



Ref.:

Date :

TITLE REPORT

Re : The contiguous block admeasuring Hectares 00 = 77 Ares formed of all those pieces and parcels of land or ground admeasuring Hectares 00 = 14 Ares, Hectares 00 = 03 Ares and Hectares 00 = 60 Ares bearing Survey Nos. 49/7, 50/3 and 50/5 respectively, all situate, lying and being at Village Bavdhan Budruk within the Registration Sub-District of Taluka Mulshi, District Pune and within the limits of the Gram Panchayat of Village Bavdhan Budruk and which contiguous block is bounded as follows, that is to say:

On or towards the East : By land bearing Survey No. 51
& 52 Village Bavdhan Budruk

On or towards the South : By land bearing Survey No. 53, and
by 12mtr. Road, Village
Bavdhan Budruk

On or towards the West : By land bearing Survey.No 49/6,
50/1 Village Bavdhan Budruk

On or towards the North : By land bearing Survey No.50/4
Village Bavdhan Budruk

On instructions received by us from M/S. ADITYA SHAGUN DEVELOPERS, a partnership firm duly formed under the provisions of the Indian Partnership Act, 1932 having its Office at 619, Sadashiv Peth, Pune 411030 (hereinafter referred to for the sake of brevity as "the said Owner"), we have investigated its title to the above captioned Land.

As part of investigation of title, we have, inter-alia, taken the following steps and our observations in respect thereof are as follows :

- (a) Inspected the Revenue Records pertaining to the above captioned land for the past thirty years which includes the VII/XII Extracts and relevant Mutation Entries pertaining to the said period. Inspection of the said Revenue Record disclose that name of the said Owner is duly entered on the Revenue Record pertaining to the said lands bearing Survey Nos. 49/7, 50/3 and 50/5, Village Bavdhan as the holder of the same and that no fact or circumstance prejudicial to the title of the said Owner to the above captioned Land is disclosed.
- (b) We had public notice in the usual form published in the daily newspaper "DNA" & "Kesari" and which notice appeared on 10.05.2014. We have not received any claim from any person or party in response to our said Public Notices.
- (c) On our instruction, Shri. Rajesh Palse, Advocate had taken search of the relevant Index II Record in the concerned Offices of Sub-Registrar Taluka Mulshi (Paud) for the relevant period of the past thirty years in respect of the above captioned Land and such search of the said Index II Record has not disclosed any outstanding encumbrance on or in respect of the above captioned Land or any entry adverse to the title of the said Owner to the same.



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(d) We have inspected the originals of the Deeds of Sale whereby the said Owner purchased the above captioned land.

On the basis of such investigation of title carried out by us, we are of the opinion that the title of the said M/S. ADITYA SHAGUN DEVELOPERS to the above captioned Land is free, clear and marketable and that there are no outstanding encumbrances on or in respect thereof as far as can be diligently ascertained and is fully entitled to develop the above captioned Land by construction of Buildings containing Flats / Units or other Structures thereon and sale of such Flats / Units / Structures to prospective purchasers thereof and to receive and appropriate the sale proceeds / benefits thereof or otherwise howsoever to exploit the commercial potentiality of the above captioned Land.

Dated this 5th day of June, 2015.

For BENCHMARK LEGAL SERVICES LLP

ADV. KIRAN KHANDELWAL, (Partner)

