



HORIZON LAW & ASSOCIATES

**208, The Power One Condominium, S. no. 77 (P), Near Passport Office, Mundhwa, Pune
411036**

FORMAT – A

(Circular No. 28/2021)

Date: 04-09-2025

To
MahaRERA,
Mumbai.

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to land bearing (i) Survey No. 16 (P), (ii) Survey No. 16B, (iii) Survey No. 16K, (iv) Survey No. 16T, (v) Survey No. 16TH, (vi) Survey No. 16J, (vii) Survey No. 16JH, (viii) Survey No. 16CHH, (ix) Survey No. 16KH, (x) Survey No. 16G all lying, being and situated at Village Baner, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation and within the Registration Sub-Registrar Haveli of District Pune (Hereinafter referred as the “said Property”).

We have investigated the title of the said lands on the request of ANP Shelters LLP, a Limited Liability Partnership and having their registered office at Office No. 202, Sr No. 109 4, Royal Space, Baner Gaon, Pune, Haveli, Maharashtra, India, 411045, in respect of the following lands and on the basis of various documents including mentioned hereunder.

1. Description of the Property: -

All those pieces and parcels of lands detailed in I to X below, lying, being and situated at Village Baner, Taluka Haveli, District Pune, within the limits of the Pune Municipal Corporation and



within the jurisdiction of the Sub-Registrar of Assurances, Haveli, District Pune, (collectively referred to as "Property") as mentioned herein below:

I. All that piece and parcel of land bearing Survey No. 16(P) having an area admeasuring 00 Hectare 30 Are and a revenue assessment of Rs. 00.67 Paise, i.e. 3,000 sq. mtrs. ("Land No. 1") out of which

- (i) 00 Hectare 12 Are and a revenue assessment of Rs. 00.27 Paise, i.e. 1,200 sq. mtrs. owned by **Mr. C Shamsuddin** and is given for **development to ANP Shelters LLP**
- (ii) area admeasuring 00 Hectare 03 Are and a revenue assessment of Rs. 00.07 Paise, i.e., 300 sq. mtrs., previously owned by Mrs. Pramila Sitaram Pawar, Mr. Abhijeet Sitaram Pawar, and Mr. Sujeet Sitaram Pawar, and (iii) area admeasuring 00 Hectare 05 Are and a revenue assessment of Rs. 00.11 Paise, i.e., 500 sq. mtrs., previously owned by Dr. Maruti Sonu Bhore, and (iv) area admeasuring 00 Hectare 05 Are and a revenue assessment of Rs. 00.11 Paise, i.e., 500 sq. mtrs., previously owned by Mrs. Suman Maruti Bhore, and (v) area admeasuring 00 Hectare 05 Are and a revenue assessment of Rs. 00.11 Paise, i.e., 500 sq. mtrs., previously owned by Mr. C Shamsuddin, all of which have now **purchased and owned by ANP Shelters LLP**, with the purchased area totally admeasuring 00 Hectare 18 Are and a revenue assessment of Rs. 00. 40 Paise, i.e., **1,800 sq. mtrs.**

The said Land No. 1 is a part of the Survey No. 16(P) having a total area admeasuring 00 Hectare 65.58 Are plus potkharaba area 00 Hectare 05.04 Are thus totally admeasuring 00 Hectare 70.62 Are and a revenue assessment of Rs. 1.50 Paise, i.e. 7,062 sq. mtrs. **Only Land No. 1 admeasuring 3,000 sq. mtrs. out of the total area of 16(P) is the sub-matter of this Title Report.**

II. All that piece and parcel of land bearing Survey No. 16B having an area admeasuring 00 Hectare 33.91 Are plus potkharaba area 00 Hectare 04.92 Are thus totally admeasuring 00 Hectare 38.83 Are and a revenue assessment of Rs. 00.93 Paise, i.e. 3,883 sq. mtrs. ("Land No. 2") out of which

- (i) 00 Hectare 21.11 Are plus potkharaba area 00 Hectare 04.92 Are thus totally admeasuring 00 Hectare 26.03 Are and a revenue assessment of Rs. 00.58 Paise, i.e. **2,603 sq. mtrs. owned by Mr. C Shamsuddin** and is given for **development to ANP Shelters LLP**
- (ii) area admeasuring 00 Hectare 08 Are and a revenue assessment of Rs. 00.22 Paise, i.e., 800 sq. mtrs., previously owned by Mr. C Shamsuddin and (iii) area admeasuring 00 Hectare 4.80 Are and a revenue assessment of Rs. 00.13 Paise, i.e., 480 sq. mtrs., previously owned by Mr. Dilip Dnyanoba



Jadhav, now **purchased and owned by ANP Shelters LLP**, with the purchased area totally admeasuring 00 Hectare 12.80 Are and a revenue assessment of Rs. 00.35 Paise, i.e., **1,280 sq. mtrs.**

III. All that piece and parcel of land bearing **Survey No. 16K** having an area admeasuring 00 Hectare 28.13 Are plus potkharaba area 00 Hectare 04.92 Are thus **totally admeasuring 00 Hectare 33.05 Are** and a revenue assessment of Rs. 00.79 Paise, i.e. **3,305 sq. mtrs.** ("Land No. 3") which is **owned by Mr. C Shamsuddin** and is given for **development to ANP Shelters LLP**

IV. All that piece and parcel of land bearing **Survey No. 16T** having an area admeasuring 00 Hectare 46.27.50 Are plus potkharaba area 00 Hectare 04.92.00 Are thus **totally admeasuring 00 Hectare 51.19.50 Are** and a revenue assessment of Rs. 4386.87 Paise, i.e. **5,119.50 sq. mtrs.** ("Land No. 4") out of which

(i) 00 Hectare 29.28.00 Are plus *potkharaba* area 00 Hectare 04.92.00 Are thus totally admeasuring 00 Hectare 34.20 Are and a revenue assessment of Rs. 4386.87 Paise, i.e. **3,420 sq. mtrs.** **owned by Mr. C Shamsuddin** and is given for **development to ANP Shelters LLP**

(ii) area admeasuring 00 Hectare 16.99.50 Are and a revenue assessment of Rs. 00.00 Paise, i.e., **1,699.50 sq. mtrs.**, previously owned by Mr. C Shamsuddin, now **purchased and owned by ANP Shelters LLP.**

V. All that piece and parcel of land bearing **Survey No. 16TH** having a **total area admeasuring 00 Hectare 46.74.50 Are** and a revenue assessment of Rs. 4431.42 Paise, i.e. **4,674.50 sq. mtrs.** ("Land No. 5") out of which

(i) 00 Hectare 20.42 Are and a revenue assessment of Rs. 4222.86 Paise, i.e. **2,042 sq. mtrs.** **owned by Mr. C Shamsuddin** and is given **for development to ANP Shelters LLP**

(ii) area admeasuring 00 Hectare 24.12.50 Are and a revenue assessment of Rs. 00 Paise, i.e., 2,412.50 sq. mtrs., previously owned by Mr. C Shamsuddin and (iii) area admeasuring 00 Hectare 2.20 Are and a revenue assessment of Rs. 208.56 Paise, i.e., 220 sq. mtrs., previously owned by Mr. Dilip Dnyanoba Jadhav, now **purchased and owned by ANP Shelters LLP**, with the purchased area totally admeasuring 00 Hectare 26.32.50 Are and a revenue assessment of Rs. 00. 208.56 Paise, i.e., **2,632.50 sq. mtrs.**



VI. All that piece and parcel of land bearing **Survey No. 16J** having an area **admeasuring 00 Hectare 51.92.50 Are** and a revenue assessment of Rs. 44.56.07 Paise, i.e. **5,192.50 sq. mtrs.** ("Land No. 6") which was previously owned by Mr. C Shamsuddin and now **purchased and owned by ANP Shelters LLP.**

VII. All that piece and parcel of land bearing **Survey No. 16JH** having an area **admeasuring 00 Hectare 35.08 Are** plus potkharaba area **00 Hectare 04.92 Are** thus totally **admeasuring 00 Hectare 40 Are** and a revenue assessment of Rs. 3326.58 Paise, i.e. **4,000 sq. mtrs.** ("Land No. 7") which was previously owned by Mr. C Shamsuddin and **now purchased and owned by ANP Shelters LLP**

The said Land No. 7 is a part of the **Survey No. 16JH** having a total area **admeasuring 00 Hectare 36.83.50 Are** plus potkharaba area **00 Hectare 04.92 Are** thus totally **admeasuring 00 Hectare 41.75.50 Are** and a revenue assessment of Rs. 3492.95 Paise, i.e. **4,175.50 sq. mtrs.** **Only Land No. 7 admeasuring 4,000 sq. mtrs. out of the total area of 16JH is the sub-matter of this Title Report.**

VIII. All that piece and parcel of land bearing **Survey No. 16CHH** having an area **admeasuring 00 Hectare 45.08 Are** plus potkharaba area **00 Hectare 04.92 Are** thus totally **admeasuring 00 Hectare 50 Are** and a revenue assessment of Rs. 4179.61 Paise, i.e. **5,000 sq. mtrs.** ("Land No. 8") out of which

(i) **00 Hectare 25.08 Are** plus potkharaba area **00 Hectare 04.92 Are** thus totally **admeasuring 00 Hectare 30 Are** and a revenue assessment of Rs. 4179.61 Paise, i.e. **3,000 sq. mtrs. owned by Mr. C Shamsuddin** and is given for **development to ANP Shelters LLP.**

(ii) area **admeasuring 00 Hectare 20 Are** and a revenue assessment of Rs. 00 Paise, i.e., **2,000 sq. mtrs.,** previously owned by Mr. C Shamsuddin is **now purchased and owned by ANP Shelters LLP**

The said Land No. 8 is a part of the **Survey No. 16CHH** having a total area **admeasuring 00 Hectare 46.62.50 Are** plus potkharaba area **00 Hectare 04.92 Are** thus totally **admeasuring 00 Hectare 51.54.50 Are** and a revenue assessment of Rs. 4420.05 Paise, i.e. **5,154.50 sq. mtrs.** **Only Land No. 8 admeasuring 5,000 sq. mtrs. out of the total area of 16CHH is the sub-matter of this Title Report.**

IX. All that piece and parcel of land bearing **Survey No. 16KH** having an area **admeasuring 00 Hectare 26.08 Are** plus potkharaba area **00 Hectare 04.92 Are** thus **totally admeasuring 00 Hectare 31 Are** and a revenue assessment of Rs. 00.74 Paise, i.e. **3,100 sq. mtrs.** ("Land No. 9") which is owned by **Mr. C Shamsuddin** and is given for **development to ANP Shelters LLP**



- X. All that piece and parcel of land bearing **Survey No. 16G** having an area admeasuring 00 Hectare 19.03.50 Are plus potkharaba area 00 Hectare 04.92 Are thus **totally admeasuring 00 Hectare 23.95.50 Are** and a revenue assessment of Rs. 1804.51 Paise, i.e. **2,395.50 sq. mtrs.** ("Land No. 10") which was previously owned by Mr. C Shamsuddin and now **purchased and owned by ANP Shelters LLP**

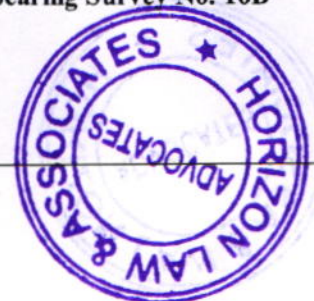
The said Property being Land No. 1 to Land No. 10 is bounded as under:

On or towards East : By Survey No. 16 (part) with a project known as Pride Platinum and Ors.
On or towards West : By Survey No. 16 (part) with a project known as Kolte-Patil 24K Sereno
On or towards North : By 24 meters DP Road
On or towards South : By 18 meters DP Road (proposed)

2. The documents of allotment of Property

The copies of the following documents were provided to us for the purpose of this opinion:

- 2.1. Copy of **Sale Deed** dated April 28, 2025, with Sr. No. 9900/2025 registered with the office of the Sub-Registrar of Assurance Haveli No. 19 on April 30, 2025 by **Mr. Dilip Dnyanoba Jadhav**, the erstwhile owner, in favour of **ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani**, the Developers, with the consent of Mr. C Shamsuddin and Now Reality Ventures LLP for an area admeasuring 00 Hectare 2.20 Are and a revenue assessment of Rs. 208.56 Paise, i.e., **220 sq. mtrs. out of the land bearing Survey No. 16TH** and having a total area admeasuring 00 Hectare 46.74.50 Are; and for an area admeasuring 00 Hectare 4.80 Are and a revenue assessment of Rs. 00.13 Paise, i.e., **480 sq. mtrs., out of the land bearing Survey No. 16B** having an area of 00 Hectare 38.83 Are, lying, being and situated at **Village Baner, Taluka Haveli, District Pune**. (Total Area purchased under this Sale Deed – 700 sq. mtrs.)
- 2.2. Copy of **Irrevocable Power of Attorney** dated April 28, 2025, with Sr. No. 9901/2025 registered with the office of the Sub-Registrar of Assurance Haveli No. 19 by **Mr. Dilip Dnyanoba Jadhav** in favour of **ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani** for an area admeasuring 00 Hectare 2.20 Are and a revenue assessment of Rs. 208.56 Paise, i.e., **220 sq. mtrs. out of the land bearing Survey No. 16TH** and having a total area admeasuring 00 Hectare 46.74.50 Are; and for an area admeasuring 00 Hectare 4.80 Are and a revenue assessment of Rs. 00.13 Paise, i.e., **480 sq. mtrs., out of the land bearing Survey No. 16B**



having an area of 00 Hectare 38.83 Are, lying, being and situated at **Village Baner, Taluka Haveli, District Pune.**

- 2.3. Copy of **Sale Deed** dated April 28, 2025, with Sr. No. 9902/2025 registered with the office of the Sub-Registrar of Assurance Haveli No. 19 on April 30, 2025 by **Dr. Maruti Sonu Bhorade and Mrs. Suman Maruti Bhorade**, the erstwhile owners, in favour of **ANP Shelters LLP** through its partners (1) **Mr. Sunil Harumal Adwani** and (2) **Mr. Tanuj Manohar Pherwani**, the Developers, with the consent of Mr. C Shamsuddin and Now Reality Ventures LLP for an area admeasuring 00 Hectare 05 Are and a revenue assessment of Rs. 00.11 Paise, i.e., **500 sq. mtrs.**, and for an area admeasuring 00 Hectare 05 Are and a revenue assessment of Rs. 00.11 Paise, i.e., **500 sq. mtrs.**, **totally admeasuring 10 Are i.e, 1000 sq. mtrs.**, out of the land bearing **Survey No. 16(P)** having an area admeasuring 00 Hectare 30 Are (*out of 70.62 Are*) lying, being and situated at **Village Baner, Taluka Haveli, District Pune.** (Total Area purchased under this Sale Deed – 1000 sq. mtrs.)
- 2.4. Copy of **Irrevocable Power of Attorney** dated April 28, 2025, with Sr. No. 9903/2025 registered with the office of the Sub-Registrar of Assurance Haveli No. 19 by **Dr. Maruti Sonu Bhorade and Mrs. Suman Maruti Bhorade** in favour of **ANP Shelters LLP** through its partners (1) **Mr. Sunil Harumal Adwani** and (2) **Mr. Tanuj Manohar Pherwani** for an area admeasuring 00 Hectare 05 Are and a revenue assessment of Rs. 00.11 Paise, i.e., **500 sq. mtrs.**, and for area admeasuring 00 Hectare 05 Are and a revenue assessment of Rs. 00.11 Paise, i.e., **500 sq. mtrs.**, **totally admeasuring 10 Are i.e, 1000 sq. mtrs.**, out of the land bearing **Survey No. 16(P)** having an area admeasuring 00 Hectare 30 Are (*out of 70.62 Are*) lying, being and situated at **Village Baner, Taluka Haveli, District Pune.**
- 2.5. Copy of **Sale Deed** dated April 28, 2025, with Sr. No. 9904/2025 registered with the office of the Sub-Registrar of Assurance Haveli No. 19 on April 30, 2025 by **Mrs. Pramila Sitaram Pawar, Mr. Abhijeet Sitaram Pawar, and Mr. Sujeet Sitaram Pawar**, the erstwhile owners, in favour of **ANP Shelters LLP** through its partners (1) **Mr. Sunil Harumal Adwani** and (2) **Mr. Tanuj Manohar Pherwani**, the Developers, with the consent of Mr. C Shamsuddin and Now Reality Ventures LLP for an area admeasuring 00 Hectare 03 Are and a revenue assessment of Rs. 00.07 Paise, i.e., **300 sq. mtrs.**, out of the land bearing **Survey No. 16(P)** having an area admeasuring 00 Hectare 30 Are (*out of 70.62 Are*) lying, being and situated at **Village Baner, Taluka Haveli, District Pune.** (Total Area purchased under this Sale Deed – 300 sq. mtrs.)



- 2.6. Copy of **Irrevocable Power of Attorney** dated April 28, 2025, with Sr. No. 9905/2025 registered with the office of the Sub-Registrar of Assurance Haveli No. 19 by **Mrs. Pramila Sitaram Pawar, Mr. Abhijeet Sitaram Pawar, and Mr. Sujeet Sitaram Pawar**, the erstwhile owners, in favour of **ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani**, the Developers, with the consent of Mr. C Shamsuddin and Now Reality Ventures LLP for an area admeasuring 00 Hectare 03 Are and a revenue assessment of Rs. 00.07 Paise, i.e., **300 sq. mtrs.**, out of the land bearing **Survey No. 16(P)** having an area admeasuring 00 Hectare 30 Are (*out of 70.62 Are*) lying, being and situated at **Village Baner, Taluka Haveli, District Pune**.
- 2.7. Copy of **Sale Deed** dated May 02, 2024, with Sr. No. 9392/2024 registered with the office of the Sub-Registrar of Assurance Haveli No. 19 on May 02, 2024 by **Mr. C Shamsuddin**, the erstwhile owner, in favour of **ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani**, the Developers, for an area admeasuring 00 Hectare 05 Are and a revenue assessment of Rs. 00.11 Paise, i.e., **500 sq. mtrs.**, out of the land bearing **Survey No. 16(P)** having an area admeasuring 00 Hectare 30 Are (*out of 70.62 Are*) lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; and area admeasuring 00 Hectare 08 Are and a revenue assessment of Rs. 00.22 Paise, i.e., **800 sq. mtrs.**, out of the land bearing **Survey No. 16B** having an area of 00 Hectare 38.83 Are, lying, being and situated at **Village Baner, Taluka Haveli, District Pune**. (Total Area purchased under this Sale Deed – 1300 sq. mtrs.)
- 2.8. Copy of **Irrevocable Power of Attorney** dated May 02, 2024, with Sr. No. 9393/2024 registered with the office of the Sub-Registrar of Assurance Haveli No. 19 on May 02, 2024 by **Mr. C Shamsuddin**, the erstwhile owner, in favour of **ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani**, the Developers, for an area admeasuring 00 Hectare 05 Are and a revenue assessment of Rs. 00.11 Paise, i.e., **500 sq. mtrs.**, out of the land bearing **Survey No. 16(P)** having an area admeasuring 00 Hectare 30 Are (*out of 70.62 Are*) lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; and area admeasuring 00 Hectare 08 Are and a revenue assessment of Rs. 00.22 Paise, i.e., **800 sq. mtrs.**, out of the land bearing **Survey No. 16B** having an area of 00 Hectare 38.83 Are, lying, being and situated at **Village Baner, Taluka Haveli, District Pune**.
- 2.9. Copy of **Sale Deed** dated December 18, 2024, with Sr. No. 27647/2024 registered with the office of the Sub-Registrar of Assurance Haveli No. 2 on December 18, 2024 by **Mr. C Shamsuddin**, the



erstwhile owner, in favour of ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani, the Developers, for an area admeasuring area admeasuring 00 Hectare 16.99.50 Are and a revenue assessment of Rs. 00.00 Paise, i.e., **1,699.50 sq. mtrs.**, out of the land bearing Survey No. 16T having an area admeasuring 00 Hectare 51.19.50 Are lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for an area admeasuring 00 Hectare 24.12.50 Are and a revenue assessment of Rs. 00 Paise, i.e., **2,412.50 sq. mtrs.**, out of the land bearing Survey No. 16TH having an area admeasuring 00 Hectare 46.74.50 Are, lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for land bearing Survey No. 16J having an area admeasuring 00 Hectare 51.92.50 Are and a revenue assessment of Rs. 44.56.07 Paise, i.e. **5,192.50 sq. mtrs.** lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for land bearing Survey No. 16JH having an area admeasuring 00 Hectare 35.08 Are plus potkharaba area 00 Hectare 04.92 Are thus totally admeasuring 00 Hectare 40 Are and a revenue assessment of Rs. 3326.58 Paise, i.e. **4,000 sq. mtrs.** lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for and area admeasuring 00 Hectare 20 Are and a revenue assessment of Rs. 00 Paise, i.e., **2,000 sq. mtrs.**, out of the land bearing Survey No. 16CHH having an area admeasuring 00 Hectare 50 Are, lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for land bearing Survey No. 16G having an area admeasuring 00 Hectare 19.03.50 Are plus potkharaba area 00 Hectare 04.92 Are thus totally admeasuring 00 Hectare **23.95.50 Are** and a revenue assessment of Rs. 1804.51 Paise, i.e. **2,395.50 sq. mtrs.** lying, being and situated at **Village Baner, Taluka Haveli, District Pune** (Total Area purchased under this Sale Deed – 17000 sq. mtrs.)

- 2.10. Copy of Irrevocable Power of Attorney dated December 18, 2024, with Sr. No. 27657/2024 registered with the office of the Sub-Registrar of Assurance Haveli No. 2 on December 18, 2024 by Mr. C Shamsuddin, the erstwhile owner, in favour of ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani, the Developers, for an area admeasuring area admeasuring 00 Hectare 16.99.50 Are and a revenue assessment of Rs. 00.00 Paise, i.e., **1,699.50 sq. mtrs.**, out of the land bearing Survey No. 16T having an area admeasuring 00 Hectare 51.19.50 Are lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for an area admeasuring 00 Hectare 24.12.50 Are and a revenue assessment of Rs. 00 Paise, i.e., **2,412.50 sq. mtrs.**, out of the land bearing Survey No. 16TH having an area admeasuring 00 Hectare 46.74.50 Are, lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for land bearing Survey No. 16J having an area admeasuring 00 Hectare 51.92.50 Are and a revenue assessment of Rs. 44.56.07 Paise, i.e. **5,192.50 sq. mtrs.** lying, being and situated at **Village Baner,**



Taluka Haveli, District Pune; for land bearing **Survey No. 16JH** having an area admeasuring 00 Hectare 35.08 Are plus potkharaba area 00 Hectare 04.92 Are thus totally **admeasuring 00 Hectare 40 Are** and a revenue assessment of Rs. 3326.58 Paise, i.e. **4,000 sq. mtrs.** lying, being and situated at **Village Baner, Taluka Haveli, District Pune;** for and area admeasuring 00 Hectare 20 Are and a revenue assessment of Rs. 00 Paise, i.e., **2,000 sq. mtrs.,** out of the land bearing **Survey No. 16CHH** having an area **admeasuring 00 Hectare 50 Are,** lying, being and situated at **Village Baner, Taluka Haveli, District Pune;** for land bearing **Survey No. 16G** having an area admeasuring 00 Hectare 19.03.50 Are plus potkharaba area 00 Hectare 04.92 Are thus **totally admeasuring 00 Hectare 23.95.50 Are** and a revenue assessment of Rs. 1804.51 Paise, i.e. **2,395.50 sq. mtrs.** lying, being and situated at **Village Baner, Taluka Haveli, District Pune** (Total Area purchased under this Sale Deed – 17000 sq. mtrs.).

- 2.11. Copy of **Development Agreement** dated December 18, 2024, with Sr. No. 27656/2024 registered with the office of the Sub-Registrar of Assurance Haveli No. 2 on December 18, 2024 by **Mr. C Shamsuddin**, the erstwhile owner, in favour of **ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani**, the Developers, for an area admeasuring 00 Hectare 12 Are and a revenue assessment of Rs. 00.27 Paise, i.e. **1,200 sq. mtrs.** out of out of the land bearing **Survey No. 16(P)** having an area admeasuring 00 Hectare 30 Are (*out of 70.62 Are*) lying, being and situated at **Village Baner, Taluka Haveli, District Pune;** for an area admeasuring 00 Hectare 21.11 Are plus potkharaba area 00 Hectare 04.92 Are thus totally admeasuring 00 Hectare 26.03 Are and a revenue assessment of Rs. 00.58 Paise, i.e. **2,603 sq. mtrs.** out of the land bearing **Survey No. 16B** having an area of 00 Hectare 38.83 Are, lying, being and situated at **Village Baner, Taluka Haveli, District Pune;** for land bearing **Survey No. 16K** having an area admeasuring 00 Hectare 28.13 Are plus potkharaba area 00 Hectare 04.92 Are thus **totally admeasuring 00 Hectare 33.05 Are** and a revenue assessment of Rs. 00.79 Paise, i.e. **3,305 sq. mtrs.** lying, being and situated at **Village Baner, Taluka Haveli, District Pune;** for an area admeasuring 00 Hectare 29.28.00 Are plus *potkharaba* area 00 Hectare 04.92.00 Are thus totally admeasuring 00 Hectare 34.20 Are and a revenue assessment of Rs. 4386.87 Paise, i.e. **3,420 sq. mtrs.** out of the land bearing **Survey No. 16T** having an area admeasuring 00 Hectare 51.19.50 Are lying, being and situated at **Village Baner, Taluka Haveli, District Pune;** for an area admeasuring 00 Hectare 20.42 Are and a revenue assessment of Rs. 4222.86 Paise, i.e. **2,042 sq. mtrs.** out of the land bearing **Survey No. 16TH** having an area admeasuring 00 Hectare 46.74.50 Are, lying, being and situated at **Village Baner, Taluka Haveli, District Pune;** for an area admeasuring 00 Hectare 25.08 Are plus potkharaba area 00 Hectare 04.92 Are thus totally admeasuring 00 Hectare 30 Are



and a revenue assessment of Rs. 4179.61 Paise, i.e. **3,000 sq. mtrs.** out of the land bearing **Survey No. 16CHH** having an area **admeasuring 00 Hectare 50 Are**, lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for land bearing **Survey No. 16KH** having an area **admeasuring 00 Hectare 26.08 Are** plus **potkharaba area 00 Hectare 04.92 Are** thus **totally admeasuring 00 Hectare 31 Are** and a revenue assessment of Rs. 00.74 Paise, i.e. **3,100 sq. mtrs.** lying, being and situated at **Village Baner, Taluka Haveli, District Pune** (Total Area given for development under this Development Agreement – 18670 sq. mtrs.)

2.12. Copy of **Irrevocable Power of Attorney** dated December 18, 2024, with Sr. No. 27648/2024 registered with the office of the Sub-Registrar of Assurance Haveli No. 2 on December 18, 2024 by **Mr. C Shamsuddin**, the erstwhile owner, in favour of **ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani**, the Developers, for an area **admeasuring 00 Hectare 12 Are** and a revenue assessment of Rs. 00.27 Paise, i.e. **1,200 sq. mtrs.** out of out of the land bearing **Survey No. 16(P)** having an area **admeasuring 00 Hectare 30 Are** (*out of 70.62 Are*) lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for an area **admeasuring 00 Hectare 21.11 Are** plus **potkharaba area 00 Hectare 04.92 Are** thus **totally admeasuring 00 Hectare 26.03 Are** and a revenue assessment of Rs. 00.58 Paise, i.e. **2,603 sq. mtrs.** out of the land bearing **Survey No. 16B** having an area of **00 Hectare 38.83 Are**, lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for land bearing **Survey No. 16K** having an area **admeasuring 00 Hectare 28.13 Are** plus **potkharaba area 00 Hectare 04.92 Are** thus **totally admeasuring 00 Hectare 33.05 Are** and a revenue assessment of Rs. 00.79 Paise, i.e. **3,305 sq. mtrs.** lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for an area **admeasuring 00 Hectare 29.28.00 Are** plus **potkharaba area 00 Hectare 04.92.00 Are** thus **totally admeasuring 00 Hectare 34.20 Are** and a revenue assessment of Rs. 4386.87 Paise, i.e. **3,420 sq. mtrs.** out of the land bearing **Survey No. 16T** having an area **admeasuring 00 Hectare 51.19.50 Are** lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for an area **admeasuring 00 Hectare 20.42 Are** and a revenue assessment of Rs. 4222.86 Paise, i.e. **2,042 sq. mtrs.** out of the land bearing **Survey No. 16TH** having an area **admeasuring 00 Hectare 46.74.50 Are**, lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for an area **admeasuring 00 Hectare 25.08 Are** plus **potkharaba area 00 Hectare 04.92 Are** thus **totally admeasuring 00 Hectare 30 Are** and a revenue assessment of Rs. 4179.61 Paise, i.e. **3,000 sq. mtrs.** out of the land bearing **Survey No. 16CHH** having an area **admeasuring 00 Hectare 50 Are**, lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for land bearing **Survey No. 16KH** having an area **admeasuring 00 Hectare 26.08 Are** plus **potkharaba area 00 Hectare 04.92 Are** thus **totally**



admeasuring 00 Hectare 31 Are and a revenue assessment of Rs. 00.74 Paise, i.e. 3,100 sq. mtrs. lying, being and situated at **Village Baner, Taluka Haveli, District Pune** (Total Area given for development under this Development Agreement – 18670 sq. mtrs.)

3. Copy of 7/12 of Survey No. 16 (P), 16B, 16K, 16T, 16TH, 16J, 16JH, 16CHH, 16KH, 16G issued by competent authority dated June 04, 2025 with relevant mutation entry nos., 18364, 18369, 24744, 24881, 25040, 25041.
4. Search report for 30 years 1996 to 2025 (both inclusive) issued by Advocate Dilip Athavale and Adv Tejal Bajaj (Title investigator).

2/- On perusal of the abovementioned documents and all other relevant documents relating to title of the said Property, we are of the opinion that the title of **M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani and Mr. C Shamsuddin** is clear, marketable and without any encumbrances. We further state that the M/s. ANP Shelters LLP have the absolute and unfettered right to develop the said Property, in consonance with the above-mentioned development agreements.

Owner/s of the said Property

Land No.	Survey No.	Area in sq. mtrs.	Name of the Owners
Land No. 1	16(P)	1,800 sq. mtrs.	M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani
	16(P)	1,200 sq. mtrs.	Mr. C Shamsuddin
Land No. 2	16B	1,280 sq. mtrs.	M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani
	16B	2,603 sq. mtrs.	Mr. C Shamsuddin
Land No. 3	16K	3,305 sq. mtrs.	Mr. C Shamsuddin
Land No. 4	16T	1,699.50 sq. mtrs.	M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani
	16T	3,420 sq. mtrs.	Mr. C Shamsuddin
Land No. 5	16TH	2,632.50 sq. mtrs.	M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani
	16TH	2,042 sq. mtrs.	Mr. C Shamsuddin
Land No. 6	16J	5,192.50 sq. mtrs.	M/s. ANP Shelters LLP through its



			partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani
Land No. 7	16JH	4,000 sq. mtrs.	M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani
Land No. 8	16CHH	2,000 sq. mtrs.,	M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani
	16CHH	3,000 sq. mtrs.	Mr. C Shamsuddin
Land No. 9	16KH	3,100 sq. mtrs	Mr. C Shamsuddin
Land No. 10	16G	2,395.50 sq. mtrs.	M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani

Development Rights of the Developer

Land No. 1 (Part) - Survey No. 16 (P) admeasuring 1,200 sq. mtrs.

M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani has acquired the development rights for Survey No. 16 (P) admeasuring 1,200 sq. mtrs. from Mr. C Shamsuddin and are in possession of the same for developmental purposes.

Land No. 2 (Part) - Survey No. 16B admeasuring 2,603 sq. mtrs.

M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani has acquired the development rights for Survey No. 16B admeasuring 2,603 sq. mtrs. from Mr. C Shamsuddin and are in possession of the same for developmental purposes.

Land No. 3 (Part) - Survey No. 16K admeasuring 3,305 sq. mtrs.

M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani has acquired the development rights for Survey No. 16K admeasuring 3,305 sq. mtrs. from Mr. C Shamsuddin and are in possession of the same for developmental purposes.

Land No. 4 (Part) - Survey No. 16T admeasuring 3,420 sq. mtrs.

M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani has acquired the development rights for Survey No. 16T admeasuring 3,420 sq. mtrs. from Mr. C Shamsuddin and are in possession of the same for developmental purposes.



Land No. 5 (Part) - Survey No. 16TH admeasuring 2,042 sq. mtrs.

M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani has acquired the development rights for Survey No. 16TH admeasuring 2,042 sq. mtrs. from Mr. C Shamsuddin and are in possession of the same for developmental purposes.

Land No. 8 (Part) - Survey No. 16CHH admeasuring 3,000 sq. mtrs.

M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani has acquired the development rights for Survey No. 16CHH admeasuring 3,000 sq. mtrs. from Mr. C Shamsuddin and are in possession of the same for developmental purposes.

Land No. 9 (Part) - Survey No. 16KH admeasuring 3,100 sq. mtrs.

M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani has acquired the development rights for Survey No. 16KH admeasuring 3,100 sq. mtrs. from Mr. C Shamsuddin and are in possession of the same for developmental purposes.

Qualifying comments/ remarks- Not Applicable.

3/- The report reflecting the flow of the title of **M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani and Mr. C Shamsuddin** has ownership towards certain portions (admeasuring 21,000 sq. mtrs.) of the said Property and has acquired development rights along with irrevocable power of attorney for residual portions (admeasuring 18,670 sq. mtrs.) of the said Property, the detailed repost of the same is enclosed herewith as Annexure.

Encl : Annexure.

Date: September 04, 2025


Adv. Niharica Pande
For Horizon Law & Associates
BSL, L.L.B., L.L.M