Rameshkumar B. Nage
ADVOCATE

Add:- S.No.36/1D,Pune-Solapur Road, Manjriform, Pune
Reg, No. MAH/657/1986
Mob. No. 9604974370

Date- 02.09.2023

SEARCH AND TITLE REPORT

SEARCH AND TITLE REPORT of property described in schedule herein under is owned by. M/s. MANGAL PLASTIC.

My client i.e M/s. INFINITY SHINE INDIA PRIVATE LIMITED Company incorporated under the Companies Act, 2013 having its office at 9 th floor, Majestique cityview building, S. No 510 + 511, opposite Apsara Theater, Gultekdi, Pune through its authorized director Mr. Amit Anil Lalwani (hereinafter refered as said Developer) who is authorized to develop the said land have instructed me to give search in respect of the said land.

DESCRIPTION OF THE PROPERTY

SCHEDULE

All that piece and parcel of the land admeasuring area of 2500 sq.mtrs carved out of the land totally admeasuring 00H 34.75 Are i.e. 3475 Sq.mtr, out of C.T.S 1853 (Old Survey No.440/A1/2) situated at Village Munjeri, located at Bibewadi, Taluka Haveli, Dist Pune, and within the limits of Pune Municipal Corporation and boundaries as under:-

On Or Towards East	By Nalla and Part of S. No-689
On Or Towards South	By Sr. No-440-A1/3 owned by Rajashri Shahu Sahakari Griha Rachana Sanstha Maryadit
On Or Towards West	By Pune Satara Main Road
On Or Towards North	By Part S. No-440-A1/1

Together with easementary rights along with all the rights attached to the said property including present permissible building potential or that will be permitted in future, TDR, paid FSI, premium FSI, ancillary FSI, with all appurtenances thereto and all rights and facilities pertaining thereto.

(Hereinafter referred as 'the said Land')

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ADVOCATE & NOTARY
Manjari [illegible] Haveli,
Dist. Pune Mob. 9604974370
2/9/2023

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THE SEARCH

The search report of the said land taken at your instance is as follows.

Due to decentralization from 1st November, 2005 any document can be registered in any of the Sub Registrar offices of Pune. I have caused the search of the Index II registers for the last **30 years (1994 to 2023)** in the office of the sub-registrar, Pune of the said captioned property.

Before taking the said search the requisite fee was paid vide e-challan bearing GRN **MH007522365202324U** dated 01/09/2023.

During the said search, many of the Index II registers were found to be in bad condition and pages of many registers were in loose and torn condition. No entry with respect to the said captioned property **except mentioned herein after** was found in the available record for the above said period. Except for the following transactions, no other transactions were noticed during the search and on perusal of records.

In the nutshell from the available record of the Index II registers, no disclosure of any adverse entry with respect to the captioned property was found.

From the available records in the office of the aforesaid Sub Registrar and concern documents and records made available for my inspection and search, the investigation has revealed as under : -

1. THE TITLE

I perused following documents for tracing the title of the captioned property.

1. Photocopies of 7/12 Extracts and property card/s.
2. Photocopies of Mutation Entries.
3. Photocopy of Zone Certificate dated 09.05.2022 issued by PMC Pune.
4. Photocopy of Partition Deed executed and registered between Dr. Moreshwar Narayan Natu 2) Mrs.Indirabai Moreshwar Natu 3) Mr.Chintaman Moreshwar Natu 4) Mr. Girish Chintaman Natu for Survey No 440 A/1 along with other properties bearing regn No. 1878/1973 of Haveli No -2, Pune Dated

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21/03/1973 and the name of respective land owners has been mutated on 7/12 vide Mutation entry no. 14053.

5. Photocopy of Indenture of Partnership of "Mangal Plastics" Poona executed by and between the partners namely 1)Mr. Madhukar Shrinivas Dharmadhikari 2)Mr. Ashok Sadashiv Dharmadhikari 3)Mrs. Alka Anil Thakar 4)Mrs. Indira Moreshwar Natu on dated 1/07/1978.
6. Photocopy of Will executed by Smt Indirabai Moreshwar Natu on dated 24/01/1997.
7. Photocopy of Indenture of Partnership of "Mangal Plastics" executed by and between the partners namely 1)Mr. Madhukar Shrinivas Dharmadhikari 2)Mr.Ashok Sadashiv Dharmadhikari 3)Mrs.Alka Anil Thakar 4)Mrs. Meghana Girish Natu on dated 13/04/1997.
8. Photocopy of ULC order bearing No. N-113/IC/GAD/5319 dated 3/12/1977 issued in the name of Mr. Moreshwar Natu and Mrs. Indira Moreshwar Natu.
9. Photocopy of NA Order Munjeri.53 dated 1/06/1979, land bearing Survey No. 440 A1/2 area admeasuring 37550 Sq Fts issued by Addl. Tahsildar Pune City.
10. Photocopy of Indenture of Partnership of "Mangal Plastics" executed by and between the partners namely 1) Mr.Ashok Sadashiv Dharmadhikari 2) Mrs. Alka Anil Thakar 3)Mr. Sameer Madhukar Dharmadhikari 4)Mrs. Meghana Girish Natu 5)Mr.Madhukar Shriniwas Dharmadhikari on dated 1/04/1999.
11. Photocopy of Indenture of Partnership of "Mangal Plastics" executed by and between the partners namely 1) Mr.Ashok Sadashiv Dharmadhikari 2)Mrs. Alka Anil Thakar 3) Mrs. Meghana Girish Natu 4) Mr.Madhukar Shriniwas Dharmadhikari (5) Mr. Sameer Madhukar Dharmadhikari on dated 6/07/2001.
12. Photocopy of Indenture of Partnership of **"M/s. Mangal Plastics"** executed by and between the partners namely 1) Mr. Ashok Sadashiv Dharmadhikari 2)Mrs. Alka Anil Thakar 3) Mrs. Meghana Girish Natu 4) Mr.Madhukar Shriniwas Dharmadhikari on dated 1/04/2016.
13. Photocopy of Indenture of Partnership of **"M/s. Mangal Plastics"** executed by and between 1) Mrs.Alka Anil Thakar 2) Mrs. Meghana Girish Natu 3) Smt. Nisha Ashok Dharmadhikari with the consent of 4) Aarti Ashok Dharmadhikari

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5)Ashwini Ashok Dharmadhikari 6)Mr. Chaitnya Ashok Dharmadhikari on dated 12/02/2019.

14. Photocopy of Demaraction bearing Mo.Ra.No. 6437/2021 issued by SLR Pune on dated 23/07/2021.
15. Photocopy of Public Notice issued by Adv. Shivaji Garande on dated 15/07/2022 in Daily news paper "Prabhat".
16. Photocopy of No objection certificate issued by Adv. Shivaji Garande of dated 1/08/2022 with regards to publication of public notice.
17. Photocopy of ULC order bearing No. K-20/Ka-3/SR/98/2022 dated 10/04/2023.
18. Photocopy of Development Agreement executed between "M/s. Mangal Plastics" and M/s. Infinity Shine India Private Limited which is Registered vide Sr No. 26321/2022 of Haveli No- 10 dated 13/10/2022.
19. Photocopy of Power of Attorney executed between "M/s. Mangal Plastics" and M/S Infinity Shine India Private Limited which is Registered vide Sr No. 26322/2022, of Haveli No- 10 dated 13/10/2022.
20. Photocopy of Death certificate of late Alka Anil Thakar dated 10/03/2023
21. Photocopy of Deed of Reconstitution of partnership executed by and between 1) Mrs. Meghana Girish Natu 2) Smt. Nisha Ashok Dharmadhikari 3)Mr. Amit Anil Thakar 4) Mr. Ketan Anil Thakr on dated 15/03/2023.
22. Photocopy of Consent Deed executed by M/s. Mangal Plastic through its partner 1. Amit Anil Thakar 2. Ketan Anil Thakar bearing Regn S.No. 20191/2023 registered at Haveli No- 10 of dated 17/08/2023.
23. Photocopy of Power of Attorney executed by M/s. Mangal Plastic through its partner 1. Amit Anil Thakar 2. Ketan Anil Thakar infavour of M/s. Infinity Shine India Private Limited through its authorized person Mr. Amit Anil Lalwani bearing Regn S.No. 20192/2023 registered at Haveli No- 10 dated 17/08/2023.

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ADVOCATE
Manjri, Tal. Haveli,
Dist. Pune Mob. 9604974370
11/9/2023

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Add:- S.No.36/1D,Pune-Solapur Road, Manjriform, Pune
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- Trace of Title / History of Passing of title

On perusal of 7/12 Extract and Property card along with Mutation Entries and other documents, I am giving report as under –

1. 7/12 Extracts and Mutation Entries -

On perusal of 7/12 extracts and mutation entries, it appears that the land bearing Survey No 440 Hissa No 1 having area admeasuring 4 Hectares 22 R situated at village Munjeri- Bebwewadi Road, Taluka Haveli,District Pune was originally owned by one Late Mr. Sardar Moreshwar Narayan Natu.

2. Partition Deed:-

On perusal of Partition Deed bearing No. 1878/1973 on dated 27/03/1973 which was duly registered at Haveli No. 02 at Pune, it appears that Mr. Sardar Moreshwar Narayan Natu executed Partition Deed bearing No. 1878/1973 on dated 27/03/1973 which was duly registered at Haveli No. 02 at Pune as per said Partition Deed 7/12 extract of land bearing Survey No 440/1 was separated and the entire land was partitioned and sub divided and allotted as under-

1. Survey no. 440A1/1 admeasuring 36.81 R area was allotted to Mr. Moreshwar Narayanrao Natu.

2. Survey no. 440A1/2 admeasuring 34.75 R, area was allotted to Indirabai Moreshwar Natu.

3. Survey no. 440A1/3 admeasuring 31.60 R, Area was allotted to Mr.Chintaman Moreshwar Natu and Mr.Girish Chintaman Natu along with remaining entire area said land.

Accordingly their respective names was mutated on the revenue records of their respective share of Land vide Mutation Entry No- 14053.

That land bearing Survey no. 440A1/2, admeasuring 34.75 R, Area is solely owned and possessed by Indirabai Moreshwar Natu by virtue of the said partition deed dated 27/03/1973.

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3. Mutation Entry No- 14561

On perusal of Mutation Entry No 14561 on dated 25/10/1979 it appears that Chintaman Natu and Master Girish Chintaman Natu entered into Sale Deed dated 18/04/1979 along with Rajashri Shahu Sahakari Griha Rachana Sanstha Maryadit for the Land situated at Survey no. 440A1/3 admeasuring 02 Hecter 78.44 Are, Area which was sold in favour of Rajshri Shahu Sahakari Gruhrachana, along with a portion of land admeasuring 680.88 Sq.mtrs out of Sr. No-440A1/2, admeasuring 34.75 R.

4. Partnership Deed

On perusal of Partnership Deed dated 1/07/1978 it appears that Indirabai Moreshwar Natu introduced Land admeasuring 30747 sq.ft i.e. 2856.46 sq.mtrs (owned by her) into the business as capital for business purpose in the partnership firm/ the stock in trade of the Partnership Firm namely "Mangal pastic" as on 1/07/1978 vide Indenture of partnership. Accordingly the name of "Mangal pastic" was mutated on the revenue records of the Said Land vide Mutation Entry No-20047.

5. NA Order:-

That thereafter the Indirabai Moreshwar Natu had obtained Non Agricultural Order From Collectorate Pune, bearing NA order PRN/SR/251/II Dated 24/01/1979 for area admeasuring 3681 Sq. Mtrs for Industrial Use.

6. Will:-

On perusal of Will executed by Smt.Indirabai Moreshwar Natu who expired on 30/03/1997, and as per her last Will of dated 24/01/1997 wherein the Said Land will remain to continued as capital asset in the said Partnership firm and also Mrs. Meghana Girish Natu (daughter in law of Smt Indira Moreshwar Natu) is to be added as partner in the said firm in place of Late Indirabai Moreshwar Natu.

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7. Partnership Deed.

On perusal of Partnership Deed dated 13/04/1997, it appears that Mrs. Meghana Girish Natu was introduced as Partner in the partnership business of M/S Mangal Plastic along with existing partners of the firm namely Mr. Madhukar Shrinivas Dharmadhikari, Mr Ashok Sadashiv Dharmadhikari and Mrs. Alka Anil Thakar.

8. Partnership Deed.

On perusal of Partnership Deed dated 01/04/1999, it appears that Mr. Madhukar Shrinivas Dharmadhikari retired from the business of M/s. Mangal Plastic with the consent of all existing partners and introduced Mr. Sameer Madhukar Dharmadhikari as a new partner in the firm along with existing partners of the firm namely Mr. Ashok Sadashiv Dharmadhikari, Alka Anil Thakar and Mrs. Meghna Girish Natu.

On perusal of Mutation Entry No. 63 dated 12/12/2000, it appears that name of Indirabai Moreshwar Natu to be recorded as occupier/holder on 7/12 extract of Munjeri Survey No 440 A 1/2 (C.T.S 1853).

9. PMC Letter :-

On perusal of Pune Municipal Corporation letter dated 20/08/2001 it appears that a portion of land area admeasuring 293.52 Sq.mtrs out of the Survey no. 440A1/2, admeasuring 34.75 R, area was acquired by Pune Municipal Corporation for the Public Road and for said acquisition PMC had paid the compensation of Rupees 10,52,908/- only to M/s. Managal Plastic.

10. Reconstitution of Partnership Deed :-

On perusal of Partnership Deed dated 6/07/2001, it appears that Mr. Sameer Madhukar Dharmadhikari retired from said **"M/s. Mangal Plastic"** a partnership firm and Mr. Madhukar Shreenivas Dharmadhikari added as partner in existing partners of the firm.

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11. Mutation Entry No.114 :-

On perusal of Mutation entry No. 114, it appears that the name of "M/s. Mangal Pastic" was mutated on the revenue records of the Said Land vide Mutation Entry No. 20047, it was further confirmed vide Mutation Entry No.114 dated 18/01/2002.

12. Reconstitution of Partnership Deed:-

On perusal of Partnership Deed dated 1/04/2016 it appears that Mr. Madhukar Shreenivas Dharmadhikari retired from said "M/S Mangal Plastic" a partnership firm with the consent of existing partners of the firm.

13. Reconstitution of Partnership Deed:-

On perusal of Partnership Deed dated 12/02/2019 it appears that Smt Nisha Ashok Dharmadhikari wife of late Mr. Ashok Sadashiv Dharmadhikari added as partner in the partnership business of M/S Mangal Plastic with the consent of other legal heirs of late Mr. Ashok Sadashiv Dharmadhikari i.e 1. Aarti Ashok Dharmadhikari (Daughter No.1), 2. Ashwini Ashok Dharmadhikari (Daughter No.2), 3. Chaitnya Ashok Dharmadhikari (Son) alongwith existing partners of the firm namely 1)Alka Anil Thakar 2)Meghna Girish Natu.

That as per the last reconstituted Partnership Deed dated 12/02/2019 there was change in Partners of the Partnership Firm namely Mangal Plastics due to retirement and death of earlier Partners and accordingly as on date 1)Alka Anil Thakar 2) Meghna Girish Natu and 3) Smt Nisha Ashok Dharmadhikari stands as 'Partners' in the said Partnership Firm.

14. ULC Order:-

On perusal of ULC Order bearing No. K-20/Ka-3/SR/98/2022 dated 10/04/2023, it appears to exempt the said land from the perview of ULC upon payment of Rs. 1,52,23,125/- in government treasury by M/s. Mangal Plastic. Accordingly, M/s. Mangal Plastichas paid Rs. 1,52,23,125/- in government treasury and the said fact

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has been confirmed by the Hon. Collector and Competant Authority, Urban Agglomeration, Pune vide its Order bearing no. 162/2023 dated 10/04/2023.

15. Demaraction copy :-

On perusal of Photocopy of Demaraction copy bearing Mo.Ra.No. 6437/2021 issued by 'City Survey Officer-1,Pune on dated 23/07/2021, it appears that the said land is measured and it doesn't have any adverse remark from the Authority.

16. Zone Certificate:-

On perusal of Photocopy of Zone Certificate issued by PMC of dated 09.05.2022, it appears that the said land bearing Old S.No. 440 falls under Residential Zone and some part of the land is reserved for 50 meter road.

17. Public Notice :-

On perusal of Photocopy of Public Notice issued by Adv. Shivaji Garande published in daily newspaper Prabhat on dated 15/07/2022, it appears that Public Notice has been issued for claiming rights against the said land. Further, after perusal of No objection certificate issued from Adv. Shivaji Garande dated 02/08/2022 stating that Adv. Shivaji Garande has not in receipt of any objection and claims from any one in respect of said land.

18. Development Agreement :-

On perusal photocopy of Development Agreement executed between M/s. Mangal Plastic through its partners Smt. Nisha Ashok Dharmadhikari & others and M/s. Infinity Shine India Private Limited through its authorized person Mr. Amit Anil Lalwani bearing Regn S.No. 26321/2022 registered at Haveli No- 10 dated 13/10/2022, it appears that M/s.Mangal Plastic through its partners Smt. Nisha Ashok Dharmadhikari & others have granted development rights in respect of the said land in favour of M/s.Infinity Shine India Private Limited through its authorized person Mr. Amit Anil Lalwani vide Development Agreement bearing Regn S.No. 26321/2022 registered at Haveli No- 10 dated 13/10/2022.

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19. Power of Attorney :-

On perusal of photocopy of Power of Attorney executed between M/s. Mangal Plastic through its partners Smt. Nisha Ashok Dharmadhikari & others and M/s. Infinity Shine India Private Limited through its authorized person Mr. Amit Anil Lalwani bearing Regn S.No. 26322/2022 registered at Haveli No- 10 dated 13/10/2022, it aapears that in pursuance of the aforesaid Development Agreement said land owners i.e M/s. Mangal Plastic through its partners Smt. Nisha Ashok Dharmadhikari & others had executed Power of Attorney nominating M/s. Infinity Shine India Private Limited through its authorized person Mr. Amit Anil Lalwani as attorney to do varios acts, deeds, things etc. in relation to the Development of the said land which is duly registered vide Regn S.No. 26322/2022 registered at Haveli No- 10 dated 13/10/2022.

20. Reconstitution of Partnership Deed :-

On perusal of photocopy of Reconstituted Partnership Deed dated 15/03/2023, it appears that after death of one of the partner of "M/s. Mangal Plastic" i.e Late. Alka Anil Thakar and as per her wish and will, her legal heirs i.e 1)Mr. Amit Anil Thakar and 2)Mr. Ketan Anil Thakar are added as partners in the place of the deceased partner i.e Late Alka Anil Thakar in the said firm with the consent of other existing partners of the firm "M/s.Mangal Plastic".

21. Consent Deed :-

On perusal Photocopy of Consent Deed executed by M/s. Mangal Plastic through its partner 1. Amit Anil Thakar 2. Ketan Anil Thakar bearing Regn S.No. 20191/2023 registered at Haveli No- 10 of dated 17/08/2023, it appears that on demise of Late. Alka Anil Thakar as per her wish and will, her legal heirs i.e 1)Mr. Amit Anil Thakar and 2)Mr. Ketan Anil Thakar are added as partners of the firm "M/s.Mangal Plastic". Accordingly, as partners of M/s. Mangal Plastic have consented the Development Agreement and Power of Attoerney executed between M/s. Mangal Plastic through its partners Smt. Nisha Ashok Dharmadhikari & others and M/s. Infinity Shine India Private Limited through its authorized person Mr.

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Amit Anil Lalwani bearing Regn S.No. 26321/2022 and 26322/2022, respectively registered at Haveli No- 10 dated 13/10/2022.

22. Power of Attorney :-

On perusal of Photocopy of Power of Attorney executed by M/s. Mangal Plastic through its partner 1. Amit Anil Thakar 2. Ketan Anil Thakar infavour of M/s. Infinity Shine India Private Limited through its authorized person Mr. Amit Anil Lalwani bearing Regn S.No. 20192/2023 registered at Haveli No- 10 dated 17/08/2023, it aapears that in pursuance of the aforesaid Development Agreement which is duly registered vide Regn S.No. 26322/2022 registered at Haveli No- 10 dated 13/10/2022 and Consent Deed Regn S.No. 26321/2022 and 26322/2022, respectively registered at Haveli No- 10 dated 13/10/2022 in respect of development of said land 1. Amit Anil Thakar 2. Ketan Anil Thakar have executed Power of Attorney nominating M/s. Infinity Shine India Private Limited through its authorized person Mr. Amit Anil Lalwani as attorney to do varios acts, deeds, things etc.

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IN VIEW OF THE DISCUSSION MADE IN PARAS ABOVE I CONCLUDE THAT:

1. **Encumbrances:** No entry showing any encumbrance such as sale, transfer, mortgage, charge or otherwise in respect of the said Land was found during the search.

2. **Remarks:** In the office of Sub-registrar Haveli 1, 2, 10, 11, 12 of Pune, search is taken from the available for records for my inspection. However from the available records for my inspection, there was no adverse entry showing any transaction in respect of the said Land.

   Apart from manual search i have also taken e-search on official web site of Department of Registration & stamp, Government of Maharashtra.

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11/9/2023

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3. On the basis of all the above facts, records, documents perused by me which are provided by client and relying on them, I have no hesitation to opine that, M/s. Mangal Plastic is the owner of the said land and development agreement and power of attorney as mentioned aforesaid M/s. Infinity Shine India Private Limited through its authorized person Mr. Amit Anil Lalwani is having good, marketable title to develop, construct upon the said land and the said land is free from all encumbrances, lien, lease, charges etc.

Note :- This Search and Title Report is based upon the information and documents made available to me. All the copies of the documents given for my inspection are returned herewith.

Pune

Dated:- 04/09/2023

ADVOCATE

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TITLE CERTIFICATE

This is to certify that, my clients **M/s Infinity Shine India Private Limited Company** through its authorized Director Mr. Amit Anil Lalwani are instructed me to give the Search & title opinion in respect of the land more particularly described in the schedule hereunder. The said land is owned by M/s. Mangal Plastic AND the said developer i.e. M/s. Infinity Shine india Private Limited through its authorized person Mr. Amit Anil Lalwani is having good. marketable title to develop. construct upon the said land as per development agreement and power of attorney mentioned herein above and the said land is free from all encumbrances. lien. lease, charges etc except mentioned herein.

SCHEDULE

All that piece and parcel of the land admeasuring total area of 2500 Sq. Meters. carved out of the land totally admeasuring 00H 34.75 Are i.e. 3475 Sq.Mtrs., out of C.T.S 1853 (Old Survey No.440/A1/2) situated at Village Munjeri. located at Bibewadi. Taluka Haveli. Dist. Pune. within the limits of Pune Municipal Corporation having combined boundaries as under:-

On Or Towards East	By Nala and Part of S. No-689
On Or Towards South	By Sr. No-440-A1/3 owned by Rajashri Shahu Sahakari Griha Rachana Sanstha Maryadit.
On Or Towards West	By Pune -Satara Main Road
On Or Towards North	By Part S. No-440-A1/1

Along with all easementary rights of way and all benefits and other rights and all the things attached to it and on, over, above and below it.

(hereinbefore called and referred as "**the said land**")

Date :- 04/09/2023

Place :- Pune

ADVOCATE

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