushtaq Zakeria Arab purchased the land admeasuring 05 Hectare 00 Are out of Gat No. 2262/1 from Mahadev Pandhrinath Dhole for himself and Karta and Manager of Family and POAH of Kusum Kisan Ladkat, Ganesh Mahadev Dhole, Sushila Mahadev Dhole and Kusum Kisan Ladkat vide sale deed registered at serial No. 26/93 dated 06/01/1993. The copy of the above Sale Deed is available for scrutiny. In this Sale Deed on page No. 9 mentioned about one court matter that the above land owners i.e. Mahadev Pandhrinath Dhole and others filed one Civil Appeal in the Civil Court Pune at serial No. 181/1991 against one adjacent land owner namely Baburao Vamanrao Avhale about the encroachment of 07 Are area in the land of Mahadev Pandhrinath Dhole and others i.e. the land admeasuring 05 Hectare 00 Are (includes pot-kharaba) out of old Gat No. 2262/1. But no any papers/documents are available for the scrutiny.
- 15) Mutation Entry No. 3417 – Dated 21/03/1993 shows that, GulamAli Mamadbhai Somaji purchased the land admeasuring 05 Hectare 00 Are out of Gat No. 2262/1 from Mahadev Pandhrinath Dhole for himself and Karta and Manager of Family and POAH of Kusum Kisan Ladkat, Ganesh Mahadev Dhole, Sushila Mahadev Dhole and Kusum Kisan Ladkat vide sale deed registered at serial No. 35/93 dated 08/01/1993. The copy of the above Sale Deed is available for scrutiny.
- 16) Mutation Entry No. 3624 – Dated 01/08/1994 shows that, Raj Kanaksen Bhansali purchased the land admeasuring 05 Hectare 00 Are out of Gat No. 2262/1 from Mahadev Pandhrinath Dhole for himself and Karta and Manager of Family and POAH of Kusum Kisan Ladkat, Ganesh Mahadev Dhole, Sushila Mahadev Dhole and Kusum Kisan Ladkat vide sale deed registered at serial No. 47/94 dated 14/07/1994. The copy of the above Sale Deed is available for scrutiny.



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- 17) Mutation Entry No. 4649 – Dated 24/09/1996 shows that, Saraswati Pandhrinath Dhole died on 09/09/1989 leaving behind Mahadev Pandhrinath Dhole and Kusum Kisan Ladkat. Accordingly, effect has given in the revenue record.
- 18) Mutation Entry No. 4653 – Dated 24/09/1996 shows that, Dhiren Popatlal Nandu purchased the land admeasuring 05 Hectare 20.5 Are out of Gat No. 2262/1 from Mahadev Pandhrinath Dhole for himself and Karta and Manager of Family and POAH of Kusum Kisan Ladkat, Ganesh Mahadev Dhole, Sushila Mahadev Dhole and Kusum Kisan Ladkat vide sale deed registered at serial No. 15/95 dated 18/02/1995. The copy of the above Sale Deed is available for scrutiny. In this mutation sale deed registered No. is mentioned 13/95 instead of 15/95.
- 19) Mutation Entry No. 1 – Dated 07/02/2002 shows that, as per the letter of Taluka Inspector of Land Record Haveli vide No. Bhumapan/Vadi/Vibhajan/Akarband/97 dated 29/10/1997 with the Order of Tahsildar Haveli vide No. 863/97 dated 12/11/1997 one Wadi namely Avalwadi is separated and converted as a revenue village from the village Wagholi and on the basis of Akarband and Maps recorded the Lands of village Wagholi by giving new Gat numbers i.e. Gat No. 2262 by allotting new Gat No. i.e. 1276. Accordingly, effect has given in the revenue record.
- 20) Mutation Entry No. 1138 – Dated 02/04/2004 shows that, Dinesh Ramnik Wadhva purchased the land admeasuring 00 Hectare 47.63 Are bearing Gat No. 2262/1 from Mushtaq Zakeria Arab, Gulamali Mamadbhai Somaji, Raj Kanaksen Bhansali and Dhiren Popatlal Nandu vide sale deed registered at serial No. 64/95. Accordingly, effect has given in the revenue record.
- 21) Mutation Entry No. 1139 – Dated 02/04/2004 shows that, Vikas Ramsharan Choudhari purchased the land admeasuring 00 Hectare 43.75 Are bearing Gat No. 2262/1 from Mushtaq Zakeria Arab, Gulamali Mamadbhai Somaji, Raj Kanaksen Bhansali and Dhiren Popatlal Nandu vide sale deed registered at serial No. 101/96. Accordingly, effect has given in the revenue record.
- 22) Mutation Entry No. 1140 – Dated 02/04/2004 shows that, Manoj Lekhraj Neryani purchased the land admeasuring 00 Hectare 52.80 Are bearing Gat No. 2262/1 from Mushtaq Zakeria Arab, Gulamali Mamadbhai Somaji, Raj Kanaksen Bhansali and Dhiren Popatlal Nandu



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- vide sale deed registered at serial No. 85/95. Accordingly, effect has given in the revenue record.
- 23) Mutation Entry No. 1141 - Dated 02/04/2004 shows that, Sayyed Nazam Ali purchased the land admeasuring 00 Hectare 52.86 Are bearing Gat No. 2262/1 from Mushtaq Zakeria Arab, Gulamali Mamadbhai Somaji, Raj Kanaksen Bhansali and Dhiren Popatlal Nandu vide registered sale deed. Accordingly, effect has given in the revenue record. The copy of the above sale deed registered at serial No. 839/2003 dated 12/03/2003 is available for scrutiny.
- 24) Mutation Entry No. 1142 - Dated 02/04/2004 shows that, DwarakaPrasad Zunzunwala purchased the land admeasuring 00 Hectare 63.61 Are bearing Gat No. 2262/1 from Mushtaq Zakeria Arab, Gulamali Mamadbhai Somaji, Raj Kanaksen Bhansali and Dhiren Popatlal Nandu vide sale deed registered at serial No. 51/97. Accordingly, effect has given in the revenue record.
- 25) Mutation Entry No. 1143 - Dated 02/04/2004 shows that, Madanmohan Kapoor purchased the land admeasuring 00 Hectare 60.92 Are bearing Gat No. 2262/1 from Mushtaq Zakeria Arab, Gulamali Mamadbhai Somaji, Raj Kanaksen Bhansali and Dhiren Popatlal Nandu vide sale deed registered at serial No. 77/95. Accordingly, effect has given in the revenue record.
- 26) Mutation Entry No. 1781 - Dated 01/07/2005 shows that, as per the order of Tahsildar Haveli vide No. Hano/Kavi/2038/05 dated 30/06/2005, on the basis of Falni-Bara, done the dividation in the Gat No. 1276 (old Gat No. 2262) by preparing total 40 separate Gats totally admeasuring 28 Hectare 34 Are in various names of purchasers includes the Gat No. 1276/20, 1276/21, 1276/26, 1276/27 and 1276/28 and cancel the original Gat No. 1276. Accordingly, effect has given in the revenue record. The copy of the above Order of Tahsildar is not available for scrutiny.
- 27) Mutation Entry No. 2289 - Dated 01/04/2006 shows that, Samar Jaysen Bhansali purchased the land admeasuring 00 Hectare 53 Are bearing Gat No. 1276 (part) i.e. 1276/28 from Sayyed Nazam Ali vide sale deed registered at serial No. 1357/06 dated 23/02/2006. Accordingly, effect has given in the revenue record. The copy of the above sale deed is available for scrutiny.



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- 28) Mutation Entry No. 12590 - Certified on 26/06/2017 shows that, Under the Project of E-Ferfar by using Edit Module for making exact corrections between the handwritten and computerized revenue record (7/12 extract) and as per the Order of Tahsildar Haveli dated 26/06/2017 made corrections in the 7/12 extracts in Gat No. 1276/1 and other Gats.
- 29) Mutation Entry No. 14248 - Certified on 08/07/2020 shows that, Atul Ashok Chordiya and Ashok Dhanraj Chordiya purchased the land admeasuring 00 Hectare 53 Are bearing Gat No. 1276/28 from Samar Jaysen Bhansali vide sale deed registered at serial No. 11498/2019 dated 28/06/2019. Accordingly, effect has given in the revenue record. The copy of the above Sale Deed is available for scrutiny.
- 30) Mutation Entry No. 16199 - Certified on 15/07/2023 shows that, Mushtaq Zakeria Arab and others have sold the land of Gat No. 1255/14 and various other Gats includes Gat No. 1276/26 admeasuring 00 Hectare 64 Are and Gat No. 1276/27 admeasuring 00 Hectare 57 Are of Village Wagholi, Taluka Haveli, in favour of Gulamali Somaji and others on 13/07/2020 by Sale Deed registered at serial No. 3026/2020. And made Correction Deed dated 04/06/2021 registered at serial No. 6680/2021. The copies of the above conveyance deed and correction deed are available for scrutiny. But in correction deed contents shows that the corrections are not related to the said Land.

On the perusal of the above mentioned 4 sale deeds (referred in mutation entry numbers 3416, 3417, 3624 and 4653), it is reflect that Mahadev Pandhrinath Dhole and others was, by virtue of registered sale deeds, conveyed a portion admeasuring 10 Are to Grampanchayat Wagholi as and by way of Gift and a portion admeasuring 2.5 Are to one Amrut Sahkari Pani Purvatha Sanstha (but accordingly effect has not given in revenue record). Also, above Owners i.e. Mahadev Pandhrinath Dhole and others had agreed to convey a portion admeasuring 01 Are to one Bapusaheb Nanasaheb Satav which conveyance was not formally completed. Hence, Mahadev Pandhrinath Dhole and others conveyed their total aforesaid area i.e. 20 Hectare 21.50 Are as per the above mentioned mutations.

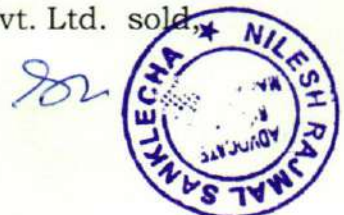


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C) Other Related Title Deeds -

- 1) Agreement To Sell** - By and under Agreement to Sell dated 04/02/2019, registered in the office of Sub- Registrar Haveli No.11 at Serial No. 1812/2019, Mushtaq Zakeria Arab and others with the consent of M/S. R.A. Construction through its partner Atul Ashok Chordiya agreed to sell, transfer and convey the land of Gat No. 1276/26 admeasuring 00 Hectare 64 Are and Gat No. 1276/27 admeasuring 00 Hectare 57 Are of Village Wagholi, Taluka Haveli, in favour of Mr. Atul Ashok Chordiya and Mr. Ashok Dhanraj Chordiya. Also, the Vendors has given the Power of Attorney for doing the works after Agreement to Sell in favour of the Purchaser vide serial No. 1813/2019 on the same. The copy of the above Agreement to Sell and POA are available for scrutiny.
- 2) Agreement To Sell** - By and under Agreement to Sell dated 19/03/2021, registered in the office of Sub- Registrar Haveli No.1 at Serial No. 3734/2021, Mr. Atul Ashok Chordiya and Mr. Ashok Dhanraj Chordiya agreed to sell, transfer and convey the land of Gat No. 1276/26 admeasuring 00 Hectare 64 Are, Gat No. 1276/27 admeasuring 00 Hectare 57 Are and Gat No. 1276/28 admeasuring 00 Hectare 53 Are of Village Wagholi, Taluka Haveli, in favour of Integrated Business Eco-system Pvt. Ltd. The copy of the above Agreement to Sell is available for scrutiny.
- 3) Conveyance Deed** - By and under Conveyance Deed dated 24/12/2021, registered in the office of Sub- Registrar Haveli No.15 at Serial No. 745/2022, Mr. Atul Ashok Chordiya and Mr. Ashok Dhanraj Chordiya sold, transferred and conveyed the land of Gat No. 1276/26 admeasuring 00 Hectare 64 Are, Gat No. 1276/27 admeasuring 00 Hectare 57 Are and Gat No. 1276/28 admeasuring 00 Hectare 53 Are of Village Wagholi, Taluka Haveli, in favour of Integrated Business Eco-system Pvt. Ltd. The copy of the Conveyance Deed is available for scrutiny. Accordingly, effect has given in the revenue record. The concern mutation for this conveyance deed is not available for scrutiny.
- 4) Conveyance Deed** - By and under Conveyance Deed dated 21/10/2022, registered in the office of Sub- Registrar Haveli No.14 at Serial No. 12036/2022, Integrated Business Eco-system Pvt. Ltd. sold,



transferred and conveyed the land of Gat No. 1276/26 admeasuring 00 Hectare 64 Are, Gat No. 1276/27 admeasuring 00 Hectare 57 Are and Gat No. 1276/28 admeasuring 00 Hectare 53 Are of Village Wagholi, Taluka Haveli, in favour of Real Estate Centre Pvt. Ltd. The copy of the Conveyance Deed is available for scrutiny. The name of the Purchaser i.e. Real Estate Centre Pvt. Ltd is yet to be recorded in revenue record.

5) Mortgage Deeds and Reconveyance Deed – Search Report of Adv. Shreya Hadgaonkar dated 02/04/2024 reflects that –

- 1) By and under the Mortgage Deed dated 18/04/2022 which is registered in the office of Sub-Registrar Haveli No. 15 at serial No. 6948/2022, Integrated Business Eco-system Pvt. Ltd. have taken loan from IDBI Trustship Services Limited in respect of the land of Gat Numbers 1255/14 and others includes Gat No. 1276/26, 1276/27 and 1276/28 of village Wagholi, Taluka Haveli, District Pune. We have informed that the said loan is repaid by and under Reconveyance Deed dated 01/07/2023 which is registered in the office of Sub-Registrar Haveli No. 23 at serial No. 16038/2023. The copies of above both deeds are not available for scrutiny.
- 2) By and under the Mortgage Deed dated 09/08/2023 which is registered in the office of Sub-Registrar Haveli No. 11 at serial No. 18089/2023, Real Estate Centre Pvt. Ltd. have taken loan from IDBI Trustship Services Limited in respect of the land of Gat Numbers 1276/26, 1276/27 and 1276/28 of village Wagholi, Taluka Haveli, District Pune. We have informed that the said loan is subsisted today.

But by and under Agreement For Sale dated 22/03/2024 which is registered in the office of Sub-Registrar Haveli No.11 at Serial No. 7288/2024, the Real Estate Centre Pvt. Ltd. with the consent of Ashdan Developers Pvt. Ltd. agreed to sell, transfer and convey the land area admeasuring 00 Hectare 45.73 Are bearing Gat No. 1276/26 totally admeasuring 00 Hectare 64 Are, area admeasuring 00 Hectare 36.64 Are bearing Gat No. 1276/27 totally admeasuring 00 Hectare 57 Are and area admeasuring 00 Hectare 31.20 Are bearing Gat No. 1276/28 totally admeasuring 00 Hectare 53 Are, totally admeasuring 01 Hectare 13.57 Are of Village Wagholi, Taluka Haveli, in favour of Intofinity Promoters Private Limited. In this document of Agreement For Sale dated



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22/03/2024 the Vendor has provided to the Purchaser and affix the No-objection Certificate of Godrej Finance Limited (as a Lender Trustee and IDBI Trustship Services Limited as the Security Trustee has agreed to act as security trustee for benefit of respective Lenders) dated 12/03/2024, in relation to the part release of mortgage over the assets identified in the schedule i.e. Gat No. 1276/26 totally admeasuring 00 Hectare 64 Are, Gat No. 1276/27 totally admeasuring 00 Hectare 57 Are and Gat No. 1276/28 totally admeasuring 00 Hectare 53 Are, totally admeasuring 01 Hectare 74 Are includes the said Land of Village Wagholi, Taluka Haveli.

- 7) Agreement For Sale** – By and under Agreement For Sale dated 22/03/2024, registered in the office of Sub- Registrar Haveli No.11 at Serial No. 7288/2024, Real Estate Centre Pvt. Ltd. with the consent of Ashdan Developers Pvt. Ltd. agreed to sell, transfer and convey the land area admeasuring 00 Hectare 45.73 Are bearing Gat No. 1276/26 totally admeasuring 00 Hectare 64 Are, area admeasuring 00 Hectare 36.64 Are bearing Gat No. 1276/27 totally admeasuring 00 Hectare 57 Are and area admeasuring 00 Hectare 31.20 Are bearing Gat No. 1276/28 totally admeasuring 00 Hectare 53 Are, totally admeasuring 01 Hectare 13.57 Are of Village Wagholi, Taluka Haveli, in favour of Intofinity Promoters Private Limited. The copy of the above Agreement For Sale is available for scrutiny.

D) Litigations/Court Matters –

- 1) 1) Ashok Dhanraj Chordiya, 2) Atul Ashok Chordiya, 3) Mushtaq Zakeria Arab, 4) Gulamali Mamadbhai Somaji, 5) Raj Kanaksen Bhansali and 6) Dhiren Popatlal Nandu, No. 3 to 6 through their Power of Attorney Holders Ashok Dhanraj Chordiya and Atul Ashok Chordiya filed one RTS Appeal under section 247 of the MLRC 1966 in the court of Sub-Divisional Officer, Haveli Sub-division, Pune vide No. RTS/Appeal/826/2021 in respect of the land of Gat No. 1255/14 includes Gat No. 1276/26 and 1276/28 against Circle Officer Wagholi and other 5 against the Order of Circle Officer Wagholi in case No. 74/2021 dated 15/11/2021. The said Appeal is allowed by SDO Haveli on the basis of reasons mentioned in the copy of Judgment dated 09/05/2023. Only the copy of Judgment of SDO Haveli dated**



09/05/2023 is available for scrutiny. The papers of the case include order of Circle Officer Wagholi vide No. 74/2021 dated 15/11/2021 are not available.

2) By and under the Sale Deed dated 30/01/1993 registered in the office of Sub-registrar Haveli No. 7 at serial No. 26/1993 on page No. 9 mentioned about one court matter that the land owners i.e. Mahadev Pandhrinath Dhole and others filed one Civil Appeal in the Civil Court Pune at serial No. 181/1991 against one adjacent land owner namely Baburao Vamanrao Avhale about the encroachment of 07 Are area in the land of Mahadev Pandhrinath Dhole and others i.e. the land admeasuring 05 Hectare 00 Are (includes pot-kharaba) out of old Gat No. 2262/1. But no any papers/documents are available for the scrutiny. As per the information provided by the said client that it is not concern to the said Land of this Title Report.

E) Search Report – Search in offices of Sub - Registrar Haveli – Advocate Shreya Hadgaonkar has paid search fee to the Joint District Registrar Pune Urban, for taking the search of Gat Number 1276/26, 1276/27 and 1276/28 of village Wagholi, Taluka Haveli and she had carried out search for the period of 1994-2024. The advocate above named submitted her Search Report dated 02/04/2024 which is annexed hereto as original.

F) Public Notice – As per the letter dated 03/04/2024 and newspaper copies of public notices shows that M/s. Wadia Ghandy and Company (Pune) through it's partner Adv. Akshay A. Gandhi published the public notice in daily Marathi newspaper Prabhat and Sakal and daily English newspaper the Times of India on 09/11/2023 for the Lands of Gat No. 1276/26 totally admeasuring 00 Hectare 64 Are, Gat No. 1276/27 totally admeasuring 00 Hectare 57 Are, Gat No. 1276/28 totally admeasuring 00 Hectare 53 Are (includes the said Land), Gat No. 1276/20 totally admeasuring 00 Hectare 43 Are and Gat No. 1276/21 totally admeasuring 00 Hectare 45 Are with published the Corrigendum dated 02/12/2023 edition of the newspaper Sakal, they have not received any objections with respect to the public notices, till the date hereof. The photocopy of the letter (NOC) dated 03/04/2024 and