

**NILESH R. SANKLECHA
ADVOCATE**

R/at - Flat No. 103, SKD Sparsh Society, Lane No. 1, Thosar Nagar, Kondhwa Budruk, Pune - 411048. Mob. No. 9850545448.

Format - A

(As per Circular No. 28/2021)

To,

The Chairman,

MahaRERA,

Office at 9th floor, Housefin Bhavan,
Bandra Kurla Complex, Bandra (East),
Mumbai - 400051.

LEGAL TITLE REPORT

Subject - Title clearance certificate with respect to area admeasuring 00 Hectare 45.73 Are bearing Gat No. 1276/26 totally admeasuring 00 Hectare 64 Are, area admeasuring 00 Hectare 36.64 Are bearing Gat No. 1276/27 totally admeasuring 00 Hectare 57 Are and area admeasuring 00 Hectare 31.20 Are bearing Gat No. 1276/28 totally admeasuring 00 Hectare 53 Are, all above three Gats totally admeasuring 01 Hectare 13.57 Are i.e. 11357 sq. mtrs. situated at Village Wagholi, Taluka Haveli, District Pune. (hereinafter referred as the "**said Land**").

I have investigated the title of the said Land on the request of Intofinity Promoters Private Limited represented by its director Mr. Rajesh K. Goyal. (Hereinafter referred to as the said "**Purchaser**") and following documents i.e. -

1) Description of the Property - All that piece and parcel of land area admeasuring 00 Hectare 45.73 Are bearing Gat No. 1276/26 totally admeasuring 00 Hectare 64 Are, area admeasuring 00 Hectare 36.64 Are bearing Gat No. 1276/27 totally admeasuring 00 Hectare 57 Are and area admeasuring 00 Hectare 31.20 Are bearing Gat No. 1276/28 totally admeasuring 00 Hectare 53 Are, all above three Gats totally admeasuring 01 Hectare 13.57 Are i.e. 11357 sq. mtrs. situated at Village Wagholi, Taluka Haveli, District Pune and which is bounded as under :

East : Adjacent Gat No. 1276/25

South : Adjacent 30 meter wide D.P. Road

West : Kharadi Village Boundary



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North : Gat No. 1276/20, 1276/21 and 1276/22.

Along with all permissible FSI and all other buildable potential permissible under development control rules and State Government notification/circular from time to time. The land which is described in herein above hereinafter referred to called as the "**said Land**".

2) The documents of Allotment of the said Land -

Agreement For Sale is duly registered in the office of Sub- Registrar Haveli No. 11 (Pune) at serial no. 7288/2024 on 22/03/2024.

3) 7/12 extracts of Village Waghli dated 27/03/2024 - Name of the Owner i.e. Real Estate Centre Private Limited is yet to be recorded as the Owner and Possessor column on 7/12 extracts for the land of Gat No. 1276/26, 1276/27 and 1276/28.

4) Search Report for 30 years from 1994 to 2024 issued by Adv. Shreya Hadgaonkar dated 02/04/2024 in respect of the said Land.

On perusal of the above mentioned documents, search report and all other relevant documents, relating to title of the said Land, I am of the opinion that the title of said Purchaser i.e. Intofinity Promoters Private Limited represented by its director Mr. Rajesh K. Goyal is clear, marketable and without any encumbrance, subject to the statements mentioned in this Title Report.

Owner of the Land -

Real Estate Centre Private Limited (Name of this Owner is yet to be recorded as the Owner and Possessor column on 7/12 extracts) - Gat No. 1276/26, 1276/27 and Gat No. 1276/28.

5. The report reflecting the flow of the title of the said Purchaser i.e. Intofinity Promoters Private Limited represented by its director Mr. Rajesh K. Goyal on the said Land is enclosed herewith as annexures.

Encl. : Annexures -

Date - 03/04/2024



Nilesh R. Sanklecha

Advocate.



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FLOW OF THE TITLE OF THE SAID LAND

A) 7/12 Extracts - Available 7/12 extracts for the said Land is from the year 1943 to 2020, 2023-24.

B) Mutation Entries - Available mutation entries are as follows -

- 1) Mutation Entry No. 4244 – Dated 15/05/1947 shows that, Pandhrinath Krishnaji Dhole died leaving behind son Mahadev Pandhrinath Dhole guardian mother Sarasvatibai Pandhrinath Dhole. Accordingly, effect has given in the revenue record.
- 2) Mutation Entry No. 4409 – Dated 11/08/1948 shows that, Dhondiba Ramji Avhale is protected tenant under section 3 of the Tenancy Act. Accordingly, effect has given in the revenue record.
- 3) Mutation Entry No. 4410 – Dated 11/08/1948 shows that, Vaman Appaji Avhale is protected tenant under section 3 of the Tenancy Act. Accordingly, effect has given in the revenue record.
- 4) Mutation Entry No. 6199 – Dated 19/04/1957 shows that, Dhondiba Ramji Avhale and Vaman Appaji Avhale were protected tenants under section 3 of the Tenancy Act for the land of Survey Numbers 249, 250 and 276 of Sopana Krishnaji Dhole, Chandar Krishnaji Dhole and Mahadev Pandhrinath Dhole guardian mother Sarasvatibai. But there was no any vahiwat from last 2 years in the above land. So, the names of tenants were deleted from the revenue record. Accordingly, effect has given in the revenue record.
- 5) Mutation Entry No. 6444 – Dated 10/06/1959 shows that, Chandar Krishnaji Dhole died on 10/10/2022 leaving behind real brother Sopana Krishnaji Dhole and nephew Mahadev Pandhrinath Dhole for 8 ana share of each. Accordingly, effect has given in the revenue record.
- 6) Mutation Entry No. 6479 – Dated 03/04/1960 shows that, on the basis of Order of the Court in suit No. 56/1947 and in Darkhast vide No. 111/1951, the Collector of Pune issued Order vide No. D.R./W/15/55 dated 02/12/1958 handed over the possession of the land of Survey No. 249 and 250 to Mahadev Pandhrinath Dhole guardian Sarasvatibai Pandhrinath Dhole from the defendant Sopana Krishnaji Dhole, before Additional Mamledar Haveli. Accordingly deleted the name of Sopana Krishnaji Dhole for the 8 Ana.



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- 7) Mutation Entry No. 7200 – Dated 25/12/1968 shows that, as per the Weights & Measurement Act of Government of Maharashtra and The Indian Coins Act 1956, the District Inspector of Land Record have prepared the new Aakarband and Hissa Form no. 12 and converted the measurement of area from Acre & Guntha into Hectare & Are. Accordingly implemented in Revenue Record.
- 8) Mutation Entry No. 1 – Dated 26/03/1974 shows that, as per the order of deputy director of land record department Pune region Pune vide No. Ekak/266 (Pune) dated 06/03/1973 sanctioned the land consolidation scheme for the village Waghli and implemented the same under the provision of Land Consolidation Scheme Act. Thus, the lands of account holders and other rights holders of village Waghli recorded under this scheme. Accordingly, effect has given in the revenue record.
- 9) Mutation Entry No. 567 – Dated 19/05/1981 shows that, Prabhakar Sopana Dhole paid the Tagai encumbrance, thus as per the letter of Tahsildar Haveli, deleted the remark of Tagai encumbrance from the other rights column of concern 7/12 extract. Accordingly, effect has given in the revenue record.
- 10) Mutation Entry No. 1253 – Dated 26/08/1986 shows that, as per the application of Sarasvatibai Pandhrinath Dhole, application and statements of Mahadev Pandhrinath Dhole and Kusum Kisan Ladkat and Order of Tahsildar Haveli vide No. 553/86 dated 08/08/1986 the names Mahadev Pandhrinath Dhole, Sarasvatibai Pandhrinath Dhole, Ganesh Mahadev Dhole guardian Mahadev Pandhrinath Dhole and Kusum Kisan Ladkat are recorded in revenue record of the land of Gat No. 2262 for the area admeasuring 28 Hectare 34 Are. Accordingly, effect has given in the revenue record.
- 11) Mutation Entry No. 2835 – Dated 15/11/1991 shows that, Jaymala Navalkishor Diddi purchased the land admeasuring 02 Hectare 00 Are from out of Gat No. 2262 from Mahadev Pandhrinath Dhole, Ganesh Mahadev Dhole and Kusum Kisan Ladkat vide sale deed dated 09/03/1990. For the purchased area allotted new Gat No. i.e. 2262/2.
- 12) Mutation Entry No. 2836 – Dated 15/11/1991 shows that, Anuradha Navalkishor Diddi purchased the land admeasuring 02 Hectare 00 Are from out of Gat No. 2262 from Mahadev Pandhrinath Dhole, Ganesh Mahadev Dhole and Kusum Kisan Ladkat vide sale deed dated 09/03/1990. For the purchased area allotted new Gat No. i.e. 2262/3.



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- 13) Mutation Entry No. 2837 – Dated 15/11/1991 shows that, Aparna Yashpal Varma purchased the land admeasuring 04 Hectare 00 Are from out of Gat No. 2262 from Mahadev Pandhrinath Dhole, Ganesh Mahadev Dhole and Kusum Kisan Ladkat vide sale deed dated 09/03/1990. For the purchased area allotted new Gat No. i.e. 2262/4.
- 14) Mutation Entry No. 3416 – Dated 21/03/1993 shows that, Mushtaq Zakeria Arab purchased the land admeasuring 05 Hectare 00 Are out of Gat No. 2262/1 from Mahadev Pandhrinath Dhole for himself and Karta and Manager of Family and POAH of Kusum Kisan Ladkat, Ganesh Mahadev Dhole, Sushila Mahadev Dhole and Kusum Kisan Ladkat vide sale deed registered at serial No. 26/93 dated 06/01/1993. The copy of the above Sale Deed is available for scrutiny. In this Sale Deed on page No. 9 mentioned about one court matter that the above land owners i.e. Mahadev Pandhrinath Dhole and others filed one Civil Appeal in the Civil Court Pune at serial No. 181/1991 against one adjacent land owner namely Baburao Vamanrao Avhale about the encroachment of 07 Are area in the land of Mahadev Pandhrinath Dhole and others i.e. the land admeasuring 05 Hectare 00 Are (includes pot-kharaba) out of old Gat No. 2262/1. But no any papers/documents are available for the scrutiny.
- 15) Mutation Entry No. 3417 – Dated 21/03/1993 shows that, GulamAli Mamadbhai Somaji purchased the land admeasuring 05 Hectare 00 Are out of Gat No. 2262/1 from Mahadev Pandhrinath Dhole for himself and Karta and Manager of Family and POAH of Kusum Kisan Ladkat, Ganesh Mahadev Dhole, Sushila Mahadev Dhole and Kusum Kisan Ladkat vide sale deed registered at serial No. 35/93 dated 08/01/1993. The copy of the above Sale Deed is available for scrutiny.
- 16) Mutation Entry No. 3624 – Dated 01/08/1994 shows that, Raj Kanaksen Bhansali purchased the land admeasuring 05 Hectare 00 Are out of Gat No. 2262/1 from Mahadev Pandhrinath Dhole for himself and Karta and Manager of Family and POAH of Kusum Kisan Ladkat, Ganesh Mahadev Dhole, Sushila Mahadev Dhole and Kusum Kisan Ladkat vide sale deed registered at serial No. 47/94 dated 14/07/1994. The copy of the above Sale Deed is available for scrutiny.



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- 17) Mutation Entry No. 4649 – Dated 24/09/1996 shows that, Saraswati Pandhrinath Dhole died on 09/09/1989 leaving behind Mahadev Pandhrinath Dhole and Kusum Kisan Ladkat. Accordingly, effect has given in the revenue record.
- 18) Mutation Entry No. 4653 – Dated 24/09/1996 shows that, Dhiren Popatlal Nandu purchased the land admeasuring 05 Hectare 20.5 Are out of Gat No. 2262/1 from Mahadev Pandhrinath Dhole for himself and Karta and Manager of Family and POAH of Kusum Kisan Ladkat, Ganesh Mahadev Dhole, Sushila Mahadev Dhole and Kusum Kisan Ladkat vide sale deed registered at serial No. 15/95 dated 18/02/1995. The copy of the above Sale Deed is available for scrutiny. In this mutation sale deed registered No. is mentioned 13/95 instead of 15/95.
- 19) Mutation Entry No. 1 – Dated 07/02/2002 shows that, as per the letter of Taluka Inspector of Land Record Haveli vide No. Bhumapan/Vadi/Vibhajan/Akarband/97 dated 29/10/1997 with the Order of Tahsildar Haveli vide No. 863/97 dated 12/11/1997 one Wadi namely Avalwadi is separated and converted as a revenue village from the village Wagholi and on the basis of Akarband and Maps recorded the Lands of village Wagholi by giving new Gat numbers i.e. Gat No. 2262 by allotting new Gat No. i.e. 1276. Accordingly, effect has given in the revenue record.
- 20) Mutation Entry No. 1138 – Dated 02/04/2004 shows that, Dinesh Ramnik Wadhva purchased the land admeasuring 00 Hectare 47.63 Are bearing Gat No. 2262/1 from Mushtaq Zakeria Arab, Gulamali Mamadbhai Somaji, Raj Kanaksen Bhansali and Dhiren Popatlal Nandu vide sale deed registered at serial No. 64/95. Accordingly, effect has given in the revenue record.
- 21) Mutation Entry No. 1139 – Dated 02/04/2004 shows that, Vikas Ramsharan Choudhari purchased the land admeasuring 00 Hectare 43.75 Are bearing Gat No. 2262/1 from Mushtaq Zakeria Arab, Gulamali Mamadbhai Somaji, Raj Kanaksen Bhansali and Dhiren Popatlal Nandu vide sale deed registered at serial No. 101/96. Accordingly, effect has given in the revenue record.
- 22) Mutation Entry No. 1140 – Dated 02/04/2004 shows that, Manoj Lekhraj Neryani purchased the land admeasuring 00 Hectare 52.80 Are bearing Gat No. 2262/1 from Mushtaq Zakeria Arab, Gulamali Mamadbhai Somaji, Raj Kanaksen Bhansali and Dhiren Popatlal Nandu

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vide sale deed registered at serial No. 85/95. Accordingly, effect has given in the revenue record.

- 23) Mutation Entry No. 1141 - Dated 02/04/2004 shows that, Sayyed Nazam Ali purchased the land admeasuring 00 Hectare 52.86 Are bearing Gat No. 2262/1 from Mushtaq Zakeria Arab, Gulamali Mamadbhai Somaji, Raj Kanaksen Bhansali and Dhiren Popatlal Nandu vide registered sale deed. Accordingly, effect has given in the revenue record. The copy of the above sale deed registered at serial No. 839/2003 dated 12/03/2003 is available for scrutiny.
- 24) Mutation Entry No. 1142 - Dated 02/04/2004 shows that, DwarakaPrasad Zunzunwala purchased the land admeasuring 00 Hectare 63.61 Are bearing Gat No. 2262/1 from Mushtaq Zakeria Arab, Gulamali Mamadbhai Somaji, Raj Kanaksen Bhansali and Dhiren Popatlal Nandu vide sale deed registered at serial No. 51/97. Accordingly, effect has given in the revenue record.
- 25) Mutation Entry No. 1143 - Dated 02/04/2004 shows that, Madanmohan Kapoor purchased the land admeasuring 00 Hectare 60.92 Are bearing Gat No. 2262/1 from Mushtaq Zakeria Arab, Gulamali Mamadbhai Somaji, Raj Kanaksen Bhansali and Dhiren Popatlal Nandu vide sale deed registered at serial No. 77/95. Accordingly, effect has given in the revenue record.
- 26) Mutation Entry No. 1781 - Dated 01/07/2005 shows that, as per the order of Tahsildar Haveli vide No. Hano/Kavi/2038/05 dated 30/06/2005, on the basis of Falni-Bara, done the dividation in the Gat No. 1276 (old Gat No. 2262) by preparing total 40 separate Gats totally admeasuring 28 Hectare 34 Are in various names of purchasers includes the Gat No. 1276/20, 1276/21, 1276/26, 1276/27 and 1276/28 and cancel the original Gat No. 1276. Accordingly, effect has given in the revenue record. The copy of the above Order of Tahsildar is not available for scrutiny.
- 27) Mutation Entry No. 2289 - Dated 01/04/2006 shows that, Samar Jaysen Bhansali purchased the land admeasuring 00 Hectare 53 Are bearing Gat No. 1276 (part) i.e. 1276/28 from Sayyed Nazam Ali vide sale deed registered at serial No. 1357/06 dated 23/02/2006. Accordingly, effect has given in the revenue record. The copy of the above sale deed is available for scrutiny.



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- 28) Mutation Entry No. 12590 - Certified on 26/06/2017 shows that, Under the Project of E-Ferfar by using Edit Module for making exact corrections between the handwritten and computerized revenue record (7/12 extract) and as per the Order of Tahsildar Haveli dated 26/06/2017 made corrections in the 7/12 extracts in Gat No. 1276/1 and other Gats.
- 29) Mutation Entry No. 14248 - Certified on 08/07/2020 shows that, Atul Ashok Chordiya and Ashok Dhanraj Chordiya purchased the land admeasuring 00 Hectare 53 Are bearing Gat No. 1276/28 from Samar Jaysen Bhansali vide sale deed registered at serial No. 11498/2019 dated 28/06/2019. Accordingly, effect has given in the revenue record. The copy of the above Sale Deed is available for scrutiny.
- 30) Mutation Entry No. 16199 - Certified on 15/07/2023 shows that, Mushtaq Zakeria Arab and others have sold the land of Gat No. 1255/14 and various other Gats includes Gat No. 1276/26 admeasuring 00 Hectare 64 Are and Gat No. 1276/27 admeasuring 00 Hectare 57 Are of Village Wagholi, Taluka Haveli, in favour of Gulamali Somaji and others on 13/07/2020 by Sale Deed registered at serial No. 3026/2020. And made Correction Deed dated 04/06/2021 registered at serial No. 6680/2021. The copies of the above conveyance deed and correction deed are available for scrutiny. But in correction deed contents shows that the corrections are not related to the said Land.

On the perusal of the above mentioned 4 sale deeds (referred in mutation entry numbers 3416, 3417, 3624 and 4653), it is reflect that Mahadev Pandhrinath Dhole and others was, by virtue of registered sale deeds, conveyed a portion admeasuring 10 Are to Grampanchayat Wagholi as and by way of Gift and a portion admeasuring 2.5 Are to one Amrut Sahkari Pani Purvatha Sanstha (but accordingly effect has not given in revenue record). Also, above Owners i.e. Mahadev Pandhrinath Dhole and others had agreed to convey a portion admeasuring 01 Are to one Bapusahab Nanasaheb Satav which conveyance was not formally completed. Hence, Mahadev Pandhrinath Dhole and others conveyed their total aforesaid area i.e. 20 Hectare 21.50 Are as per the above mentioned mutations.



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C) Other Related Title Deeds -

- 1) Agreement To Sell** – By and under Agreement to Sell dated 04/02/2019, registered in the office of Sub- Registrar Haveli No.11 at Serial No. 1812/2019, Mushtaq Zakeria Arab and others with the consent of M/S. R.A. Construction through its partner Atul Ashok Chordiya agreed to sell, transfer and convey the land of Gat No. 1276/26 admeasuring 00 Hectare 64 Are and Gat No. 1276/27 admeasuring 00 Hectare 57 Are of Village Wagholi, Taluka Haveli, in favour of Mr. Atul Ashok Chordiya and Mr. Ashok Dhanraj Chordiya. Also, the Vendors has given the Power of Attorney for doing the works after Agreement to Sell in favour of the Purchaser vide serial No. 1813/2019 on the same. The copy of the above Agreement to Sell and POA are available for scrutiny.
- 2) Agreement To Sell** – By and under Agreement to Sell dated 19/03/2021, registered in the office of Sub- Registrar Haveli No.1 at Serial No. 3734/2021, Mr. Atul Ashok Chordiya and Mr. Ashok Dhanraj Chordiya agreed to sell, transfer and convey the land of Gat No. 1276/26 admeasuring 00 Hectare 64 Are, Gat No. 1276/27 admeasuring 00 Hectare 57 Are and Gat No. 1276/28 admeasuring 00 Hectare 53 Are of Village Wagholi, Taluka Haveli, in favour of Integrated Business Eco-system Pvt. Ltd. The copy of the above Agreement to Sell is available for scrutiny.
- 3) Conveyance Deed** – By and under Conveyance Deed dated 24/12/2021, registered in the office of Sub- Registrar Haveli No.15 at Serial No. 745/2022, Mr. Atul Ashok Chordiya and Mr. Ashok Dhanraj Chordiya sold, transferred and conveyed the land of Gat No. 1276/26 admeasuring 00 Hectare 64 Are, Gat No. 1276/27 admeasuring 00 Hectare 57 Are and Gat No. 1276/28 admeasuring 00 Hectare 53 Are of Village Wagholi, Taluka Haveli, in favour of Integrated Business Eco-system Pvt. Ltd. The copy of the Conveyance Deed is available for scrutiny. Accordingly, effect has given in the revenue record. The concern mutation for this conveyance deed is not available for scrutiny.
- 4) Conveyance Deed** – By and under Conveyance Deed dated 21/10/2022, registered in the office of Sub- Registrar Haveli No.14 at Serial No. 12036/2022, Integrated Business Eco-system Pvt. Ltd. sold,



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transferred and conveyed the land of Gat No. 1276/26 admeasuring 00 Hectare 64 Are, Gat No. 1276/27 admeasuring 00 Hectare 57 Are and Gat No. 1276/28 admeasuring 00 Hectare 53 Are of Village Wagholi, Taluka Haveli, in favour of Real Estate Centre Pvt. Ltd. The copy of the Conveyance Deed is available for scrutiny. The name of the Purchaser i.e. Real Estate Centre Pvt. Ltd is yet to be recorded in revenue record.

5) Mortgage Deeds and Reconveyance Deed – Search Report of Adv.

Shreya Hadgaonkar dated 02/04/2024 reflects that –

- 1)By and under the Mortgage Deed dated 18/04/2022 which is registered in the office of Sub-Registrar Haveli No. 15 at serial No. 6948/2022, Integrated Business Eco-system Pvt. Ltd. have taken loan from IDBI Trustship Services Limited in respect of the land of Gat Numbers 1255/14 and others includes Gat No. 1276/26, 1276/27 and 1276/28 of village Wagholi, Taluka Haveli, District Pune. We have informed that the said loan is repaid by and under Reconveyance Deed dated 01/07/2023 which is registered in the office of Sub-Registrar Haveli No. 23 at serial No. 16038/2023. The copies of above both deeds are not available for scrutiny.
- 2)By and under the Mortgage Deed dated 09/08/2023 which is registered in the office of Sub-Registrar Haveli No. 11 at serial No. 18089/2023, Real Estate Centre Pvt. Ltd. have taken loan from IDBI Trustship Services Limited in respect of the land of Gat Numbers 1276/26, 1276/27 and 1276/28 of village Wagholi, Taluka Haveli, District Pune. We have informed that the said loan is subsisted today.

But by and under Agreement For Sale dated 22/03/2024 which is registered in the office of Sub-Registrar Haveli No.11 at Serial No. 7288/2024, the Real Estate Centre Pvt. Ltd. with the consent of Ashdan Developers Pvt. Ltd. agreed to sell, transfer and convey the land area admeasuring 00 Hectare 45.73 Are bearing Gat No. 1276/26 totally admeasuring 00 Hectare 64 Are, area admeasuring 00 Hectare 36.64 Are bearing Gat No. 1276/27 totally admeasuring 00 Hectare 57 Are and area admeasuring 00 Hectare 31.20 Are bearing Gat No. 1276/28 totally admeasuring 00 Hectare 53 Are, totally admeasuring 01 Hectare 13.57 Are of Village Wagholi, Taluka Haveli, in favour of Intofinity Promoters Private Limited. In this document of Agreement For Sale dated



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22/03/2024 the Vendor has provided to the Purchaser and affix the No-objection Certificate of Godrej Finance Limited (as a Lender Trustee and IDBI Trustship Services Limited as the Security Trustee has agreed to act as security trustee for benefit of respective Lenders) dated 12/03/2024, in relation to the part release of mortgage over the assets identified in the schedule i.e. Gat No. 1276/26 totally admeasuring 00 Hectare 64 Are, Gat No. 1276/27 totally admeasuring 00 Hectare 57 Are and Gat No. 1276/28 totally admeasuring 00 Hectare 53 Are, totally admeasuring 01 Hectare 74 Are includes the said Land of Village Wagholi, Taluka Haveli.

7) Agreement For Sale – By and under Agreement For Sale dated 22/03/2024, registered in the office of Sub- Registrar Haveli No.11 at Serial No. 7288/2024, Real Estate Centre Pvt. Ltd. with the consent of Ashdan Developers Pvt. Ltd. agreed to sell, transfer and convey the land area admeasuring 00 Hectare 45.73 Are bearing Gat No. 1276/26 totally admeasuring 00 Hectare 64 Are, area admeasuring 00 Hectare 36.64 Are bearing Gat No. 1276/27 totally admeasuring 00 Hectare 57 Are and area admeasuring 00 Hectare 31.20 Are bearing Gat No. 1276/28 totally admeasuring 00 Hectare 53 Are, totally admeasuring 01 Hectare 13.57 Are of Village Wagholi, Taluka Haveli, in favour of Intofinity Promoters Private Limited. The copy of the above Agreement For Sale is available for scrutiny.

D) Litigations/Court Matters –

1) 1) Ashok Dhanraj Chordiya, 2) Atul Ashok Chordiya, 3) Mushtaq Zakeria Arab, 4) Gulamali Mamadbhai Somaji, 5) Raj Kanaksen Bhansali and 6) Dhiren Popatlal Nandu, No. 3 to 6 through their Power of Attorney Holders Ashok Dhanraj Chordiya and Atul Ashok Chordiya filed one RTS Appeal under section 247 of the MLRC 1966 in the court of Sub-Divisional Officer, Haveli Sub-division, Pune vide No. RTS/Appeal/826/2021 in respect of the land of Gat No. 1255/14 includes Gat No. 1276/26 and 1276/28 against Circle Officer Wagholi and other 5 against the Order of Circle Officer Wagholi in case No. 74/2021 dated 15/11/2021. The said Appeal is allowed by SDO Haveli on the basis of reasons mentioned in the copy of Judgment dated 09/05/2023. Only the copy of Judgment of SDO Haveli dated



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09/05/2023 is available for scrutiny. The papers of the case include order of Circle Officer Wagholi vide No. 74/2021 dated 15/11/2021 are not available.

2) By and under the Sale Deed dated 30/01/1993 registered in the office of Sub-registrar Haveli No. 7 at serial No. 26/1993 on page No. 9 mentioned about one court matter that the land owners i.e. Mahadev Pandhrinath Dhole and others filed one Civil Appeal in the Civil Court Pune at serial No. 181/1991 against one adjacent land owner namely Baburao Vamanrao Avhale about the encroachment of 07 Are area in the land of Mahadev Pandhrinath Dhole and others i.e. the land admeasuring 05 Hectare 00 Are (includes pot-kharaba) out of old Gat No. 2262/1. But no any papers/documents are available for the scrutiny. As per the information provided by the said client that it is not concern to the said Land of this Title Report.

E) Search Report – Search in offices of Sub - Registrar Haveli – Advocate Shreya Hadgaonkar has paid search fee to the Joint District Registrar Pune Urban, for taking the search of Gat Number 1276/26, 1276/27 and 1276/28 of village Wagholi, Taluka Haveli and she had carried out search for the period of 1994-2024. The advocate above named submitted her Search Report dated 02/04/2024 which is annexed hereto as original.

F) Public Notice – As per the letter dated 03/04/2024 and newspaper copies of public notices shows that M/s. Wadia Ghandy and Company (Pune) through it's partner Adv. Akshay A. Gandhi published the public notice in daily Marathi newspaper Prabhat and Sakal and daily English newspaper the Times of India on 09/11/2023 for the Lands of Gat No. 1276/26 totally admeasuring 00 Hectare 64 Are, Gat No. 1276/27 totally admeasuring 00 Hectare 57 Are, Gat No. 1276/28 totally admeasuring 00 Hectare 53 Are (includes the said Land), Gat No. 1276/20 totally admeasuring 00 Hectare 43 Are and Gat No. 1276/21 totally admeasuring 00 Hectare 45 Are with published the Corrigendum dated 02/12/2023 edition of the newspaper Sakal, they have not received any objections with respect to the public notices, till the date hereof. The photocopy of the letter (NOC) dated 03/04/2024 and



**NILESH R. SANKLECHA
ADVOCATE**

R/at – Flat No. 103, SKD Sparsh Society, Lane No. 1, Thosar Nagar, Kondhwa Budruk, Pune – 411048. Mob. No. 9850545448.

photocopy of the Corrigendum dated 02/12/2023 are available for the scrutiny.

G) Notification – By Director of Town Planning and Valuation Department, Maharashtra State Pune, under the Act of Maharashtra Regional and Town Planning Act 1966, published the Notification vide No. RP Pune/Village Manjari Kh.,Wagholi/ITP/TPV-1/2986 dated 27/10/2020, under the Regulation No. 4.5 of the said revised Integrated Township Project (ITP) Regulation hereby granted permission to add the area 20.1450 Hectare more specifically described in Schedule -A appended with this Notification, from the area of Integrated Township Project for which Locational Clearance Permission has already been granted, subject to the terms and conditions mentioned therein. The various lands of Village Wagholi Taluka Haveli included in earlier notified area includes Gat No. 1276/26 admeasuring 00 Hectare 64 Are, Gat No. 1276/27 admeasuring 00 Hectare 57 Are and Gat No. 1276/28 admeasuring 00 Hectare 53 Are.

H) Letter of Intent – The Collector of Pune (Revenue Branch) issued the Letter of Intent vide No. Pamah/Kavi/1236/2020 dated 03/03/2021 to the Ashdan Developers Private Limited and Manjri Housing Project LLP through and for himself Mr. Atul Ashok Chordiya in respect of newly added lands of Village Wagholi Taluka Haveli includes the lands of Gat No. 1276/26, Gat No. 1276/27 and Gat No. 1276/28, subject to the terms and conditions mentioned therein.

I) N.A. Permission – The Collector of Pune (Revenue Branch) issued the Non-Agriculture Permission Letter to the Pune Metropolitan Region Development Authority, Pune (PMRDA) under section 42C of the Maharashtra Land Revenue Code 1966, vide No. Pamah/Kavi/1434/2020 dated 18/05/2021 in respect of the lands which are mentioned in the Integrated Township Project of Village Wagholi, Taluka Haveli includes Gat No. 1276/26 admeasuring 00 Hectare 64 Are, Gat No. 1276/27 admeasuring 00 Hectare 57 Are and Gat No. 1276/28 admeasuring 00 Hectare 53 Are, for the purposes of residential and commercial, subject to the terms and conditions mentioned therein.



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J) Development Permission and Commencement Certificate - The Metropolitan Commissioner and/or Chief Executive Officer, Pune Metropolitan Region Development Authority, Pune (PMRDA) issued the Development Permission and Commencement Certificate under the Rule of 6.6.1 of sanctioned Development Rules, vide No. BHA/Mouje Manjri Khurd and Wagholi/Gat No. 124 and others/Sector R-20/Pra.kra. 1182/23-24/9832 dated 22/03/2024 in favour of Ashdan Developers Private Limited and Manjri Housing Projects LLP through Meena Karne, in respect of the lands which are mentioned in this commencement certificate in sixth amended master plan Sector R-20 under the Integrated Township Project of Village Wagholi, Taluka Haveli includes Gat No. 1276/26, Gat No. 1276/27 and Gat No. 1276/28, subject to the terms and conditions mentioned therein.

K) General –

- 1)** It is represented to us by our clients that there is no pending litigation, proceedings, enquiry etc. before any court of law, Tribunal etc. in respect of the said Land (except mentioned in this report, if any). And, also we are not provided with any papers/details pertaining to any pending litigation, proceedings, enquiry etc. before any court of law, Tribunal etc. in respect of the said Land and we have relied on the same and no separate search in the courts is carried out by us.
- 2)** The said Purchaser/Developer has confirmed on my specific query that, the Purchaser/Developer has not availed any loan from any bank or financial institute for the proposed project on the said Land, nor any encumbrance or mortgage has been created on the said Land or any part thereof.
- 3)** We have not inspected any original documents in respect of the said Land.
- 4)** As per the instructions of client namely Intofinity Promoters Private Limited represented by its director Mr. Rajesh K. Goyal we have scrutinised and examined the marketable Title of the said Land. This Title Report prepared on the basis of review of records, photo copies of the documents/papers in respect of the said Land and information given by the above client, as were made available to us during the review



**NILESH R. SANKLECHA
ADVOCATE**

R/at – Flat No. 103, SKD Sparsh Society, Lane No. 1, Thosar Nagar, Kondhwa Budruk, Pune – 411048. Mob. No. 9850545448.

and this Report is prepared exclusively for the benefit of the above client.

L) Conclusion - Subject to statements as stated hereto before and relying upon the above available photocopies of documents and information provided by the said Purchaser, in my opinion that Intofinity Promoters Private Limited represented by its director Mr. Rajesh K. Goyal has acquired the rights and interest of the said Land and possessor of the said Land and has authority to develop the said Land as per the sanction layout/plan from the concern sanctioning authority along with other require statutory compliances under RERA etc.

Place – Pune.

Date - 03/04/2024.



Sanklecha
Nilesh R. Sanklecha
Advocate.

SHREYA ANUP HADGAONKAR

ADVOCATE

03, Akshay Center, Laxman Nagar, Thergaon, Pune-411033.

SEARCH REPORT

TO,

ADV. NILESH R. SANKLECHA,

O/At- Flat No. 103, SKD Sparsh Society,

Lane No. 1, Thosar Nagar, Kondhwa BK,

Katraj Kondhawa Road, Pune-411048.

Attn. Mr. Rajesh Goyal, Director, Intofinity Promoters Pvt; Ltd.

Sub: This is the Search Report in respect of Survey No. 1276/26 admeasuring area 00 Hectares 64 Ares, 1276/27 admeasuring area 00 Hectares 57 Ares & 1276/28 admeasuring area 00 Hectares 53 Ares; Total admeasuring area 01 Hectares 74 Ares situated at **Village Wagholi** within the registration District Pune, Pune Municipal Corporation Pune, Sub-Registration Haveli, Taluka Haveli & which is hereinafter referred to as the "**Said Property**".

R/Sir,

As per your instructions, in respect of Said Property, I took online search from the website of Department of Registration & Stamps, Government of Maharashtra for the period 1994 to 2024. The Inspector General of Registration and Controller of Stamps, Maharashtra, vide his Letter bearing no.9/ Astha-7/ Upayojana /2021/ 112/2021 dated 06/04/2021, has restricted physical search of Index-II registers in the offices of Sub-Registrar of Assurances. Therefore, I have carried the online free search, for the period 1994 to 2002 and also carried the online paid search, for the period 2002 to 2024.

SHREYA ANUP HADGAONKAR

ADVOCATE

03, Akshay Center, Laxman Nagar, Thergaon, Pune-411033.

Accordingly, I have paid search fee of Rs. 750/- vide E-challan GRN MH018056059202324UU dated 26/03/2024 paid to Maharashtra State Inspector General of Registration. I have carried the online search from the website of Department of Registration & Stamps, Government of Maharashtra for the period 1994 to 2024 vide Defacement No. 0009576761202324 Dated 28/03/2024. From the online search, except the entries mentioned in the **Annexure-A** annexed herewith, no transaction of any sort was found to be recorded during the period under reference in respect of the Said Property.

During my online search, from the record made available to me, except above mention transaction, I did not find any transaction in respect of Said Land. Further, I have shared online search data with the above-mentioned email ID. **Litigation Search:** On your request, though I have conducted online search on website <https://district.ecourts.gov.in/pune> and <https://eqjcourts.gov.in>, for verifying the pending litigations, but it is difficult due to various reasons including i) website is not maintained with property description ii) litigations can be filed/instituted in various forum depending upon the relief claimed, and/are iii) record of litigations maintained by courts and other authorities (judicial or otherwise) are not updated nor maintained descriptively and not easily available/accessible; and/or iv) there are no registers maintained in respect of matters referred to arbitration, we have not conducted any searches before any court of law or before any other authority (judicial or otherwise) to verify whether the properties are subject matter of any litigation. This aspect needs to be verified independently.

Disclaimer: The said search however, is subject to the online data available at above website. Above website may contain technical inaccuracies and changes to the information contained therein may be made at any time. Therefore, the information contained herein above is for general information purpose only. You should not rely upon the



SHREYA ANUP HADGAONKAR
ADVOCATE

03, Akshay Center, Laxman Nagar, Thergaon, Pune-411033.

material and information on the website as a basis for making any legal or any other decisions.

Encl. Search challan MH018056059202324U dated 28/03/2024.

Date: 02/04/2024

Place: Pune



Type of Document, Date, registration Number & SRO	Executed by	In favour of	In respect of land,
Sale Deed Reg. No. 839/2003 Dated 12/03/2003 At SRO Haveli 07	Mushtak Zakeriya Arab, Raj Kanakasen Bhansali, Dhiren Popatlal Nandu through Power Of Attorney holder and himself Gulamali Mohmadbhai Somji.	Sayyad Nazim Ali through Power Of Attorney holder Dr. Hustara Nazim Sayyad.	Survey No. 1276/28 Area admeasuring 00 Hectares 52.86 Ares.
Agreement to Sale Reg. No. 1812/2019 Dated 04/02/2019 At SRO Haveli 11	1. Mushatak Zakariya Arab. 2. Gulamali Mohmadbhai Somji. 3. Raj Kanaksen Bhansali. 4. Dhiren Popatlal Nandu. through Power of attorney holder, Suresh Adhav 5. Prime Properties through partner Mushatak Zakariya. 6. Prime Properties through partner Gulamali Mohmadbhai Somji. 7. Prime Properties through partners, Raj Kanaksen Bhansali & Dhiren Popatlal Nandu through Power of attorney holder, Suresh Adhav. 8. Consent by R.A. Construction through partner Atul Ashok Chordiya.	1. Ashok Dhanraj Chordiya . 2. Atul Ashok Chordiya.	1. Survey No. 1276/26 Area admeasuring 00Hector 64 Ares. 2. Survey No. 1276/27 Area admeasuring 00 Hector 57 Ares Total Area admeasuring 01 Hectares 21 Ares.
Conveyance Deed Reg. No. 11498/2019 Dated 28/06/2019 At SRO Haveli 15	Samar Jaysen Alias Jaysen Bhansali	Ashok Dhanraj Chordiya & Atul Ashok Chordiya through Power of attorney holder, Balu Alias Nathu Namdev Mangade	Survey No. 1276/28 Area admeasuring 00 Hectares 53 Ares.



Continuation Sheet



ANNEXURE-A

Adv Shreya Anup Hadgaonkar

<p>Conveyance Deed Reg. No. 3026/2020 Dated 13/07/2020 At SRO Haveli 1</p>	<p>1. Mushatik Zakariya Arab. 2. Gulamali Mamadbhai Somaji. 3. Raj Kanakasen Bhansali. 4. Dhiren Popatlal Nandu Through Power of attorney holder, Ashok Dhanraj Chordiya through Power of attorney holder, Balu Alias Nathu Namdev Mangade 5. Prime Properties through partners, Mushatik Zakariya Arab, Gulamali Mamadbhai Somaji. Raj Kanakasen Bhansali. Dhiren Popatlal Nandu Through Power of attorney holder, Ashok Dhanraj Chordiya through Power of attorney holder, Balu Alias Nathu Namdev Mangade. R.A. Construction through Partners, Atul Ashok Chordiya through Power of attorney holder, Balu Alias Nathu Namdev Mangade.</p>	<p>Ashok Dhanraj Chordiya & Atul Ashok Chordiya through Power of attorney holder Balu Alias Nathu Namdev Mangade Total Area admmeasuring 01 Hectares 21 Ares.</p> <p>1. Survey No. 1276/26 Area admmeasuring 00 Hectares 64 Ares. 2. Survey No. 1276/27 Area admmeasuring 00 Hectares 57 Ares. Total Area admmeasuring 01 Hectares 21 Ares.</p> <p>1. Survey No. 1276/26 Area admmeasuring 00 Hectares 64 Ares. 2. Survey No. 1276/27 Area admmeasuring 00 Hectares 57 Ares. 3. Survey No. 1276/28 Area admmeasuring 00 Hectares 53 Ares. Total Area admmeasuring 01 Hectares 74 Ares.</p>
<p>Agreement to Sale Reg. No. 3734/2021 Dated 19/03/2021 At SRO Haveli 01</p>	<p>Ashok Dhanraj Chordiya & Atul Ashok Chordiya through Power Of Attorney holder, Nathu Namdev Mangade</p>	<p>Intigreted Business Ecosystem Private Limited Through Authorised Signatory, Atul Ashok Chordiya through Power Of Attorney holder, Nathu Namdev Mangde</p>

Continuation Sheet

ANNEXURE-A

Adv Shreya Anup Hadgaonkar

Conveyance Deed Reg. No. 745/2022 Dated 14/01/2022 At SRO Haveli 15	Ashok Dhanraj Chordiya & Atul Ashok Chordiya through Power of attorney holder, Nathu Namdev Mangade	Intigrated Business Ecosystem Private Limited Through Authorised Signatory Atul Ashok Chordiya through Power Of Attorney holder, Nathu Namdev Mangade	1. Survey No. 1276/26 Area admeasuring 00 Hectares 64 Ares. 2. Survey No. 1276/27 Area admeasuring 00 Hectares 57 Ares. 3. Survey No. 1276/28 Area admeasuring 00 Hectares 53 Ares. Total Area admeasuring 01 Hectares 74 Ares.
Mortgage Deed Reg. No. 6948/2022 Dated 18/04/2022 At SRO Haveli 15	Intigrated Business Ecosystem Pvt. Ltd. Through Authorised Signatory Atul Ashok Chordiya through Power Of Attorney holder, Nathu Namdev Mangade	IDBI Trustship Services Limited through Shivdasan Menon	1. Survey No. 1276/26 Area admeasuring 00 Hectares 64 Ares. 2. Survey No. 1276/27 Area admeasuring 00 Hectares 57 Ares. 3. Survey No. 1276/28 Area admeasuring 00 Hectares 53 Ares. Total Area admeasuring 01 Hectares 74 Ares
Sale Deed Reg. No. 12036/2022 Dated 21/10/2022 At SRO Haveli 14	Intigrated Business Ecosystem private limited through Authorised Signatory Priya Shah	Real Estate Centre Private Limited through Authorised Signatory Priya Shah	4. Survey No. 1276/26 Area admeasuring 00 Hectares 64 Ares. 5. Survey No. 1276/27 Area admeasuring 00 Hectares 57 Ares. 6. Survey No. 1276/28 Area admeasuring 00 Hectares 53 Ares. Total Area admeasuring 01 Hectares 74 Ares.



Continuation Sheet

ANNEXURE-A

Adv Shreya Anup Hadgaonkar



Reconveyance Reg. No. 16038/2023 Dated 01/07/2023 At SRO Haveli 23	1. IDBI Trustship Services Limited through Authorised Signatory, Shivdasan Menon. 2. Real Estate Centre Business Ecosystem Private Limited through Authorised Signatory, Priya Shah. 3. Real Estate Centre Business Ecosystem Private Limited through Authorised Signatory, Priya Shah.	Intigrated Ecosystem Limited Authorised Signatory Atul Ashok Chordiya through Power Of Attorney holder, Priya Shah.	Business Private Through Authorised Signatory Atul Ashok Chordiya through Power Of Attorney holder, Priya Shah.	1. Survey No. 1276/26 Area admeasuring 00 Hectares 64 Ares. 2. Survey No. 1276/27 Area admeasuring 00 Hectares 57 Ares. 3. Survey No. 1276/28 Area admeasuring 00 Hectares 53 Ares. Total Area admeasuring 01 Hectares 74 Ares
MortgageDeed Reg. No. 18089/2023 Dated 11/08/2023 At SRO Haveli 11	Real Estate Centre Private Limited through Authorised Signatory Sagar Vijay Raut	IDBI Trustship Services Limited through Shivdasan Menon	1. Survey No. 1276/26 Area admeasuring 00 Hectares 64 Ares. 2. Survey No. 1276/27 Area admeasuring 00 Hectares 57 Ares. 3. Survey No. 1276/28 Area admeasuring 00 Hectares 53 Ares.	1. Survey No. 1276/26 Area admeasuring 01 Hectares 74 Ares
Agreement to Sale Reg. No. 7288/2024 Dated 22/03/2024 At SRO Haveli 11	Real Estate Centre Private Limited through Authorised Signatory Nathu Namdev Mangade.	Intofinity Private Limited through Director, Rajesh K. Goyal through Power of attorney holder, Anand Brmhanand Agrwal.	1. Survey No. 1276/26 admeasuring Area 00 Hectares 45.73 Ares out of 00 Hectares 64 Ares. 2. Survey No. 1276/27 admeasuring Area 00 Hectares 36.64 Ares out of 00 Hectares 57 Ares. 3. Survey No. 1276/28 admeasuring Area 00 Hectares 31.20 Ares out of 00 Hectares 53 Ares.	

Continuation Sheet

ANNEXURE-A

Adv Shreya Anup Hadgaonkar

	Total Area admeasuring 01 Hectares 13.57 Ares.
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CHALLAN
MTR Form Number-6



Department ID : 815210834

Mobile No : 8530454173

Department ID : 815210834 Mobile No. : 853
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Challan Defaced Details

Signature Not Verified

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURIES MUMBAI 02
Date: 2024.04.01 10:46:42 IST
Reason: GRAS Secure Document
Location: India  **Defacement**

Defacement Log - India					
Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1		0009576761202324	28/03/2024-09:42:51	IGR002	325.00
Total Defacement Amount					325.00