

DHANRAJ B. CHAVAN
ADVOCATE

Flat No.2, Building No.10
Baner Road, Aundh, Pune 411 007
Mob.No. 9372750042

Date: 04.12.2025

FORMAT – A
(Circular No. 28 /2021)
LEGAL TITLE REPORT

To,
Maha RERA,

Sub: All that piece and parcel of land 4663.00 Sq. Mtrs. out of City Survey No.4592/1 in all admeasuring 7237.00 sq.mtr. and City Survey No.4592/2 area admeasuring 6966.46 sq.mtrs.

I have investigated the title of the said land Under instructions from Sachin Rikhablal Bhandari a duly authorized designated partner of **SWARAJ LANDMARKS LLP**, incorporated and registered under the provisions of the Limited Liability Partnership Act 2008 at LLPIN: AAN-4172, having its registered office at 201, B. A. Gateway, Plot No.4, City Survey No.1620, Baner Road, Aundh, Pune: 411 007 (hereinafter referred to as the said “**OWNER/PROMOTER**”).

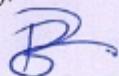
1. DESCRIPTION OF THE LAND/PLOT:

All that Land/Plot comprising of:

- (a) a portion admeasuring 4663.00 sq.mtrs. lying on north-east, out of Plot No.54 corresponding to City Survey No.4592/1 in all admeasuring 7237.00 sq.mtrs. and
- (b) Plot No.55 admeasuring 6966.46 sq.mtr. Corresponding to City Survey No.4592/2 thus, aggregating to 11629.46 sq.mtr. out of sanctioned sub-division layout of Survey Nos.112-1A, situated in Hadapsar Industrial Estate in village Hadapsar of Taluka Haveli, District Pune, within the limits of Registration District of Pune, Sub-Registration Taluka Haveli Pune, and the Municipal Corporation of the City of Pune, and which are collectively bounded by as follows:

On or towards east	-	D.P Road
On or towards south	-	Plot No. 54 and 56
On or towards west	-	Plot No.55/A
On or towards north	-	D.P Road

(Hereinafter referred to as the said “**LAND/PLOT**”).



2. THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND:

Title of the document and dated	Parties	Document Number And Date
Sale Deed dated 24/07/2020	Executed by Tata Power Company Ltd. through authorized signatory Mahir Bomi Mehata and Tata Consultancy Services Limited through authorized signatory Sachin Vasant Ratnaparakhi in favour of Swaraj Landmarks LLP Partnership Firm through its designated partners Sachin Rikhablal Bhandari, and Pankaj Lakhamsi Patel]	Haveli No.23, Reg.No.8171/2020

2A. I have perused the copies of the following documents pertaining to the said land entrusted to me for the purposes of this title report.

S.No.	Particulars
1.	VF 7/7A/12 pertaining to Plot No.54 from the year 1977 till 2016 (from 1952 till 1976 not available as per letter dated 31.07.2019 issued by Tehsildar Pune).
2.	VF 7/7A/12 pertaining to Plot No.55 for the year 1976-77 and 1990-2016 (from 1952 till 1976 and 1978 to 1990 not available as per letter dated 31.07.2019 issued by Tahasildar Pune).
3.	Relevant available mutation entries in VF 6 from 1976 till 2020.
4.	Entire plan of Hadapsar Industrial Estate authenticated by the Assistant Engineer, Land and Estate, PMC dated 28.02.1991
5.	Layout pertaining to Plot Nos.53 to 57, approved by the Municipal Corporation of the City of Pune, <i>vide</i> TPO 7 appears to have been signed by the City Engineer, PMC on 03.04.1984.
6.	Layout pertaining to Plot Nos. 54, 55 and 56, approved by the Municipal Corporation of the City of Pune, <i>vide</i> DPO 913/ VI, dated 30.07.1993.
7.	Property register card of City Survey Nos. 4592/1 (pertaining to Plot No._54) and 4592/2 (pertaining to Plot No.55).
8.	Exemption granted under section 20 of the Urban Land (Ceiling and Regulation) Act 1976 <i>inter alia</i> pertaining to the said Land issued by the office of the Director of Industry, dated 03.04.1979 <i>inter alia</i> in the name of



	the Tata Hydro Electric Power Supply Company Limited, the Andhra Valley Power Supply Company Limited and Tata Power Company Limited
9.	Order dated 13.03.2020 No.ULC/ KA-3/ Section-20/ SR/ 28/ 159/19 issued by the District Collector and Competent Authority, Pune Urban Agglomeration Pune, releasing the land under the said Land from section 20 exemption on payment made, pursuant to Government Resolution dated 01.08.2019 bearing No.ULC/ 2018/ 51/ ULC-1.
10.	Sale deed registered on 20.12.1960, pertaining to Plot Nos.54 and 55 executed by the Vendor Poona City Municipal Corporation in favor of Purchaser Photophone Equipment's Private Limited registered with Sub-Registrar Haveli-1, at serial No.1488/ 1960 on the same day.
11.	Sale deed dated 04.10.1960, pertaining to Plot Nos.53, 56 and 57 executed by the Vendor Poona City Municipal Corporation in favor of Purchaser General Radio & Appliances Private Limited registered with Sub-Registrar Haveli-1, at serial No.1489/1960 on 20.12.1960.
12.	Indenture dated 23.08.1961, pertaining to Plot Nos.54 and 55 executed by the Vendor Photophone Equipment's Limited in favor of General Radio & Appliances Limited registered with Sub-Registrar Bombay, at serial No.5976/1961 on 23.02.1963.
13.	Sale Deed dated 28.03.1972 pertaining to Plot Nos.53 to 57 executed by the Vendor The National Radio & Electronics Company Limited (General Radio & Appliances Public Limited merged with The National EKCO Radio & Engineering Private Limited, which converted to National Radio & electronics Company Limited) in favour of the Purchasers The Tata Hydro Electric Power Supply Company Limited, The Andhra Valley Power Supply Company Limited and The Tata Power Company Limited registered with the Sub-Registrar, Bombay at serial No.1403 on 12.05.1972.
14.	Sale deed dated 16.03.1989 pertaining to Plot Nos.53, 54(part), 56 and 57 executed by the Vendors The Tata Hydro Electric Power Supply Company Limited, The Andhra Valley Power Supply Company Limited and The Tata Power Company Limited in favor of the Purchaser Tata Honeywell Limited registered with the Sub-Registrar, Haveli No.2 at serial No.5962 of 1989 on 17.04.1989
15.	Agreement for Sale dated 19.09.2019, executed by the Vendor The Tata Power Company Limited and The Tata Consultancy Services Limited in favour of the said LLP pertaining to the said Land, registered with Jt.Sub-



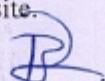
	Registrar, Haveli No.2, at serial No.8588/2019 on the same day.
16.	Amalgamation Scheme between The General Radio & Appliances Limited and The National EKCO Radio & Engineering Company Limited sanctioned on 27.03.1968 by the Hon'ble High Court of Judicature at Bombay in Company Petition No.4/1968 along with Company Application No.48/1967.
17.	Order dated 18.10.2000, issued by the Hon'ble High Court of Judicature at Bombay, in Company Petition Nos.826, 827 and 828 of 2000, r/w Application Nos.335, 336 & 337 of 2000, merging of The Tata Hydro Electric Power Supply Company Limited and The Andhra Valley Power Supply Limited, with The Tata Power Limited.
18.	Sale Deed 24.07.2020 registered with the Sub - Registrar, Haveli No.23 at serial No.8171/2020 on 24.07.2020
19.	Deed of Mortgage 24.07.2020 registered with the Sub - Registrar, Haveli No. 23 at serial No.8172/2020 on 24.07.2020
20.	Lease Deed 24.07.2020 registered with the Sub-Registrar, Haveli No.23 at serial No.8177/2020 on 24.07.2020.
21.	Demarcation bearing Mojani Register No.7104/2022 dated 19/12/2022.
22.	Letter dated 23/01/2023 issued by TATA Consultancy Services.
23.	Commencement Certificate Bearing No. CC/1509/20 dated: 31/12/2020.
24.	Commencement Certificate Bearing No. CC/2043/22 dated: 09/11/2022.
25.	Letter dated 06.03.2023 bearing outward No.19912, addressed to the Commissioner of PMC issued by the office of the City Engineer, PMC, Pune
26.	Commencement Certificate No. CC/3847/24 dated 07/03/2025 issued by the PMC.
27.	Commencement Certificate No. CC/3020/25 dated 03/11/2025 issued by the PMC.
28.	Deed of Mortgage 11.11.2025 registered with the Sub-Registrar, Haveli No.15 at serial No. 26677/2025 on 11.11.2025.

3. 7/12 EXTRACTS AND MUTATION ENTRIES:

1.	VF 7/7A/12 pertaining to Plot No.54 from the year 1977 till 2016 (from 1952 till 1976 not available as per letter dated 31.07.2019 issued by Tahasildar Pune)
2.	VF 7/7A/12 pertaining to Plot No.55 for the year 1976-77 and 1990-2016 (from 1952 till 1976 and 1978 to 1990 not available as per letter dated 31.07.2019 issued by Tahasildar Pune)
3.	Property register card of City Survey Nos.4592/1 (pertaining to Plot No.54)
4.	Property register card of City Survey Nos. 4592/2 (pertaining to Plot No.55)
5.	Mutation Entry No. 2031 and 2059, 2737 with respect to City Survey.No.4592/1 (Pertaining to Plot No.54) and City Survey No.4592/2 (pertaining to Plot No.55).

4. SERACH REPORT FOR 30 YEARS FROM 1996 TILL DATE:

- a) I have conducted a search regarding the aforementioned Land, specifically detailed in clause-1 above; from 1996 to 2001 vide GRN MH012845908202526E dated 04/12/2025 at the office of the Sub-Registrar Haveli Pune. The condition of the Index II registers is poor, as they are in loose sheets, torn, and not adequately maintained; additionally, some Index II registers are unavailable for my review. Upon inquiring with the relevant clerk or Sub-Registrar about this matter, I was informed that all registration information is accessible on www.igrmahrashtra.gov.in accordingly, I have also took e-search on www.igrmahrashtra.gov.in for the period from 2002-2025 vide GRN Receipt No. MH012846540202526E dated 04/12/2025
- b) On the basis of Index II registers made available to me in the office of the Sub-Registrar, Haveli, Pune and official website, however subject to Index II register in torn condition and sent for the binding in the office of the Sub Registrar/s and website/technical errors, in respect of the said land.
- c) During, my search I don't found any other transactions relating to the said plot in Index II registers made available to me and official web-site.



5. ON PERUSAL OF THE ABOVE-MENTIONED DOCUMENTS, said search and title reports and all other relevant documents relating to title of the said land, (described in clause-1 above) I am of the opinion that: The said land is owned by Swaraj Landmarks LLP, and subject to the mortgage thereof, created in favor of Bajaj Finance Limited, is free from other encumbrances.

6. OWNERS OF THE LAND-

Owners of the land	City Survey Number	Area admeasuring	Mutation Entry
Land owned and possessed by SWARAJ LANDMARKS LLP	4592/1	4663.00	2059
Land owned and possessed by SWARAJ LANDMARKS LLP	4592/2	6966.46	2059
Total Area As Per Property Card	11629.46 sq.mt.		

6.1. DEVELOPERS OF THE LAND -

SWARAJ LANDMARKS LLP

7. QUALIFYING REMARK

The said land is owned by Swaraj Landmarks LLP, and subject to the mortgage thereof, created in favor of Bajaj Finance Limited, is free from other encumbrances.

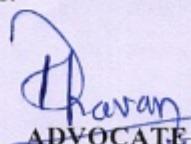
- i. pending litigations (*No litigation pending*)
- ii. The report reflecting the flow of the title of **Swaraj Landmarks LLP** in the said land is enclosed herewith as **Annexure "A"**.

8. PUBLIC NOTICE:

As instructed by the said LLP, Advocate Kiran Kothadiya issued public notices (i) in English in daily "Indian Express" dated 11.03.2019 published on 12.03.2019, and (ii) in Marathi in daily "Prabhat" dated 11.03.2019 published on 12.03.2019, inviting objections if any to the proposed purchase of the said Land by the said LLP. However, he did not receive any objection of any nature from any quarter in response thereto, till today as evidenced by his Title Report dated 17/03/2020.

Note: All documents submitted for my perusal are photocopies.

Place:
Pune


Dhanraj Chavhan
ADVOCATE

SIGN HERE 



Date: 04.12.2025

ANNEXURE "A"

FLOW OF THE TITLE OF THE SAID LAND

1. Copy of 7/12 extract as on date of application for registration following entries appears on perusal of the 7/12 extract of the said land:
2. **MUTATION ENTRY NO'S:** 5767, 8498, 13384, 27185, 46401, 48214, 2031, 2059, 2737.
3. **SEARCH:** As mentioned in clause 4 hereinabove.
4. **FLOW OF THE TITLE OF THE SAID LAND IS AS UNDER:**
 - (a) The Municipal Corporation of the City of Pune ("PMC" for short) is a corporation incorporated and constituted under the provisions of the Maharashtra Municipal Corporation Act, previously, *the Bombay Provincial Municipal Corporations Act 1949*. Pursuant to the Resolution No.641 dated 18.05.1958 and Resolution No.384 dated 11.07.1958 of the Standing Committee of the PMC, as has been mentioned in the recital of the documents below, sold *inter alia* the said Land as mentioned below:

Plot	Area sq.mt. (sq.ft.)	Name of the Purchaser	Registration Particulars of the Sale Deed	Mutation entry/ date
54	7237.00 sq.mt. (77907.00 sq.ft.)	Photophone Equipments Private Limited 11, Marine Lines, Mumbai 400001	Sale Deed dated 20.12.1960 registered at Joint Sub-Registrar, Haveli No.1 at serial No.1488 of 1960	M.E. 5767 dated 05.11.1962
55	6966.50 sq.mt. (74987.00 sq.ft.)	Photophone Equipments Private Limited, 11, Marine Lines, Mumbai 400001		
53	6827.01 sq.mt. (73486.00 sq.ft.)	General Radio & Appliances	Sale Deed dated 04.10.1960 registered at Joint Sub-Registrar, Haveli No.1 at serial No.1489 of 1960 on 20.12.1960	Not available
56	7136.19 sq.mt. (76814.00 sq.ft.)	Private		
57	8790.69 sq.mt. (94623.00 sq.ft.)	Limited, Opera House, Mumbai 400004		



(b) The said (i) Photophone Equipment's Private Limited and (ii) General Radio & Appliances Private Limited were converted to 'public limited companies' by virtue of section 43A of the Companies Act 1956, as is learnt from the recital of document dated 28.03.1972 registered with the Sub-Registrar, Bombay at serial No.1403 on 12.05.1972 listed above.

(c) By the Sale Deed dated 23.08.1961 registered with the Sub-Registrar, Bombay at serial No.5976 on the same day, said Photophone Equipment Limited sold the Plot Nos.54 and 55 unto and in favor of General Radio & Appliances Limited.

(d) Pursuant to the orders dated 27.03.1968 of the Hon'ble High Court of Judicature at Bombay passed in Company Petition No.4 of 1968, r/w Application No.48 of 1967 under the provisions of the Companies Act 1956, this General Ratio & Appliances Limited was merged with National EKCO Radio & Engineering Company Limited.

(e) The said National EKCO Radio & Engineering Company Limited stood converted to The National Radio & Electronics Company Limited pursuant to the order No.RD:15(21)/6, dated 18.07.1969 issued by the Ministry of Industrial Development, Internal Trade and Company Affairs (Company Law Board) Central Government, as is learnt from the recital of document dated 28.03.1972 registered with the Sub-Registrar, Bombay at serial No.1403 on 12.05.1972 listed above.

(f) By the Sale Deed dated 28.03.1972 registered with the Sub-Registrar, Bombay at serial No.1403 on 30.03.1972, The National Radio & Electronics Company Limited sold all those plots bearing Nos.53 to 57 unto and in favor of (i) The Tata Hydro Electric Power Supply Company Limited, (ii) The Andhra Valley Power Supply Limited, and (iii) The Tata Power Company Limited as is also seen from conjoint reference to mutation entry Nos.8498 dated 24.01.1976 and 8697 dated 31.01.1977 r/w 5549 dated 15.06.1961.

(g) On perusal of the above instrument, it is learnt that all the plots; 53 to 57 were the subject matter of floating charge under or by virtue of Debenture Trust Deed dated 25.11.1964 registered with the Sub-Registrar Bombay at serial No.207/65 in favour of Ardesir Dorabshaw Shroff and Hirji/ Cowasji Jehangir and on change of trustees by instrument dated 02.08.1971, registered with the Sub-Registrar Bombay at serial No.311/1972. However, it is learnt that by the release deed dated 01.03.1972, the charged plots were redeemed.

(h) By the instrument of sale deed dated 16.03.1989 registered with the Sub-Registrar, Haveli No.2 at serial No.5962 of 1989, the said (i) The Tata Hydro Electric Power Supply Company Limited, (ii) The Andhra Valley Power Supply Limited, and (iii) The Tata Power Company Limited sold (i) all that Plot No.53, admeasuring 6826.92 sq.mt. (ii) a portion admeasuring 2574.22 sq.mt. lying on south out of Plot No.54, (iii) all that Plot No.56 admeasuring 7136.19 sq.mt. and (v) all that Plot No.57 admeasuring 8790 sq.mt., thus aggregating to 8790.69 sq.mt., to and in favour of The Tata Honeywell Limited. This is also seen from mutation entry No.13384 carried to the record of rights thereof.

(i) Consequently, the remaining of the said plots comprising of a portion admeasuring 4663.00 sq.mt. (*mentioned perhaps by approximation, when as per calculation it comes to 4663.73 sq.mt. and mentioned in VF 7/7A/12 as 4663.89 sq.mt.*) lying on north out of Plot No.54, and all that Plot No.55 admeasuring 6966.46 sq.mt. (described in clause-1 above and referred to herein as the said "Property" remained and continued to be owned by (i) The Tata Hydro Electric Power Supply Company Limited, (ii) The Andhra Valley Power Supply Limited, and (iii) The Tata Company Power Limited.

(j) Pursuant to the orders dated 18.10.2000, issued by the Hon'ble High Court of Judicature at Bombay, passed in Company Petition Nos.826, 827 and 828 of 2000, r/w Application Nos.335, 336 & 337 of 2000, the said Tata Hydro Electric Power Supply Company Limited and the said Andhra Valley Power Supply Limited, were merged with Tata Power Limited. Accordingly, The Tata Power Company Limited becomes the sole owner of the said Property, as has also been mentioned in mutation entry No.27185, dated 29.06.2001.

(k) Tata Consultancy Services Limited is informed to be a sister concern of The Tata Power Company Limited. In a portion lying on north-east out of Plot Nos.54, said Tata Power Limited permitted Tata Consultancy Services Limited to put up its own structure for the purpose of its Research & Development Wing. Accordingly this portion, out of the said Land carries the structure raised by Tata Consultancy Services Limited, while the land component thereunder, and continues to be owned by The Tata Power Limited.

(l) In the proceedings under the provisions of the Urban Land (Ceiling and Regulation) Act 1976 the said Land *inter alia* came to be exempted for the purpose of "industrial activities" under Section 20 thereof. Pursuant to the policy published *vide* notification dated 01.08.2019 of the State of Maharashtra in compliance to the orders dated

02.07.2019 of the Hon'ble Supreme Court of India, in Civil Appeal No.558/2017 (together with other connected matters), on the application dated 15.10.2019 filed by the Tata Power Limited and on payment of an amount of Rs.3,14,70,780/- on 28.02.2020 as certified by the Deputy Treasurer, State of Maharashtra Pune, on 09.03.2020, the Collector and Competent Authority, Pune Urban Agglomeration, Pune, by his order dated 13.03.2020 No.ULC/ KA-3/ Section-20/ SR/ 28/ 159/19 *inter alia* permitted the Tata Power Company Limited to transfer the said Property.

- (m) The Tata Power Company Limited together with Tata Consultancy Services Limited by the Agreement for Sale dated 19/09/2019, registered with the Jt. Sub-Registrar, Haveli No.2 at serial No.8588/2019 on 19/09/2019, agreed to sell the said Property, to the extent of their respective rights in the said Land, to and in favor of the said LLP. The Tata Power Company Limited appears to have lost or misplaced original instruments of title to the said Land for which it has also lodged complaint dated 05.02.2020 with Shahunagar Police Station, Mumbai.
- (n) It may be mentioned that the said Land forms a part of old Survey Nos.112-Ab, 113, 114, 117, 118, 119, 122a, 123, 269b, 297a and 318, which as is seen from mutation entry No.46401, dated 13.10.2015, came to be numbered as Survey Nos.112-1A.
- (o) On closure on the VF 7/7A/12 for the properties in Pune City as mentioned in mutation entry No.48214, certified on 06.06.2018, the said Land has been granted City Survey Nos.4592/1 (for Plot No.54) and 4592/2 (for Plot No.55). The property register card accordingly, mentions The Tata Power Company Limited as the owner of the said Land. The property register card accordingly, mentions the Tata Power Company Limited as the owner of the said Land, as is seen from the Mutation Entry No.2031 dated 16.03.2020, while the name of Honeywell Automation India Limited was entered to a part of Plot No.54.
- (p) By the Sale Deed 24.07.2020 registered with the Sub-Registrar, Haveli No.23 at serial No.8171/2020 on 24.07.2020, Tata Power Company Ltd through authorized signatory Mahir Bomi Mehata and Tata Consultancy Services Limited through authorized signatory Sachin Vasant Ratnaparakhi sold the said Land (described in clause-1 above) to and favour of the said LLP, as is also seen from the Mutation Entry No.2059 dated 08.10.2020 carried to the property register card.



- (q) The said LLP by the Deed of Mortgage 24.07.2020 registered with the Sub-Registrar, Haveli No.23 at serial No.8172/2020 on 24.07.2020 mortgaged the said Land to and in favour of Bajaj Housing Finance Limited as security for the loan availed by it.
- (r) The said LLP also by the Lease Deed 24.07.2020 registered with the Sub- Registrar, Haveli No.23 at serial No.8177/2020 on 24.07.2020, demised a portion admeasuring 4663.00 sq.mt. out of Plot No.54 corresponding to City Survey No.4592/1, lying on north-east together with the then two storey above the basement, to Tata Consultancy Services Limited.
- (s) That Plot No.55 out of the said Land bearing City Survey No.4592/2 has been demarcated by very urgent Mojani Registration No.7104/22 on 19/12/2022 accordingly the certified copy thereof is issued on 05/01/2023.
- (t) It is also learned from Letter dated 23/01/2023 issued by TATA Consultancy Services to the said LLP. It is seen that TATA Consultancy Services terminated Lease Deed 24.07.2020 and vacated the leased premises the then two storey above the basement and delivered back the possession of the same to the said LLP. The leasehold rights therefore held by TATA Consultancy Services stands terminated.
- (u) The Pune Municipal Corporation by its order bearing Commencement Certificate Nos.1509/2020, dated 31/12/2020 followed by No. 2043/2022, dated 09.11.2022 approved the plans for amalgamation of the said Land and Sub-division thereof.
- (v) The office of the City Engineer of PMC by its letter dated 06.03.2023 bearing outward No.19912, addressed to the Commissioner of PMC, recommended conversion of the said Land from 'industry' to 'residential' as per the provisions of the UDCPR 2020.
- (w) The Pune Municipal Corporation sanctioned the land amalgamation and sub-division layout plans by Commencement Certificate Nos.1509/2020, dated 31/12/2020 and Commencement Certificate Nos. 2043/2022, dated 09.11.2022 followed Commencement Certificate Nos.3847/2024 dated 06/03/2025 and Commencement Certificate No.CC/ 3020/25 dated 03/11/2025 issued by the PMC.
- (x) The said Promoter availed the project loan from Bajaj Housing Finance Limited, for the said Project on the security of the said Project land as well as some Residential and Commercial Units of Building A, B, C, D by Deed of Mortgage 11.11.2025 registered

with the Sub-Registrar, Haveli No.15 at serial No. 26677/2025 on 11.11.2025 mortgaged the said Land to and in favor of Bajaj Housing Finance Limited as security for the loan availed by it. As is also seen from the Mutation Entry No.2737 dated 02.12.2025 carried to the property register card.

5. LITIGATIONS:

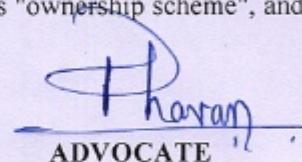
No litigation pending

6. OPINION:

On perusal of the above-mentioned documents, said Search and all other relevant documents relating to title of the said land, (described in clause-1 above) I am of the opinion that:

- a) The said land is owned by Swaraj Landmarks LLP (the said **PROMOTER**), and is subject to the mortgage thereof, created in favor of Bajaj Finance Limited, and is free from other encumbrances.
- b) The said Promoter, is entitled to develop the said Land and to construct various buildings thereon, comprising of independent blocks, commonly known as "ownership scheme", and to dispose the same of to any intending Purchaser.

Place: Pune



ADVOCATE



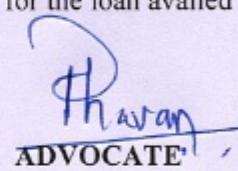
Date: 04.12.2025

ENCUMBRANCES

The said land is free from all encumbrances except mortgage as mentioned hereunder:-

- a) The said promoter by the Deed of Mortgage 24.07.2020 registered with the Sub-Registrar, Haveli No.23 at serial No.8172/2020 on 24.07.2020 mortgaged the said Land to and in favour of Bajaj Housing Finance Limited as security for the loan availed by it.
- b) The Promoter availed the project loan from Bajaj Housing Finance Limited, for the said Project on the security of the said Project land as well as unsold Residential and Commercial Units of Building A, B, C, D by Deed of Mortgage 11.11.2025 registered with the Sub-Registrar, Haveli No.15 at serial No. 26677/2025 on 11.11.2025 mortgaged the said Land to and in favor of Bajaj Housing Finance Limited as security for the loan availed by it.

Place: Pune


ADVOCATE

