

FORMAT - A
(Circular No.: 28/2021)

To,
MAHA RERA,
MAHARASHTRA.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcels of land admeasuring 01 Hectare= 27 Ares bearing Survey No.44/5/1, land admeasuring 00 Hectare= 31.66 Ares out of total land admeasuring 00 Hectare= 80 Ares bearing Survey No.44/6/1, land admeasuring 00 Hectare= 24 Ares out of total land admeasuring 00 Hectare= 80 Ares bearing Survey No.44/6/2 and land admeasuring 00 Hectare= 99.44 Ares out of total land admeasuring 01 Hectare= 68 Ares bearing Survey No.44/7, totally admeasuring 02 Hectares= 82.1 Ares, situate, lying and being at village Balewadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation (Hereinafter collectively referred to as the "**said Plots**").

1. I have investigated the title of the said Plots on the request of **Selenite Properties Private Limited** (Formerly known as "Selenite Properties LLP"), a company registered under the Companies Act, 2013, through its Director- Mr. Siddharth Jain, having its registered office at: T4 - T5, Metropole Building, Next to Inox Multiplex, Bund Garden Road, Pune - 411001, and following documents i.e. :-

- 1) Description of the said Plots as per Annexure-A.
- 2) The documents of allotment of the said Plots are narrated in Annexure-B.
- 3) Copy of 7/12 Extracts of Survey No.44/5/1, Survey No.44/6/1, Survey No.44/6/2 and Survey No.44/7.
- 4) Search for 30 years from 1993 till 2023.

2. On the perusal of the above-mentioned documents and all other relevant documents relating to title of the said Plots, I am of the opinion that title of the Owners and beneficial title of **Selenite Properties Private Limited** (Formerly known as "Selenite Properties LLP") as developer, subject to pending litigations as mentioned hereinafter and subject to whatever stated in this Title Report, appears to be clear, marketable and without any encumbrances.

Owners of the said Property:

Names of the Owners	Survey Nos.
1) Shri. Rajendra Raghu Kawade , 1a) Sou. Alka Rajendra Kawade, 1b) Shri. Ashish Rajendra Kawade, 1c) Sou. Priyanka Ashish Kawade, 2) Shri. Shrirang Raghu Kawade , 2a) Sou. Kausalya Shrirang Kawade, 2b) Shri. Ganesh Shrirang Kawade, 2c) Sou. Shilpa Ganesh Kawade, 3) Shri. Janardan Raghu Kawade , 3a) Sou. Asha Janardan Kawade, 3b) Shri. Uddhav Janardan Kawade , 3c) Sou. Supriya Uddhav Kawade, 3d) Shri. Anup Uddhav Kawade, 4) Smt. Shakuntala Motilal Kawade , 5) Shri. Sunil Motilal Kawade , 5a) Sou. Reshma Sunil Kawade, 6) Shri. Pandit Motilal Kawade , 6a)	Survey No.44/5/1



Sou. Swati Pandit Kawade, 6b) Shri. Kunal Pandit Kawade, 6c) Shri. Durwang Pandit Kawade.	
1) Shri. Dnyaneshwar Nandkumar Balwadkar (for self & as natural guardian father of Ku. Shruti and Chi. Shourya), 1a) Sou. Sapna Dnyaneshwar Balwadkar, 2) Shri. Ganesh Nandkumar Balwadkar (for self & as natural guardian father of Chi. Yashraj and Ku. Yashodhara), 2a) Sou. Prachi Ganesh Balwadkar, 3) Smt. Savitri Nandkumar Balwadkar , and 4) Sou. Swati Pradeep Tidake (before marriage- Satyavati alias Swati Nandkumar Balwadkar).	Survey No.44/6/1 (part)
1) Shri. Jalindar Yadav Balwadkar , 1a) Sou. Vijayanta Jalindar Balwadkar, 1b) Shri. Narendra Jalindar Balwadkar, 1c) Sou. Harshali Dinesh Mathwad (before marriage- Harshali Jalindar Balwadkar) and 1d) Sou. Varsha Milan Jambhulkar (before marriage- Varsha Jalindar Balwadkar).	Survey No.44/6/2 (part)
1) Shri. Dashrath Kondiba Balwadkar , 2) Shri. Prakash Dashrath Balwadkar (for self & as Karta of Family), 3) Shri. Vilas Dashrath Balwadkar (for self & as Karta of Family), and 4) Shri. Kalidas Dashrath Balwadkar (for self & Karta of Family and also as natural guardian father of Ku. Prajakta, Ku. Siddhi and Ku. Sai).	Survey No.44/7 (part)

3. The report reflecting the flow of the title of **Selenite Properties Private Limited** (Formerly known as "Selenite Properties LLP") on the said Plots is enclosed herewith as annexure.

Encl: Annexure.
 Date: 14/02/2023.
 Place: Pune.

Sandeep Mali
SANDEEP MALI
(ADVOCATE)



ANNEXURE-A

(Schedule - Description of the said Plots)

(1) All that piece and parcel of land or ground admeasuring 01 Hectare= 27 Ares bearing Survey No.44/5/1, situate, lying and being at village Balewadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and bounded as under, that is to say:

On or towards East : By Survey No.44/6 (P), village Balewadi;
On or towards West : By Survey No.44/4, village Balewadi;
On or towards South: By Survey No.44/5 (P), village Balewadi;
On or towards North : By Survey No.46, village Balewadi.

(2) All that piece and parcel of land or ground admeasuring 00 Hectare= 31.66 Ares out of total land admeasuring 00 Hectare= 80 Ares bearing Survey No.44/6/1, land admeasuring 00 Hectare= 24 Ares out of total land admeasuring 00 Hectare= 80 Ares bearing Survey No.44/6/2, totally admeasuring 00 Hectare= 55.66 Ares, situate, lying and being at village Balewadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and bounded as under, that is to say:

On or towards East : By Survey No.44/7, village Balewadi;
On or towards West : By Survey No.44/5, village Balewadi;
On or towards South: By remaining land out of Survey No.44/6/2, village Balewadi;
On or towards North : By remaining land out of Survey No.44/6/1, village Balewadi.

(3) All that piece and parcel of land or ground admeasuring 00 Hectare= 99.44 Ares out of total land admeasuring 01 Hectare= 68 Ares bearing Survey No.44/7, situate, lying and being at village Balewadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and bounded as under, that is to say:

On or towards East : By remaining land out of Survey No.44, village Balewadi;
On or towards West : By remaining land out of Survey No.44/5 and 44/6, village Balewadi;
On or towards South: By 30 meters D.P. Road;
On or towards North : By remaining land out of Survey No.46, village Balewadi





ANNEXURE-B
(LIST OF DOCUMENTS)

Sr. No.	Particulars of Documents
1	7/12 Extracts of Survey Nos.44/5/1, 44/6/1, 44/6/2 and 44/7.
2	Mutation Entries Nos.376, 622, 635, 657, 770, 1018, 1047, 1083, 1765, 2388, 3103, 3463, 3793, 5976, 7118, 8050, 8237, 8409, 8441, 8560, 8709, 8717, 8809, 8935 and 9491.
3	Development Agreement dated 02/09/2021, duly registered under Serial No.19184/2021, with the Office of Sub-Registrar, Haveli No.10, Pune.
4	Power of Attorney dated 02/09/2021, duly registered under Serial No.19185/2021, with the Office of Sub-Registrar, Haveli No.10, Pune.
5	Partition Deed dated 31/10/1991, duly registered under Serial No.566/1991 (Old Serial No.379/1991) with the Office of Sub-Registrar of Assurances, Haveli No.4, Pune.
6	Sale Deed dated 19/08/1991, duly registered under Serial No.11273/1991, with the Office of Sub-Registrar, Haveli No.1, Pune.
7	Copy of Order dated 05/07/2006 in Revision Application bearing No.52/2005, filed before Hon'ble Tahasildar, Pune.
8	Copy of Complaint of Regular Civil Suit No.2578/2012 (Old Special Civil Suit No.1402/2007) and Order dated 20/04/2016, passed by Hon'ble Civil Judge Senior Division, Pune.
9	Copy of Regular Civil Appeal bearing No.756/2016 before Hon'ble District Judge, Pune.
10	Copy of Order dated 06/05/2014 in RTS Appeal bearing No.70/2011, filed before Hon'ble Sub-Divisional Officer, Pune.
11	Copy of Order dated 02/06/2018 in Revision Application bearing No.172/2015 (Computerized No.33950/2015), filed before Hon'ble Additional Commissioner, Pune.
12	Sale Deed dated 20/12/1996, duly registered under Serial No.8920/1996, with the Office of Sub-Registrar, Haveli No.4, Pune.
13	Confirmation Deed dated 30/12/2020, duly registered under Serial No.21286/2020 with the Office of Sub-Registrar, Haveli No.10, Pune.
14	Development Agreement dated 10/05/2021, duly registered under Serial No.11172/2021, with the Office of Sub-Registrar, Haveli No.10, Pune.
15	Power of Attorney dated 10/5/2021, duly registered under Serial No.11173/2021, with the Office of Sub-Registrar, Haveli No.10, Pune.
16	Development Agreement dated 08/02/2021, duly registered under Serial No.3926/2021, with the Office of Sub-Registrar, Haveli No.10, Pune.
17	Power of Attorney dated 08/02/2021, duly registered under Serial No.3927/2021, with the Office of Sub-Registrar, Haveli No.10, Pune.
18	Confirmation Deed dated 08/02/2021, duly registered under Serial No.3928/2021, with the Office of Sub-Registrar, Haveli No.10, Pune.
19	Release Deed dated 01/03/2022, duly registered under Serial No.9817/2022, with the Office of Sub-Registrar, Haveli No.23, Pune.



20	Release Deed dated 01/03/2022, duly registered under Serial No.9818/2022, with the Office of Sub-Registrar, Haveli No.23, Pune.
21	Release Deed dated 01/03/2022, duly registered under Serial No.9819/2022, with the Office of Sub-Registrar, Haveli No.23, Pune.
22	Supplementary Agreement dated 29/04/2022, duly registered under Serial No.11476/2022, with the Office of Sub-Registrar, Haveli No.10, Pune.
23	Release Deed dated 09/01/2023, duly registered under Serial No.506/2023, with the Office of Sub-Registrar, Haveli No.12, Pune.
24	Confirmation Deed dated 09/01/2023, duly registered under Serial No.507/2023, with the Office of Sub-Registrar, Haveli No.12, Pune.
25	Commencement Certificates bearing Nos. CC/3233/2021 dated 13/01/2022, CC/3254/21 dated 22/03/2022 and CC/0083/22 dated 11/04/2022, issued by Pune Municipal Corporation.
26	Letter dated 27/06/2019, issued by Tahasildar, Pune for Mutation Entry Nos.53 and 775.
27	Certificate of Incorporation dated 19/04/2022, issued by Assistant Registrar of Companies, Ministry of Corporate Affairs.



ANNEXURE-C
(FLOW OF THE TITLE OF THE SAID PLOTS)

1] Survey No.44/5/1, Village Balewadi: -

1. From the perusal of records, it appears that land admeasuring 03 Acres = 38 Guntha bearing Survey No.44, Hissa No.5, village Balewadi was owned and possessed by Mr. Dhondiba Vithu Balwadkar.
2. It appears that Mr. Dhondiba Vithu Balwadkar died on 31/07/1939, leaving behind him, his following legal heirs- Ramchandra Dhondiba Balwadkar, Ananda Dhondiba Balwadkar and Vithoba Dhondiba Balwadkar, through their legal guardian mother- Mayanabai Dhondiba Balwadkar. Accordingly, names of the aforesaid legal heirs were recorded on 7/12 Extract of the aforesaid land bearing Survey No.44, Hissa No.5, village Balewadi, vide Mutation Entry No.376 dated 10/10/1939.
3. It appears that name of said Ramchandra Dhondiba Balwadkar was recorded as HUF and also natural guardian of said Ananda Dhondiba Balwadkar and Vithoba Dhondiba Balwadkar on 7/12 Extract of the said land bearing Survey No.44, Hissa No.5, village Balewadi, vide Mutation Entry No.622 dated 15/08/1955.
4. It appears that there was mutual partition by and between said Ramchandra Dhondiba Balwadkar, Ananda Dhondiba Balwadkar and Vithoba Dhondiba Balwadkar and by virtue of the said partition, land admeasuring 03 Acre = 38 Guntha bearing Survey No.44, Hissa No.5, village Balewadi came to share of said Ramchandra Dhondiba Balwadkar, vide Mutation Entry No.657 dated 30/08/1957.
5. That, the provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1956 were made applicable to Village Balewadi and due effect of the same was given in the Revenue Record of the said Village. Accordingly, the area of the said land bearing Survey No.44, Hissa No.5, village Balewadi was shown from 3 Acres= 38 Gunthas to 01 Hectare= 60 Ares, vide Mutation Entry No.770 dated 12/05/1969.
6. It appears that remark of tagai (loan) have been deleted from other rights column of 7/12 Extract of the said land bearing Survey No.44, Hissa No.5, village Balewadi, vide Mutation Entry No.775.
7. It appears that vide Sale Deed dated 11/01/1985 (duly registered under Serial No.414/1985 with the Office of Sub-Registrar, Haveli, Pune), said Mr. Ramchandra Dhondiba Balwadkar have sold, assigned, transferred and conveyed land admeasuring 01 Hectare= 27 Ares out of total land admeasuring 01 Hectare= 60 Ares bearing Survey No.44, Hissa No.5, village Balewadi in favour of Mr. Rajendra Raghu Kawade, Mr. Shrirang Raghu Kawade, Mr. Motilal Raghu Kawade and Mr. Janardan Raghu Kawade at and for the consideration as setout therein. By virtue of the said Sale Deed, land admeasuring 01 Hectare= 27 Ares has been assigned as Survey No.44, Hissa No.5/1, village Balewadi and land admeasuring 00 Hectare= 33 Ares has been assigned as Survey No.44/5(P), village Balewadi, but said transaction has been cancelled vide Mutation Entry No.1047 dated 20/01/1985 and the names of said Mr. Rajendra Raghu Kawade, Mr. Shrirang Raghu Kawade, Mr. Motilal Raghu Kawade and Mr. Janardan



Raghu Kawade have not been recorded on 7/12 Extract of land bearing Survey No.44, Hissa No.5/1, village Balewadi for area admeasuring 01 Hectare= 27 Ares. It further appears from the perusal of records that names of said Mr. Rajendra Raghu Kawade, Mr. Shrirang Raghu Kawade, Mr. Motilal Raghu Kawade and Mr. Janardan Raghu Kawade have been recorded on 7/12 Extract of land bearing Survey No.44, Hissa No.5/1, village Balewadi for area admeasuring 01 Hectare= 27 Ares as the owners thereof, vide Mutation Entry No.1083 dated 15/09/2005.

8. It appears that as per the Government Notification and Order of Hon'ble Tahasildar, Pune, the necessary corrections were made in the computerized 7/12 Extract of Survey No.44/5/1, village Balewadi, vide Mutation Entry No.8441 dated 29/01/2017.
9. It appears that said Mr. Motilal Raghu Kawade died on 02/03/2007, leaving behind him, his widow- Smt. Shakuntala Motilal Kawade, three sons- Mr. Pandit Motilal Kawade, Mr. Sachin Motilal Kawade, Mr. Sunil Motilal Kawade and one married daughter- Mrs. Sarika Ganesh Wakadkar, as his legal heirs. Accordingly, names of the aforesaid legal heirs have been recorded on 7/12 Extract of the said land bearing Survey No.44, Hissa No.5/1, village Balewadi, vide Mutation Entry No.8717 dated 29/11/2017.
10. It appears that vide Development Agreement dated 02/09/2021 (duly registered under Serial No.19184/2021, with the Office of Sub-Registrar, Haveli No.10, Pune), the said Mr. Rajendra Raghu Kawade and others have granted development rights in respect of the land admeasuring 01 Hectare= 27 Ares bearing Survey No.44/5/1, village Balewadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation, in favour of Selenite Properties LLP, through its partner- Mantra Properties and Developers Pvt. Ltd., through its director- Mr. Rohit Ghanshyam Gupta, at and for a total consideration and on the terms and conditions contained therein. It further appears from the perusal of the said Development Agreement dated 02/09/2021 that the names of Mr. Sachin Motilal Kawade and others have been deleted and have not signed and executed the said Development Agreement. Therefore, the said Mr. Sachin Motilal Kawade and others have not assigned and transferred development rights in respect of their undivided share in the said land admeasuring 01 Hectare= 27 Ares bearing Survey No.44/5/1, village Balewadi.
11. It appears that vide Power of Attorney dated 02/09/2021 (duly registered under Serial No.19185/2021, with the Office of Sub-Registrar, Haveli No.10, Pune), the said Mr. Rajendra Raghu Kawade and others have authorized, appointed and nominated Selenite Properties LLP, through its partner- Mantra Properties and Developers Pvt. Ltd., through its director- Mr. Rohit Ghanshyam Gupta, to carry out development activities in respect of the land admeasuring 01 Hectare= 27 Ares bearing Survey No.44/5/1, village Balewadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation, on the terms and conditions contained in Development Agreement therein.
12. It appears that vide Release Deed dated 01/03/2022, duly registered under Serial No.9817/2022, with the Office of Sub-Registrar, Haveli No.23, Pune on 29/04/2022, executed by Mrs. Pramila alias Sandhya Shankar Hagawane & others in favour of Mr. Janardan Raghu Kawade, by which they have released their share in the said land bearing Survey No.44/5/1, village Balewadi and their other properties in favour of the said Mr. Janardan Raghu Kawade.



13. It also appears that vide Release Deed dated 01/03/2022, duly registered under Serial No.9818/2022, with the Office of Sub-Registrar, Haveli No.23, Pune on 29/04/2022, executed by Mrs. Namita Sanjay Bhunde & others in favour of Mr. Rajendra Raghu Kawade, by which they have released their share in the said land bearing Survey No.44/5/1, village Balewadi and their other properties in favour of the said Mr. Rajendra Raghu Kawade.
14. It further appears that vide Release Deed dated 01/03/2022, duly registered under Serial No.9819/2022, with the Office of Sub-Registrar, Haveli No.23, Pune on 29/04/2022, executed by Mrs. Surekha Dattatray Sakhare & others in favour of Mr. Shrirang Raghu Kawade, by which they have released their share in the said land bearing Survey No.44/5/1, village Balewadi and their other properties in favour of the said Mr. Shrirang Raghu Kawade.
15. It appears that the said Mr. Rajendra Raghu Kawade and others have executed Supplementary Agreement dated 29/04/2022 to the said Development Agreement and Power of Attorney both dated 02/09/2021, Serial Nos.19184/2021 and 19185/2021, in favour of Selenite Properties LLP, through its partner- Mantra Properties and Developers Pvt. Ltd., through its director- Mr. Rohit Ghanshyam Gupta, by which the parties have carried out certain changes/ additions/ amendments to the terms and conditions as more particularly mentioned in the said Supplementary Agreement. The said Supplementary Agreement is duly registered under Serial No.11476/2022, with the Office of Sub-Registrar, Haveli No.10, Pune on 29/04/2022.
16. The said Mrs. Sarika Ganesh Wakadkar has already released her share in the said land bearing Survey No.44/5/1, which had devolved upon her after death of her father- said late Motilal Raghu Kawade, in favour of her mother- said Smt. Shakuntala Motilal Kawade, however, no deed/ document was executed to that effect. The said Mrs. Sarika Ganesh Wakadkar has later on executed formal Release Deed dated 09/01/2023 (duly registered under Serial No.506/2023, with the Office of Sub-Registrar, Haveli No.12, Pune) in favour of the said Smt. Shakuntala Motilal Kawade. Effect of the aforesaid release is yet to be given in revenue record in respect of the said land bearing Survey No.44/5/1, village Balewadi and therefore, name of the said Mrs. Sarika Ganesh Wakadkar is still appearing in 7/12 Extract of the said land bearing Survey No.44/5/1, village Balewadi.
17. It appears that vide Confirmation Deed dated 09/01/2023 (duly registered under Serial No.507/2023, with the Office of Sub-Registrar, Haveli No.12, Pune), executed by the said Smt. Shakuntala Motilal Kawade and Mrs. Sarika Ganesh Wakadkar in favour of Selenite Properties LLP, through its partner- Mantra Properties and Developers Pvt. Ltd., through its director- Mr. Rohit Ghanshyam Gupta, by which they have confirmed Development Agreement dated 02/09/2021 Sr. No.19184/2021, executed by said Mr. Rajendra Raghu Kawade and others in respect of land admeasuring 01 Hectare= 27 Ares bearing Survey No.44/5/1, village Balewadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation, in favour of Selenite Properties LLP, through its partner- Mantra Properties and Developers Pvt. Ltd., through its director- Mr. Rohit Ghanshyam Gupta.



II] Survey Nos.44/6/1 and 44/6/2, Village Balewadi: -

1. From the perusal of records, it appears that land admeasuring 3 Acres= 38 Gunthas bearing Survey No.44, Hissa No.6, village Balewadi was owned and possessed by Mr. Narayan Dhondiba Balwadkar.
2. It appears that the said Mr. Narayan Dhondiba Balwadkar died on 06/01/1956, leaving behind him, his son- Mr. Yashwant Narayan Balwadkar, as his only legal heir. Accordingly, name of the aforesaid legal heir was entered on 7/12 Extract of the aforesaid land bearing Survey No.44, Hissa No.6, village Balewadi, vide Mutation Entry No.635 dated 15/04/1956.
3. That, the provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1956 were made applicable to Village Balewadi and due effect of the same was given in the Revenue Record of the said Village. Accordingly, the area of the said land bearing Survey No.44, Hissa No.6, village Balewadi was shown from 3 Acres= 38 Gunthas to 01 Hectare= 60 Ares, vide Mutation Entry No.770 dated 12/05/1969.
4. It appears that the said Mr. Yashwant Narayan Balwadkar died on 28/09/1970, leaving behind him, his two sons- Mr. Yadav Yashwant Balwadkar and Mr. Murlidhar Yashwant Balwadkar, as his legal heirs. Accordingly, names of the aforesaid legal heirs were entered on 7/12 Extract of the said land bearing Survey No.44, Hissa No.6, village Balewadi, vide Mutation Entry No.1018 dated 05/11/1983.
5. It appears that as per the direction and Order dated 10/02/1989 bearing No. TAHO/Vatap/SR/88 passed by the Hon'ble Tahasildar, the said land bearing Survey No.44, Hissa No.6, and other lands situated at village Balewadi were partitioned between the aforesaid two sons of said late Yashwant Narayan Balwadkar viz. Mr. Yadav Yashwant Balwadkar and Mr. Murlidhar Yashwant Balwadkar, vide Mutation Entry No.1765 dated 27/03/1989, which are narrated as under: -

Mr. Yadav Yashwant Balwadkar	
S. No.	Area
38/2B	0 Hectare= 75.5 Ares
46/6	0 Hectare = 04 Ares
44/6	01 Hectare = 60 Ares
15/3	00 Hectare = 46 Ares
6/4A (P)	00 Hectare = 20 Ares

Mr. Murlidhar Yashwant Balwadkar	
S. No.	Area
5/2A	00 Hectare = 45 Ares
11/14B	00 Hectare = 27 Ares
12/2A	00 Hectare = 69 Ares
12/2B	00 Hectare = 64 Ares
12/2C	00 Hectare = 74 Ares



6. It appears that Partition Deed dated 31/10/1991 (duly registered under Serial No.566/1991 (Old Serial No.379/1991) with the Office of Sub-Registrar of Assurances, Haveli No.4, Pune), has been executed by and between the said Mr. Yadav Yashwant Balwadkar, Mr. Chandrakant Yadav Balwadkar, Mr. Nandu Yadav Balwadkar, Mr. Jalindar Yadav Balwadkar and Mrs. Malan Sakhamam Tidake. Accordingly, the said land bearing Survey No.44/6, village Balewadi was divided between the said Mr. Nandu Yadav Balwadkar and Mr. Jalindar Yadav Balwadkar, vide Mutation Entry No.2388 dated 09/01/1992, which is defined as under: -

Survey No.	Owners name	Area
44/6/1	Mr. Nandu Yadav Balwadkar	00 Hectare= 80 Ares
44/6/2	Mr. Jalindar Yadav Balwadkar	00 Hectare= 80 Ares
	Total	01 Hectare= 60 Ares

7. It appears that the said Mr. Nandu Yadav Balwadkar died on 14/05/1994, leaving behind him, his widow- Smt. Savitri Nandkumar Balwadkar, two sons- Mr. Dnyaneshwar Nandkumar Balwadkar and Mr. Ganesh Nandkumar Balwadkar, one daughter- Ms. Satyavati Nandkumar Balwadkar, as his legal heirs. Accordingly, names of the aforesaid legal heirs have been recorded on 7/12 Extract of the said land bearing Survey No.44, Hissa No.6/1, village Balewadi, vide Mutation Entry No.3103 dated 30/05/1996.
8. It appears that vide Sale Deed dated 19/08/1991 (duly registered under Serial No.11273/1991, with the Office of Sub-Registrar, Haveli No.1, Pune), the said Mr. Yadav Yashwant Balwadkar have sold, assigned, transferred and conveyed land admeasuring 00 Hectare= 28.34 Ares out of the said land bearing Survey No.44/6/1, village Balewadi in favour of Mr. Eknath Baburao Shevatkar & others at and for the consideration as setout therein. The names of the said Mr. Eknath Baburao Shevatkar & others have been mutated on 7/12 Extract of the said land bearing Survey No.44/6/1 for area admeasuring 00 Hectare= 28.34 Ares, vide Mutation Entry No.3793 dated 26/11/1997. It further appears that the said entry was cancelled by Hon'ble Circle Officer, Pune stating that there is no area balance in the name of owner. The said Mr. Eknath Baburao Shevatkar & others has filed an RTS Appeal No.1141/2000 before Hon'ble Sub-Divisional Officer, Pune and accordingly, Hon'ble Sub-Divisional Officer, Pune has redirected the matter to Hon'ble Tahasildar, Pune for enquiring the said matter and hence, Revision Application bearing No.52/2005 has been filed before Hon'ble Tahasildar, Pune. The said Revision Application has been allowed by Hon'ble Tahasildar, Pune on 05/07/2006 and the said Mutation Entry No.3793 has been confirmed by the Hon'ble Tahasildar, Pune.
9. It appears that the said Smt. Savitri Nandkumar Balwadkar & others has filed Regular Civil Suit No.2578/2012 (Old Special Civil Suit No.1402/2007) before Hon'ble Civil Judge Senior Division, Pune for declaration and permanent injunction against the said Mr. Eknath Baburao Shevatkar & others praying for nullifying the aforesaid Sale Deed dated 19/08/1991 along with order passed by Hon'ble Tahasildar in the said Revision Application No.52/2005. The Hon'ble Civil Judge, Senior Division, Pune vide its Order dated 20/04/2016 has partly decreed the said suit and directed that the Defendant Nos.1 to 13 are thereby restrained by way of permanent injunction from dispossessing the Plaintiffs from the suit property till the Defendants get the portion of land admeasuring 00 Hectare=

28.34 Ares separated from total area admeasuring 01 Hectare= 60 Ares of land bearing Survey No.44/6 (new Survey No.44/6/1 + Survey No.44/6/2) by filing suit for partition and separate possession.

10. It appears that being dissatisfied by said Order dated 20/04/2016, passed by Hon'ble Civil Judge, Senior Division, Pune in the said Regular Civil Suit No.2578/2012, the said Smt. Savitri Nandkumar Balwadkar & others has preferred Regular Civil Appeal bearing No.756/2016 before Hon'ble District Judge, Pune challenging the order passed by Hon'ble Civil Judge, Senior Division, Pune.
11. It further appears that the said Mr. Dnyaneshwar Nandkumar Balwadkar and others had preferred RTS Appeal bearing No.70/2011 before Hon'ble Sub-Divisional Officer, Pune against the said Order dated 05/07/2006, passed by Hon'ble Tahasildar, Pune in the said Revision Application No.52/2005 and prayed for deletion of names of the said Mr. Eknath Baburao Shevatkar & others from 7/12 Extract of Survey No.44/6/1, village Balewadi. The Hon'ble Sub-Divisional Officer, Pune vide its Order dated 06/05/2014 has allowed the said appeal and cancelled the said Mutation Entry No.3793. Accordingly, the said Mutation Entry No.3793 has been deleted (bracketed) by which names of the said Mr. Eknath Baburao Shevatkar & others were mutated on 7/12 Extract of Survey No.44/6/1, village Balewadi, vide Mutation Entry No.8237 dated 05/09/2015.
12. It appears that said Mr. Eknath Baburao Shevatkar & others has filed RTS Appeal No. 2/A/247/2014 before Hon'ble Additional Collector, Pune against said Order dated 06/05/2014, passed by Hon'ble Sub-Divisional Officer, Pune. Hon'ble Additional Collector, Pune vide its Order dated 21/09/2015 has dismissed the said appeal and confirmed the said Order dated 06/05/2014, passed by Hon'ble Sub-Divisional Officer, Pune.
13. It appears that the said Mr. Eknath Baburao Shevatkar & others has filed Revision Application bearing No.172/2015 (Computerized No.33950/2015) before Hon'ble Additional Commissioner, Pune against the said Order dated 06/05/2014, passed by Hon'ble Sub-Divisional Officer, Pune. The Hon'ble Additional Commissioner, Pune vide its Order dated 02/06/2018 has rejected the said Revision Application.
14. It appears that vide Sale Deed dated 20/12/1996 (duly registered under Serial No.8920/1996, with the Office of Sub-Registrar, Haveli No.4, Pune), the Mr. Jalindar Yadav Balwadkar have sold, assigned, transferred and conveyed land adm. 00 Hectare= 01 Are out of the said land bearing Survey No.44/6/2, village Balewadi in favour of Mr. Maruti Mirja Dongre at and for the consideration as setout therein. Effect of the said Sale Deed have been recorded on revenue record and name of said Mr. Maruti Mirja Dongre have been recorded in other rights column of 7/12 Extract of the said land bearing Survey No.44/6/2, village Balewadi, vide Mutation Entry No.3463 dated 28/08/1997. Thereafter, the said mutation entry was rejected by Hon'ble Circle Officer, Pune on ground that Mr. Maruti Mirja Dongre was not agriculturist at the time of purchase. It further appears that said Mr. Maruti Mirja Dongre has filed RTS Appeal No.778/2013 before Hon'ble Sub-Divisional Officer, Pune and Hon'ble Sub-Divisional Officer, Pune vide its Order dated 02/08/2013 has allowed said Appeal and name of said Mr. Maruti Mirja Dongre have been recorded on 7/12 Extract of the said land bearing Survey No.44/6/2, village Balewadi, for area adm. 00 Hectare= 01 Are, vide Mutation Entry No.8050 dated 10/12/2014.



15. It appears that the said Mr. Maruti Mirja Dongre died on 21/05/1999, leaving behind him, his wife- Smt. Pournima Maruti Dongre, two daughters- Sonali Maruti Dongre & Monika Maruti Dongre and one son- Kiran Maruti Dongre, as his legal heirs. Accordingly, names of aforesaid legal heirs have been recorded on 7/12 Extract of said land bearing Survey No.44/6/2, village Balewadi, vide Mutation Entry No.8409 dated 10/06/2016.
16. It appears that as per Government Notification and Order of Hon'ble Tahasildar, Pune, necessary corrections were made in computerized 7/12 Extract of Survey No.44/6/1 and Survey No.44/6/2, village Balewadi, vide Mutation Entry No.8441 dated 29/01/2017.
17. It appears that as per decree passed in Regular Civil Suit No.2578/2012 (Old Special Civil Suit No.1402/2007), the names of Mr. Eknath Baburao Shevatkar & others have been recorded on 7/12 Extract of Survey No.44/6/1, village Balewadi. The said entry was rejected on 18/06/2018 by Hon'ble Circle Officer, Pune on technical grounds, vide Mutation Entry No.8709 dated 08/08/2016.
18. It appears that as per Order bearing No. Gaun-khanij/SR/68/2017 dated 23/12/2017, passed by Hon'ble Tahasildar, Pune that a charge of illegal excavation of Rs.2,63,80,620/- was mutated on 7/12 Extract of Survey No.44/6/2, vide Mutation Entry No.8809 dated 04/04/2018 and the same was deleted vide the Order bearing No. RTS/Appeal/368/2018 dated 15/10/2018, passed by Hon'ble Sub-Divisional Officer, Pune, vide Mutation Entry No.8935 dated 24/10/2018.
19. It further appears that vide Confirmation Deed dated 30/12/2020 (duly registered under Serial No.21286/2020 with the Office of Sub-Registrar, Haveli No.10, Pune), executed by the said Mrs. Savitri Nandkumar Balwadkar & others in favour of the said Mr. Eknath Baburao Shevatkar & others by which confirmed the Sale Deed dated 19/08/1991, duly registered under Serial No.11273/1991 with the Office of Sub-Registrar, Haveli No.1, Pune. The said Mr. Eknath Baburao Shevatkar & others have applied for mutation on the revenue record and accordingly, names of the said Mr. Eknath Baburao Shevatkar & others have been recorded on 7/12 Extract of the said land bearing Survey No.44/6/1, village Balewadi for area admeasuring 00 Hectare= 28.34 Ares as the owners thereof, vide Mutation Entry No.9491 dated 08/06/2021. Vide the said Confirmation Deed dated 30/12/2020, amicable settlement has been taken place between the parties and in terms thereof, the aforesaid appeal bearing R.C.A. No.756/2016 has agreed to be withdrawn by the said Mrs. Savitri Nandkumar Balwadkar & others. However, the said appeal is pending for withdrawal till date.
20. It appears that vide Development Agreement dated 10/05/2021 (duly registered under Serial No.11172/2021, with the Office of Sub-Registrar, Haveli No.10, Pune), the said Mr. Dnyaneshwar Nanukumar Balwadkar and others have granted development rights in respect of land admeasuring 00 Hectare= 31.66 Ares out of land admeasuring 00 Hectare= 51.66 Ares out of total land admeasuring 00 Hectare= 80 Ares bearing Survey No.44/6/1 and land admeasuring 00 Hectare= 24 Ares out of land admeasuring 00 Hectare= 72 Ares out of total land admeasuring 00 Hectare= 80 Ares bearing Survey No.44/6/2, total admeasuring 00 Hectare= 55.66 Ares, village Balewadi, Taluka Haveli, Dist. Pune and within limits of Pune Municipal Corporation in favour of Selenite Properties LLP, through its partner- Mr. Manish Dwarkadas Maheshwari & Mr. Siddharth Jayantilal Jain at & or a total consideration and on the terms & conditions contained therein.



21. It appears that vide Power of Attorney dated 10/05/2021 (duly registered under Serial No.11173/2021, with the Office of Sub-Registrar, Haveli No.10, Pune), the said Mr. Dnyaneshwar Nanukumar Balwadkar and others have authorized, appointed and nominated Selenite Properties LLP, through its partner- Mr. Manish Dwarkadas Maheshwari and Mr. Siddharth Jayantilal Jain, to carry out development activities in respect of land admeasuring 00 Hectare= 31.66 Ares out of land admeasuring 00 Hectare= 51.66 Ares out of total land admeasuring 00 Hectare= 80 Ares bearing Survey No.44/6/1 and land admeasuring 00 Hectare= 24 Ares out of land admeasuring 00 Hectare= 72 Ares out of total land admeasuring 00 Hectare= 80 Ares bearing Survey No.44/6/2, totally admeasuring 00 Hectare= 55.66 Ares, village Balewadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation, on the terms and conditions contained in Development Agreement therein.

III] Survey No.44/7, Village Balewadi: -

1. From the perusal of records, it appears that land admeasuring 04 Acres = 05 Guntha bearing Survey No.44, Hissa No.7, village Balewadi was owned and possessed by Mr. Kondiba Rama Balwadkar.
2. That, the provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1956 were made applicable to Village Balewadi and due effect of the same was given in the Revenue Record of the said Village. Accordingly, the area of the said land bearing Survey No.44, Hissa No.7, village Balewadi was shown from 04 Acres = 05 Guntha to 01 Hectare= 68 Ares, vide Mutation Entry No.770 dated 12/05/1969.
3. It appears that the said Mr. Kondiba Ramji Balwadkar died on 16/01/2007, leaving behind a Will dated 21/01/2005 and leaving behind him, his son- Mr. Dashrath Kondiba Balwadkar, three nephews- Mr. Prakash Dashrath Balwadkar, Mr. Vilas Dashrath Balwadkar and Mr. Kalidas Dashrath Balwadkar. Accordingly, names of the said Mr. Dashrath Kondiba Balwadkar, Mr. Prakash Dashrath Balwadkar, Mr. Vilas Dashrath Balwadkar and Mr. Kalidas Dashrath Balwadkar have been recorded on 7/12 Extract of Survey No.44/7, village Balewadi, vide Mutation Entry No.5976 dated 12/02/2007.
4. It appears that vide Development Agreement dated 08/02/2021 (duly registered under Serial No.3926/2021, with the Office of Sub-Registrar, Haveli No.10, Pune), the said Mr. Dashrath Kondiba Balwadkar and others along with consent of Smt. Indubai Dashrath Balwadkar and others have granted development rights in respect of land admeasuring 00 Hectare= 99.44 Ares out of land admeasuring 01 Hectare= 27 Ares out of total land admeasuring 01 Hectare= 68 Ares bearing Survey No.44/7, village Balewadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation, in favour of Selenite Properties LLP, through its partner- Mr. Manish Dwarkadas Maheshwari and Mr. Siddharth Jayantilal Jain, at and for a total consideration and on the terms and conditions contained therein.
5. It appears that vide Power of Attorney dated 08/02/2021 (duly registered under Serial No.3927/2021, with the Office of Sub-Registrar, Haveli No.10, Pune), the said Mr. Dashrath Kondiba Balwadkar and others have authorized, appointed and nominated Selenite Properties LLP, through its partner- Mr. Manish Dwarkadas Maheshwari and Mr. Siddharth Jayantilal Jain, to carry out development activities in respect of land



admeasuring 00 Hectare= 99.44 Ares out of land admeasuring 01 Hectare= 27 Ares out of total land admeasuring 01 Hectare= 68 Ares bearing Survey No.44/7, village Balewadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation, on the terms and conditions contained in Development Agreement therein.

6. It appears that vide Confirmation Deed dated 08/02/2021 (duly registered under Serial No.3928/2021, with the Office of Sub-Registrar, Haveli No.10, Pune), executed by Mrs. Kalpana Bharat Kurhade and others in favour of the said Mr. Prakash Dashrath Balwadkar and others by which they have confirmed the Development Agreement dated 08/02/2021 Serial No.3926/2021, executed by the said Mr. Dashrath Condiba Balwadkar and others in respect of land admeasuring 00 Hectare= 99.44 Ares out of land admeasuring 01 Hectare= 27 Ares out of total land admeasuring 01 Hectare= 68 Ares bearing Survey No.44/7, village Balewadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation, in favour of Selenite Properties LLP, through its partner- Mr. Manish Dwarkadas Maheshwari and Mr. Siddharth Jayantilal Jain.
7. It appears that vide Sale Deed dated 02/06/2011 (duly registered under Serial No.4600/2011, with the Office of Sub-Registrar, Haveli, Pune), Mr. Ramchandra Dhondiba Balwadkar and others have sold assigned, transferred and conveyed land admeasuring 00 Hectare= 40.5 Ares out of total land admeasuring 01 Hectare= 68 Ares bearing Survey No.44/7, village Balewadi along with other properties in favour of Nahar Homes LLP, at and for a total consideration as set out therein. Effect of the said Sale Deed has been recorded on revenue record and name of said Nahar Homes LLP has been recorded on 7/12 Extract of Survey No.44/7, village Balewadi, for area admeasuring 00 Hectare= 40.5 Ares, as the owner thereof, vide Mutation Entry No.7118 dated 18/07/2011.
8. It appears that as per the Government Notification and Order of Hon'ble Tahasildar, Pune, the necessary corrections were made in the computerized 7/12 Extract of Survey No.44/7, village Balewadi, vide Mutation Entry No.8560 dated 28/05/2017.

IV] Common for Survey Nos.44/5/1, 44/6/1, 44/6/2 and 44/7, Village Balewadi: -

1. It appears that the said developer- Selenite Properties LLP has applied to Pune Municipal Corporation for sanction of plans and to commence the construction on the said Plots and accordingly, Pune Municipal Corporation vide its Commencement Certificate bearing No. CC/3233/2021 dated 13/01/2022, has sanctioned the plans and granted permission to carry out construction on the said Plots on the terms and conditions contained therein. It also appears that the said plans have been further revised/sanctioned by Pune Municipal Corporation vide its Commencement Certificates bearing Nos. CC/3254/21 dated 22/03/2022 and CC/0083/22 dated 11/04/2022.
2. As a part of investigation of title to the said Plots, I had not issued public notice in any newspaper to investigate the title of the said Plots.
3. It appears that initially the name of Developer/Promoter was Selenite Properties LLP. The said name was changed from Selenite Properties LLP to Selenite Properties Private Limited vide Certificate of Incorporation dated 19/04/2022, issued by the Assistant Registrar of Companies, Ministry of Corporate Affairs.



4. I have prepared this Title Report only on the basis of the Documents provided to me and on the information given to me. The scope of this Title Report and the comments set out in this report are based on the documents provided to me.
5. On the basis of such investigation of title and documents provided to me, I am of the opinion that subject to Civil Appeal No.756/2016, pending before Hon'ble District Judge, Pune in respect of Survey No.44/6 (new Survey No.44/6/1 + Survey No.44/6/2), village Balewadi and subject to comment made in para 10 hereinabove in respect of Survey No.44/5/1, village Balewadi, title of the owners of the said Plots and beneficial title of Selenite Properties Private Limited (Formerly known as "Selenite Properties LLP") with respect to the said Plots appears to be clear, marketable and without any encumbrances.

V] Index-II Search: -

That, I have carried out search of Index-II record &/or data pertaining to the said Plots for the period of 1993 to 2023 i.e. till date, through On-line e-Search process made available by Government of Maharashtra, Department of Registration & Stamps, on its official website www.igrmaharashtra.gov.in. That, I have paid search fee vide Challan bearing GRN No. MH015046178202223 dated 09/02/2023 and downloaded/ printed-copy thereof are annexed herewith as Annexure-E for the perusal and record, and the same are part & parcel of this Legal Title Report. In the search of Index-II record carried out by me, I have not found any adverse entry, outstanding encumbrance, charge, doubts or claim in respect to the said Property.

VI] Litigation: -

That, I have perused the appeal-memo of the following appeal which is in respect of the land bearing Survey No.44/6 (new Survey No.44/6/1 + Survey No.44/6/2) of village Balewadi, Pune and details of which are as under: -

Sr. No.	Case No.	Parties Names	Reliefs sought	Stage of matter
1.	Reg. C.A. No. 756/2016 in Hon'ble District Court, Pune	Smt. Savitri Nandkumar Balwadkar & others V/s. Mr. Eknath Baburao Shevatkar & others	The said appeal is filed for challenging the Order dated 20/04/2016, passed by Hon'ble C.J.S.D., Pune in R.C.S. No.2578/2012.	Vide Confirmation Deed dated 30/12/2020, Regn. No.21286/2020, executed between parties to the said appeal, amicable settlement has been taken place between them and in terms thereof, the said appeal has agreed to be withdrawn. Accordingly, withdrawal purshis has been filed in said appeal, however the said appeal is pending for withdrawal till date.

Date: 14/02/2023
Place: Pune.

Sandeep Mali
SANDEEP MALI
(ADVOCATE)



ANNEXURE-D
(ENCUMBRANCE CERTIFICATE)

There are no adverse documents found to be registered with respect to the said Plots described herein above. It is also observed that the revenue records do not show any encumbrance/s, outstanding or liabilities with respect to the said Plots, nor does it show any charge on the said Plots.

Date: 14/02/2023
Place: Pune.

mahadev
mandir

SANDEEP MALI
(ADVOCATE)



