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PSD/17/000309 23rd June, 2017.

TO WHOMSOEVER IT MAY CONCERN

Re: All that well defined and separated piece and parcel of land admeasuring 5531.80 square metres out of an area admeasuring 60 Ares carved out of Survey No. 140 Hissa No. 1A total admeasuring 2 Hectare 50 Ares assessed at Rs. 7=50 paise corresponding CTS No. 1118 (part), 1119 and 1120 situate at Village: Pashan, Taluka: Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli No. 1 to 27, Pune. (Hereinafter referred to as "the said property").

THIS IS TO CERTIFY THAT under the instructions of my clients **M/s. Niraj Kumar Associates Pvt. Ltd.,** a company duly registered under the provisions of the Companies Act, 1956 and having its registered office at: Mont Vert Marc, Pashan Sus Road, Pashan, Pune, I have caused searches to be carried out in respect of the captioned property at the office of the Joint Sub Registrar, Haveli No. 1 to 27, Pune for a period commencing from the year 1983 through my associate Mr. Pratap Mulik, Advocate. I have also perused the photocopies of the Deeds and Documents given to me for my perusal pertaining to the right, title and interest of the Owners as detailed in para 4 herein below to the said property and the rights of my clients to the said property and also relied upon certain information given to me by my clients. I have also relied on the said Search and Title Reports dated 8/5/2014 and 12/1/2015 given by the undersigned in respect of the said property along with the area under road total admeasuring 6000 square metres. Pursuant thereto I have to observe as follows:

(1) Flow of Title and History of the said property

(a) **Shri Wakeshwar and Vitthal Deosthan, Pashan**, a Public Trust registered under the Bombay Public Trusts Act, 1950 bearing PTR. No. A/866/Pune, having its office at: H. No. 74-A, Pashan, Pune 411008 is hereinafter referred to as **"the said Trust"**.

(b) It appears that Survey No. 140/1 was originally owned one Shri. Shahu Maharaj who donated the same to Shri. Maloji Naik Shitole Deshmukh. The said Shri. Maloji Naik Shitole Deshmukh donated the said Survey No. 140/1 to Dhadphale family for performing Pooja of the Deities, to light Nandadeep and for maintenance of the said Deities and the name of Shri. Wakeshwar Mahadeo was the deity was mutated in the revenue records along with its Wahiwatdar. It appears that pursuant to an application under section 18 of the Bombay Public Trust Act, the said Shri. Wakeshwar and Shri Vithal Deosthan, was duly registered as a public charitable trust under Registration No. A-866.

(c) It appears that the said Survey No. 140/1 admeasuring 6 Acres 17 Guthas of village Pashan were owned by the said Trust and were held as Deosthan Inam. It appears that one Mr. Moreshwar Vinayak Dhadphale being the wahiwatdar as in possession of the said Survey No. 140/1 prior to the year 1933.

(d) It appears that the said Mr. Moreshwar Vinayak Dhadphale expired intestate on 20/2/1933 leaving behind his legal heirs and that the name of his son Mr. Anant Moreshwar Dhadphale was mutated in the revenue records as karta and manager of the HUF. The same is reflected vide mutation entry no. 578.

(e) It appears that pursuant to the Phalini in the year 1934, Survey No. 140/1 of village Pashan was shown in the name of Mr. Anant Moreshwar Dhadphale being the wahiwatdar and hence was well and sufficiently entitled to the same. The same is reflected vide mutation entry no. 713.

(f) It appears that by a Sale Deed dated 9/12/1937, the said Mr. Anant Moreshwar Dhadphale, Mr. Balkrishna Moreshwar Dhadphale and Smt. Geubai Moreshwar Dhadphale sold a portion admeasuring 10 Gunthas out of Survey No. 140/1 unto and in favour of Mr. Ganesh Rangnath Dhadphale for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 140/1 was sub divided into Survey No. 140/1A retained by the said original wahiwatdars and Survey No. 140/1B was allotted to the said Mr. Ganesh Rangnath Dhadphale. The same is reflected vide mutation entry no. 821.

(g) It appears that the mutation entry No. 1919 pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958.

(h) It appears that the said Mr. Anant Moreshwar Dhadphale expired intestate on 14/6/1974 leaving behind his legal heirs namely (i) Mr. Sadashiv Anant Dhadphale – son, (ii) Ms. Meena Anant Dhadphale – daughter, (iii) Smt. Annapurna Anant Dhadphale – widow and (iv) Mr. Balkrishna Moreshwar Dhadphale – brother. Pursuant thereto the name of Mr. Sadashiv Anant Dhadphale and Mr. Balkrishna Moreshwar Dhadphale was mutated in the kabjedar column and the names of Ms. Meena Anant Dhadphale and Smt. Annapurna Anant Dhadphale were mutated in the other rights column. The same is reflected vide mutation entry no. 2162.

(i) It appears that the said Mr. Balkrishna Moreshwar Dhadphale expired intestate on 3/1/1977 leaving behind him his legal heirs namely (i) Smt. Radhabai Balkrishna Dhadphale – widow and (ii) Ms. Ranjana Balkrishna Dhadphale – daughter. Pursuant thereto the names of the said legal heirs were mutated in the revenue records. The same is reflected vide mutation entry no. 2284.

(j) It appears that by a Lease Deed dated 29/7/1985 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 7703/1985, the said Trust have leased unto and in favour of Mr. Ranjit Buwaji Nimhan a portion admeasuring 44 Ares out of Survey No. 140/1A for a period of 30 years commencing from 29/7/1985 at and for a yearly rent of Rs. 1500 and on certain terms and conditions. Pursuant thereto the name of the said Mr. Ranjit Buwaji Nimhan was mutated in the other rights column. The same is reflected vide mutation entry no. 3289. It appears that inspite of the Sale Deeds as referred to herein below in favour of Mr. Ranjit Buwaji Nimhan and his nominees, the effect of the said Lease Deed has not been deleted from the revenue records.

(k) It appears that pursuant to the Order passed by the Collector, Pune bearing no. PMN113/92 dated 19/5/1992, the names of the Deosthan was retained in the kabjedar column and the names of the wahiwatdars were mutated in the other rights column. The same is reflected vide mutation entry no. 3549.

(l) It appears that by an Agreement dated 9/2/1995 read with the Correction Deed dated 29/9/1995, the said Trust had agreed to sell portion admeasuring 60 Ares out of the said Survey No. 140/1A unto and in favour of Mr. Ranjit Buwaji Nimhan for consideration and on certain terms and conditions. Pursuant thereto the said Trust preferred an application under section 36 of the Bombay Public Trust Act, 1950 to the Joint Charity Commissioner, Pune and which was numbered J/36-95/U/s 36(1)(1)/1995 and which was finally heard and decided on 5/7/1995 and the necessary permission/order dated 5/7/1995 to sell the said portion admeasuring 60 Ares to Mr. Ranjit Buwaji Nimhan or his nominees was granted to the said Trust. It appears that the said Trust preferred an application for extension of time for completing the transaction and vide Order dated 18/5/1996 passed by the Joint Charity Commissioner, Pune the time for completion of the transaction as extended till June, 1997.

(m) It appears that due to financial difficulties and time limits to complete the transaction Mr. Ranjit Buwaji Nimhan had decided to retain 1000 square metres out of the said portion admeasuring 60 Ares and to dispose of the remaining area and assign his rights under the said agreement and accordingly Mr. Ranjit Buwaji Nimhan prepared a tentative layout. In light of the aforesaid transaction between the said Trust and Mr. Ranjit Buwaji Nimhan 5/7/1995, as per request of Mr. Ranjit Buwaji Nimhan, the said Trust obtained from Competent Authority, Pune Urban Agglomeration six no objection certificate /notice u/s. 26 of Urban Land (Ceiling and Regulation) Act, 1976, all dated 16/5/1996 each for 1000 square metres in the name of Mr. Ranjit Buwaji Nimhan for 1000 square metres, Mr. Kantibhai Nagjibhai Kansagra (Patel) for 1000 square metres, Mr. Bapu Baban Nimhan for 1000 square metres, Mr. Paresh Vallabhbhai Jagani for 1000 square metres, Mr. Pramit Bharatkumar Sapariya for 1000 square metres and Mr. Kantilal Devjibhai Jagani for 1000 square metres. It appears that in pursuant of the aforesaid orders of the Charity Commissioner and receipt of six notices/ no objection certificates from Competent Authority, Pune Urban Agglomeration Pune, the said Trust with the consent of Mr. Ranjit Buwaji Nimhan by six separate Sale Deeds have sold the said portion out of Survey No. 140/1A to six purchasers and pursuant thereto their names were mutated in the revenue records, the details whereof are as under:-

Nature of Document and date	Registration details	Name of Purchaser/s	Mutation Entry
Sale Deed dated 28/6/1996	4705/1996 Haveli No. 4	Mr. Ranjit Buwaji Nimhan (Plot No. 6 adm. 1000 sq. mtrs.)	4631
Sale Deed dated	4703/1996	Mr. Kantibhai Nagjibhai Kansagra	4086 and 4626

28/6/1996	Haveli No. 4	(Patel) (Plot No. 4 adm. 1000 sq. mtrs.)	
Sale Deed dated 28/6/1996	4700/1996 Haveli No. 4	Mr. Bapu Baban Nimhan (Plot No. 3 adm. 1000 sq. mtrs.)	4087 and 4627
Sale Deed dated 28/6/1996	4701/1996 Haveli No. 4	Mr. Paresh Vallabhbhai Jagani (Plot No. 2 adm. 1000 sq. mtrs.)	4089 and 4629
Sale Deed dated 28/6/1996	4704/1996 Haveli No. 4	Mr. Pramit Bharatkumar Sapariya (Plot No. 5 adm. 1000 sq. mtrs.)	4090 and 4630
Sale Deed dated 28/6/1996	4702/1996 Haveli No. 4	Mr. Kantilal Devjibhai Jagani (Plot No. 3 adm. 1000 sq. mtrs.)	4088 and 4628

(n) It appears that the Collector Pune by its Order bearing no. PTK/SR/DEO/3/11 dated 17/10/1998 read with amended Order dated PTK/SR/DEO/3/11 dated 11/2/1999 an area admeasuring 60 Ares out of the said Survey No. 140/1A was deleted from Deosthan Inam III. The same is reflected vide mutation entry no. 4625. It is clarified that in the said mutation entry the said Survey No.1 40/1A has been subdivided into Survey No. 140/1A/1 admeasuring 1Hectare 90 Ares and Survey No. 140/1A/2 admeasuring 60 Ares, however the effect of the same has not been given in the revenue records.

(o) It appears that the aforesaid 6 persons referred to in para 1 (m) hereinabove have by various Agreements along with the Power of Attorney as enumerated herein below have granted the exclusive development rights and authority to develop the said 6000 square metres of land purchased by them unto and in favour of Niraj Kumar Associates Private Limited and the details thereof are as under:

Nature of Document and date	Registration details	Name of Owners
Agreement dated 24/10/1997 and Power of Attorney dated 23/2/1998	1094/1998 and 1100/1998 both registered at Haveli No. 4	Mr. Ranjit Buwaji Nimhan (Plot No. 6 adm. 1000 sq. mtrs.)
Agreement dated 24/10/1997 and Power of Attorney dated 23/2/1998	1097/1998 and 1103/1998 both registered at Haveli No. 4	Mr. Kantibhai Nagjibhai Kansagra (Patel) (Plot No. 4 adm. 1000 sq. mtrs.)

Agreement dated 24/10/1997 and Power of Attorney dated 23/2/1998	1095/1998 and 1101/1998 both registered at Haveli No. 4	Mr. Bapu Baban Nimhan (Plot No. 3 adm. 1000 sq. mtrs.)
Agreement dated 24/10/1997 and Power of Attorney dated 23/2/1998	1096/1998 and 1102/1998 both registered at Haveli No. 4	Mr. Paresh Vallabhbhai Jagani (Plot No. 2 adm. 1000 sq. mtrs.)
Agreement dated 24/10/1997 and Power of Attorney dated 23/2/1998	1092/1998 and 1098/1998 both registered at Haveli No. 4	Mr. Pramit Bharatkumar Sapariya (Plot No. 5 adm. 1000 sq. mtrs.)
Agreement dated 24/10/1997 and Power of Attorney dated 23/2/1998	1093/1998 and 1099/1998 both registered at Haveli No. 4	Mr. Kantilal Devjibhai Jagani (Plot No. 3 adm. 1000 sq. mtrs.)

It is clarified that this portion admeasuring 6000 square metres is not the subject matter of this report.

(p) It appears that the said Niraj Kumar Associates have developed the portion admeasuring 6000 square metres referred to in para 1 (o) hereinabove and have constructed a buildings thereon and by a Sale Deed 3/8/2009 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 3408/2009 read with the Supplementary Deed dated 20/10/2016 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7595/2016 have conveyed a portion admeasuring 4708.82 square metres out of the said 6000 square feet along with two building "A" and "B" standing thereon unto and in favour of Mont Vert "A" Cooperative Society Limited being the ultimate organization of the tenement purchasers. Pursuant thereto the name of the said society appears to have been mutated in the hand written 7/12 extract. It is clarified that the mutation entry as reflected on the 7/12 extract being mutation entry no. 6158 appears to have been wrongly mutated. It is further clarified that the name of the said society has not been reflected in the computerized 7/12 extract.

(q) It appears that the said Niraj Kumar Associates have developed the portion admeasuring 6000 square metres referred to in para 1 (o) hereinabove and have constructed a buildings thereon and by a Sale Deed 6/7/2012 and registered with the office of the Sub

Registrar Haveli No. 15 at serial no. 5876/2012 have conveyed a portion admeasuring 1412.11 square metres out of the said 6000 square feet along with commercial building "C" standing thereon unto and in favour of Mont Vert Arcade Premises Cooperative Society Limited being the ultimate organization of the tenement purchasers. Pursuant thereto the name of the said society appears to have been mutated in the revenue records. It is clarified that the mutation entry as reflected on the 7/12 extract being mutation entry no. 6159 appears to have been wrongly mutated. It is further clarified that the name of the said society has not been reflected in the computerized 7/12 extract.

(r) It appears that the said Mr. Sadashiv Anant Dhadphale expired intestate on 22/12/1995 leaving behind his legal heirs namely (i) Smt. Vijaya Sadashiv Dhadphale – widow, (ii) Mr. Girish Sadashiv Dhadphale – son. Pursuant thereto the name of Smt. Vijaya Sadashiv Dhadphale was mutated in the revenue records as Trustee of the said Trust in place of Mr. Sadashiv Anant Dhadphale. The same is reflected vide mutation entry no. 5293. Pursuant thereto by an Order passed by the Charity Commissioner dated 15/7/2008, the name of Mr. Girish Sadashiv Dhadphale was mutated as the Trustee of the said Trust in place of Smt. Vijaya Sadashiv Dhadphale in the revenue records. The same is reflected vide mutation entry no. 6010.

(s) It appears that by a Lease Deed dated16/12/2005 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 4866/2005, the said Trust has leased a portion admeasuring 1 Hectare 07 Ares out of the said Survey No. 140/1A unto and in favour of Niraj Kumar Associates Pvt. Ltd. for a period of 9 years commencing from 1/12/2005 for a yearly rent and on certain terms and conditions. Pursuant thereto the name of Niraj Kumar Associates was mutated in the other rights column in the revenue records. The same is reflected vide mutation entry no. 5896.

(t) It appears that the said Trust in its meeting of the Board of Trustees decided to sell, convey their right, title and interest in all those well defined and separated pieces and parcels of land admeasuring 23 Ares and 60 Ares both carved out of Survey No. 140 Hissa No. 1A total admeasuring 2 Hectare 50 Ares assessed at Rs. 7=50 paise situate at Village: Pashan, Taluka: Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli No. 1 to 20, Pune (the said property) by inviting offers. Accordingly, the said Trust invited offers from public by giving a Public Notice in Daily Kesari and Daily Indian Express in its issue dated 7/7/1996. It appears that in response to the said advertisement/ Public Notice issued by the said Trust, Niraj Kumar Associates Pvt. Ltd. gave an offer by their two letters to purchase the said property.

(u) It appears that the said Trust in the meeting of the Board of Trustees held on 8/8/1996 accepted the offer of Niraj Kumar Associates Pvt. Ltd. and on accepting the earnest amount, by two Memorandums of Understanding dated 9/8/1996 executed by and between the parties hereto, the said Trust agreed to sell to Niraj Kumar Associates Pvt. Ltd. and Niraj Kumar Associates Pvt. Ltd. agreed to purchase from the said Trust the said property on certain terms and conditions and subject to the permissions from the concerned authorities including under Section 36 of the Bombay Public Trust Act, 1950.

(v) It appears that the said Trust filed the necessary two separate applications under section 36 of the Bombay Public Trust Act. 1950 and which were numbered as 90/1996 and 91/1996 in respect of the two separate portions of land being 60 Ares and 23 Ares out of the said Survey No. 140/1A of Pashan. Pursuant thereto by a common Order dated 23/4/1998 passed in the aforesaid Application Nos. 90/1996 and 91/1998, the Joint Charity Commissioner, Pune gave permission to the said Trust to sell the said property to Niraj Kumar Associates Pvt. Ltd. at and for a rate of Rs. 414/- per square metres and subject to completion of the sale transaction within a period of 6 (six) months.

(w) Subsequent thereto one Mrs. Mangala Gajanan Kulkarni and others had a Writ Petition bearing No. 2210 of 1998 before the Hon'ble High Court against the said said Trust and others challenging the aforesaid Order dated 23/4/1998 passed by the Joint Charity Commissioner and seeking interim reliefs. The Hon'ble High Court by its Order dated 10/12/1998 was pleased to grant ad interim reliefs interalia restraining the parties in any manner taking any steps pursuant to the impugned Order dated 23/4/1998 passed in Application Nos. 90/1996. Pursuant thereto the said Mrs. Mangala Gajanan Kulkarni and others have withdrawn the said Writ Petition and hence the Hon'ble High Court by its Order dated 28/9/2001 has allowed the Petitioners to withdraw the said petition and dismissed the same as withdrawn and all ad interim reliefs granted earlier in the petition stand vacated.

(x) It appears that the Hon'ble Commissioner, Pune by its. Order bearing No. MH-2/Watan/RR/562/02 dated 15/7/2004 has granted permission to the said Trust to sell the said property.

(y) It appears the said Trust applied to the Revenue Ministry for permission for alienation of the said property in terms of the Order passed by the Joint Charity Commissioner. The Hon'ble Revenue Ministry by its notification bearing No. DEV/3498/892/P.K.77/L-4 dated 29/6/2004 ordered the said property to be deleted as Inam Class III. It appears that the Collector, Pune vide its Order bearing No. PTK/Deo/SR/16/2004 dated 14/1/2005 has ordered that on compliance of the Order of the Joint Charity Commissioner dated 23/4/1998 the said property to be deleted as Inam Class III.

(z) It appears that pursuant thereto the said Trust had filed a Misc Application No. 22/2007 before the Joint Charity Commissioner, Pune for seeking extension of time to complete the transaction of the said property as per the Order passed on 23/4/1998 in Application Nos. 90/1996 and 91/1996. The Hon'ble Joint Charity Commissioner vide its Judgment and Order dated 23/5/2008 has rejected the said application no. 22/2007. Pursuant thereto the said Niraj Kumar Associates Pvt. Ltd. filed a Misc Application No. 1/2010 and renumbered as 42/2011 before the Charity Commissioner, Mumbai for setting aside the Order dated 23/5/2008 passed by the Joint Charity Commissioner, Pune and for seeking extension of time to complete the transaction of the said property as per the Order passed on 23/4/1998 in Application Nos. 90/1996 and 91/1996. The Hon'ble Charity Commissioner, Mumbai vide its Judgment and Order dated 31/5/2012 has set aside the Order dated 23/5/2008 passed by the Joint Charity Commissioner, Pune and extended the time for completion of the transaction by a period of six months from the date of passing of the Order subject to the condition that Niraj Kumar Associates Pvt. Ltd. being the Applicant therein shall pay to the Trust further consideration of Rs. 2,50,00,000/- and confirmed that all other terms and conditions in the Order dated 23/4/1998 shall continue to operate with relation to the present sale transaction.

(aa) It appears that by a Deed of Sale dated 27/8/2012 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7672/2012, read with the Deed of Confirmation dated 30/7/2013 and registered with the office of the Sub Registrar Haveli No. 18 at serial no. 5654/2013, the said Trust has absolutely sold and conveyed a portion admeasuring 60 Ares out of the Survey No. 140/1A (being the subject matter of this report) along with a separate portion admeasuring 23 Ares unto and in favour of Niraj Kumar Associates Pvt. Ltd. for consideration and on certain terms and conditions. Pursuant thereto the name of Niraj Kumar Associates Pvt. Ltd. was mutated in the revenue records. The same is reflected vide mutation entry no. 6068.

(bb) It appears that by a Transfer Deed dated 7/12/2016 registered with the office of the SS.R Haveli No. 11 at serial no. 10063/2016, the said Niraj Kumar Associates Pvt. Ltd have transferred and conveyed a portion (i) admeasuring 468.20 square metres out of the portion admeasuring 60 Ares and (ii) 139.58 square metres out of the portion admeasuring 23 Ares unto and in favour of Pune Municipal Corporation in lieu of FSI and/or TDR to be loaded on the said property. Pursuant thereto the name of Pune Municipal Corporation was mutated in the revenue records. The same is reflected vide mutation entry no. 6495.

(2) **<u>Searches, Public Notices, Mortgages, Litigation and Misc.</u>**

(a) It is clarified that the undersigned had issued Search and Title Reports dated 8/5/2014 and 12/1/2015 in respect of a portion of land admeasuring 60 Ares carved out of Survey No. 140 Hissa No. 1A total admeasuring 2 Hectare 50 Ares assessed at Rs. 7=50 paise corresponding CTS No. 1118 (part), 1119 and 1120 situate at Village: Pashan, Taluka: Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli No. 1 to 27, Pune and that I have relied on the said Search and Title Report dated 12/1/2015 and this report in respect of the said property is in furtherance thereto and is supplemental thereto.

(b) I have caused searches to be carries out in the Index II registers available in the office of the Sub Registrar Haveli No. 1 to 27 through my associate Mr. Pratap Mulik, Advocate. I am informed by Mr. Pratap Mulik, Advocate, that from the available records during the searches, save and except as stated in para 2 (c) hereunder, no any entry evidencing any encumbrances of whatsoever nature in and upon the said land are found or traced. I have also been informed by Mr. Pratap Mulik, Advocate that during the searches he has found several Tenement Purchasers Agreements under the Maharashtra Ownership Flats Act in respect of various tenements in the building constructed on the said property and which have been agreed to be sold by Niraj Kumar Associates Pvt. Ltd. to various tenement purchasers. It is clarified that since this report is restricted to the said property and does not relate to any tenements in the building/s, the details of the said Tenement Purchasers Agreements are not discussed in this report

(c) Mortgages

I. By an Indenture of Mortgage dated 8/8/2013 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 5947/2013, the said Niraj Kumar Associates Pvt. Ltd. have mortgaged the said portion admeasuring 60 Ares (being part of the said property) and the portion admeasuring 23 Ares out of Survey No. 140/1A of village Pashan into and in favour of Kotak Prime Limited and had obtained a loan/financial assistance on certain terms and conditions. It further appears that by a Release Deed dated 15/10/2015 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 9646/2015, the said Kotak Prime Limited have released and relinquished their charge over the said the said portion admeasuring 60 Ares (being part of the said property) along with portion admeasuring 23 Ares out of Survey No. 140/1A of village Pashan on repayment of the said loan/financial assistance. *It is clarified that the said fact has only been ascertained during the course of searches and upon inspection of the Index II of the said Indenture of Mortgage dated 8/8/2013 and Release Deed dated 15/10/2015.*

II. By an Indenture of Mortgage dated 20/1/2015 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 700/2015, the said Niraj Kumar Associates Pvt. Ltd. have mortgaged the said portion admeasuring 60 Ares (being part of the said property) and the portion admeasuring 23 Ares out of Survey No. 140/1A of village Pashan and other lands into and in favour of IDBI Trusteeship Services Limited and had obtained a loan/financial assistance on certain terms and conditions. It further appears that by a Deed of Reconveyance dated 7/1/2016 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 375/2016, the said IDBI Trusteeship Services Limited have released and relinquished their charge over the said portion admeasuring 60 Ares (being part of the said property) along with portion admeasuring 23 Ares out of Survey No. 140/1A of village Pashan and other lands on repayment of the said loan/financial assistance. *It is clarified that the said fact has only been ascertained during the course of searches and upon inspection of the Index II of the* *said Indenture of Mortgage dated 20/1/2015 and Deed of Reconveyance dated 7/1/2016.*

III. By an Indenture of Mortgage dated 23/10/2015 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 9986/2015, the said Niraj Kumar Associates Pvt. Ltd. have mortgaged the said portion admeasuring 60 Ares (being part of the said property) and the portion admeasuring 23 Ares out of Survey No. 140/1A of village Pashan into and in favour of Aditya Birla Finance Limited and had obtained a loan/financial assistance on certain terms and conditions. *It is clarified that the said fact has only been ascertained during the course of searches and upon inspection of the Index II of the said Indenture of Mortgage dated 23/10/2015.*

(d) It is clarified that no Public Notice has been issued in the newspapers in respect of the said property calling for any objections for the issuance of this supplementary report at the specific instructions from clients.

(e) I have been informed by Niraj Kumar Associates Pvt. Ltd. that one Mr. Nitin Laxman Pardeshi and Mr. Raju Babanrao Dalvi have filed a Writ Petition bearing No. 8780 of 2012 before the Hon'ble High Court Bombay against Niraj Kumar Associates Pvt. Ltd. and the said Trust and Charity Commissioner, Mumbai interalia challenging the said Order dated 31/5/2012 passed by the Charity Commissioner, Mumbai in Application No. 1/2010 renumbered as 42/2011 and for other interim reliefs. The said Writ Petition has been withdrawn by the Petitioners and necessary Order dated 9/5/2013 thereto has been passed by the Hon'ble Court disposing the Writ Petition as withdrawn.

(f) It is clarified that this report is based on the searches carried out at the office of the Sub Registrar of Assurances and on the documents and revenue records produced before for my inspection and certain information supplied to me by my clients.

(g) It is further clarified for the purposes of issuance of this report, (A) I have assumed (i) the right, constitution, deeds or legal capacity of all persons, natural or artificial to execute the documents mentioned herein, genuineness of all signatures, and authenticity of all documents submitted to me as original, certified or photocopies and have not examined the same, (ii) that all permissions, if necessary have been obtained, (iii) the accuracy and completeness of

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all the factual representations made in the documents, (iv) that there have been no changes, amendments or modifications to the documents examined by me, (B) I have relied upon the information relating to (i) Lineage and family tree on the basis of the revenue records made available and information provided to me by my clients, (ii) physical areas of the said property or portions thereof on the basis of the revenue records made available and information provided to me by my clients and (iii) boundaries of the said property on the basis of documents and information provided to me by my clients.

(h) It is further clarified that I am not certifying the boundaries of the said property nor am I qualified to express my opinion on physical identification of the said property.

(3) **Permissions and Sanctions**

(a) The Pune Municipal Corporation has sanctioned the building plans of the proposed building to be constructed on the said land and issued the necessary Commencement Certificate bearing Commencement Certificate bearing CC/1003/13 dated 21/6/2013 and revised Commencement Certificate bearing nos. CC/4206/13 dated 25/3/2014 and CC/2985/16 dated 23/12/2016.

(b) The Sub Divisional Officer, Pune Sub Division, Pune by its order bearing no. PMA/NA/SR/564/13 dated 17/10/2013 has permitted the non agricultural use of the said property.

(4) **Names of the Owners**

Niraj Kumar Associates Pvt. Ltd., a company duly registered under the provisions of the Companies Act, 1956 and having its registered office at: Mont Vert Marc, Pashan Sus Road, Pashan, Pune are the owners of the said property described in para (5) herein below.

(5) **Description of the said property**

All that well defined and separated piece and parcel of land admeasuring 5531.80 square metres out of an area admeasuring 60 Ares carved out of Survey No. 140 Hissa No. 1A total admeasuring 2 Hectare 50 Ares assessed at Rs. 7=50 paise corresponding CTS No. 1118 (part), 1119 and 1120 situate at Village: Pashan, Taluka: Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli No. 1 to 27, Pune and bounded as follows:-

On or towards the East	:	By Survey No. 140/2.
On or towards the South	:	By Road.
On or towards the West	:	By remaining part of Survey No. 140/1A.
On or towards the North	:	By remaining part of Survey No. 140/1A

(6) Opinion

In view of what is stated herein above and subject to what is stated above, I certify that in my opinion, the said Owners as stated in para 4 hereinabove namely Niraj Kumar Associates Private Limited are well and sufficiently entitled to said property described in para 5 hereinabove as owners thereof and have a marketable title to the same and that the said property is free from known encumbrances and reasonable doubts and my clients Niraj Kumar Associates Pvt. Ltd. have an exclusive right and authority to develop the said property and to sell and/or dispose the units/tenements in the building/s to be constructed thereon in the project to be known as "Mont Vert Avion" being developed on the said property to any intending purchaser/s.

Dated this 23rd day of June, 2017.

Prasanna S Darade

Advocate

D:\My Documents\kaneria\title-pashan-140-1=mont vert avion-23-6-2017.doc

पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक ३८२/१५

दिनांक ८/९/१५ सन २०

दस्तऐवजाचा प्रकार-- शोध २०१४ ते २०१५ (२ वर्षे)

सादर करणाराचे नाव-- ॲड. प्रताप कुलीज

खालीलप्रमाणे फी मिळाली:--

	रु.	पै.
नोंदणी फी ..		
नक्कल फी (फोलिओ) ..		
पृष्ठांकनाची नक्कल फी ..	३००	००
टपालखर्च ..		
नकला किंवा ज्ञापने (कलम ६४ ते ६७) ..		
शोध किंवा निरीक्षण ..		
दंड--कलम २५ अन्वये ..		
कलम ३४ अन्वये ..		
प्रमाणित नकला (कलम ५७) (फोलिओ) ..		
इतर फी (मागील पानावरील) बाब क्र. ..		
" " ..		
" " ..		
" " ..		
" " ..		
एकूण ..	३००	००

५/५/०७

स.नं. - १४०/१अ

(क्र. तीनशे फक्त)

दस्तऐवज / नक्कल रोजी तयार होईल व नोंदणीकृत डाकेने पाठवली जाईल. / या कार्यालयात देण्यात येईल.

दुय्यम निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकेने पाठवावा. / हवाली करावा.

सह. दुय्यम निबंधक
हवेली क्र. १०, पुणे शहर

पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक ३e.२/९५

दिनांक ०/९/९५ सन १०

दस्तऐवजाचा प्रकार– शोध २०९४ ते २०९५(२०वर्षे)

सादर करणाराचे नाव– अॅड. प्रताप मुळीक.

खालीलप्रमाणे फी मिळाली:–

	रु.	पै.
नोंदणी फी ..		
नक्कल फी (फोलिओ) ५/५/०/० ..		
पृष्ठांकनाची नक्कल फी ..	३००	००
टपालखर्च ..		
नकला किंवा ज्ञापने (कलम ६४ ते ६७) ..		
शोध किंवा निरीक्षण ०५.नं.-९४०/९३ ..		
दंड–कलम २५ अन्वये ..		
कलम ३४ अन्वये ..		
प्रमाणित नकला (कलम ५७) (फोलिओ) ..		
इतर फी (मागील पानावरील) बाब क्र. ..		
" " ..		
" " ..		
" " ..		
" " ..		
(रु. तीनशे फक्त) एकूण ..	३००	००

दस्तऐवज / नक्कल रोजी तयार होईल व नोंवणीकृत-डाकेने पाठवली जाईल. / या कार्यालयात देण्यात येईल.

दुय्यम निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकेने पाठवावा. / हवाली करावा.

सह. दुय्यम निबंधक
हवेली क्र. १०, पुणे शहर

शा.का.मु.१०,००० पु. (१०० पानी)–३-२०१२–पोंग ४"-(उप) ३२९

पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक ९३९८८

दिनांक २०/०३ सन २०१४

दस्तऐवजाचा प्रकार– शोध - (१२ वर्षे)

सादर करणाराचे नाव– श्री. प्रताप मुळीक.

खालीलप्रमाणे फी मिळाली:–

	रु.	पै.
नोंदणी फी — धायरी ..		
नक्कल फी (फोलिओ) — स.नं. - १२० ..	300/-	
पृष्ठांकनाची नक्कल फी ..		
टपालखर्च ..		
नकला किंवा ज्ञापने (कलम ६४ ते ६७) — हि.नं. - १ ते ..		
शोध किंवा निरीक्षण ..		
दंड–कलम २५ अन्वये — सन - 2003 ते 14 ..		
कलम ३४ अन्वये ..		
प्रमाणित नकला (कलम ५७) (फोलिओ) ..		
इतर फी (मागील पानावरील) बाब क्र. — तिनाशे रु. ..		
,, ,, ..		
,, ,, ..		
,, ,, ..		
,, ,, ..		
एकूण ..	300/-	

दस्तऐवज / नक्कल रोजी तयार होईल व नोंदणीकृत डाकेने पाठवली जाईल. / या कार्यालयात देण्यात येईल.

दुय्यम निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकेने पाठवावा. हवाली करावा.

सह. दुय्यम निबंधक
सादरकर्ता
हवेली क्र. १०, पुणे करिता

शा.मु.पु.-१,००० पु. (१०० पानी)-३-२०१२-पीए ४"-(इए)३२१

Monday, October 15, 2012

12:16:30 PM

ORIGINAL

नोंदणी 39 म.

Regn. 39 M

पावती

हवल15

पावती क्र. : 2894

गावाचे नाव पाषाण

दिनांक 15/10/2012

दस्तऐवजाचा अनुक्रमांक हवल15 - 00000 -

दस्ता ऐवजाचा प्रकार अभिस्वीकृती/भरणा पावती

सादर करणाराचे नाव:ॲड प्रताप एम मुळीक 1983 ते 2012 30 वर्षे शोध सनं 140 हि नं 1अ

शोध व निरीक्षणे	:-	750.00
एकूण	रु.	750.00

आपणास हा दस्त अंदाजे 12:31PM ह्या वेळेस मिळेल

सह. दुय्यम निबंधक, हवेली (दिघी)

हवेली क्र. १५, पुणे शहर, पुणे

CHALLAN
MTR Form Number-6

GRN	MH002405403201718E	BARCODE		Date	16/06/2017-12:31:43	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID (If Any)**	
		PAN No.(If Applicable)	
Office Name	HVL15_HAVELI 15 JOINT SUB REGISTRAR	**Full Name**	Adv Pratap Mulik
Location	PUNE		
Year	2017-2018 From 01/01/2015 To 16/06/2017	**Flat/Block No.**	[redacted]

Account Head Details	**Amount In Rs.**		
0030072201 SEARCH FEE	75.00	**Premises/Building**	
		Road/Street	
		Area/Locality	Pune
		Town/City/District	
		PIN	
		Remarks (If Any)	Search Fee for Survey no 140/1A Village Pashan
		Amount In Words	Seventy Five Rupees Only
Total	75.00		

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**	
Cheque-DD Details		Bank CIN Ref. No.	69103332017061611664 126702756
Cheque/DD No.		Date	16/06/2017-12:32:09
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Mobile No. : Not Available

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 16-06-2017 12:32:52