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(Advocate)

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TITLE REPORT

25.05.2021

1. PROPERTY DESCRIPTION:

All that pieces and parcels of land bearing Plot No.R-3/2/4 admeasuring 419 sq.mtrs situated in MIDC's Rajiv Gandhi Infotech Park, Phase- III, Hinjawadi situate at village Maan of Taluka Mulshi, District Pune, within the limits of Registration District of Pune, Sub-Registration Taluka Mulshi and Gram Panchayat of village Maan, and which is bounded by as under:

On or towards the North by	Plot No.R3/2/2
On or towards the South by	Plot No.R-3/2/3
On or towards the East by	Plot No.R-3/2/3 and R-3/2/2
On or towards the West	5 Mtr Nala and Plot No.1

(hereinafter referred to as the said "PLOT")

2. INSTRUCTIONS:

Under instructions from Mr. Bharat Devkinandan Agarwal, one of the directors of HINJAWADI INFRADEVELOPMENT PRIVATE LIMITED (erstwhile Known as SIROYA FM INFRADEVELOPMENT PRIVATE LIMITED) having its registered office at, 101, Kingston Tower, Parel-Tank Road, Parel-East, Mumbai- 400 033 (hereinafter referred to as the "the Promoter/Company"), I have furnished this title report on the basis of documents entrusted to me, a search caused to have been taken, and the information given to me.



3. **SEARCH:**

- (a) Advocate Rishi Nakade, took search relating to the said Plot, vide Application No.MH001469739202122E and Search Report dated 24.05.2021
- (b) Except the transactions herein enumerated, no transaction relating to the said Plot or any transaction encumbering the said Plot was found.
- (c) The said search however, is subject to the registers not available in the said offices, the same either having been sent for binding or in torn condition or not available.

4. **INFORMATION:**

I also collected information found necessary in respect of the said Plots from Mr. Bharat Devkinandan Agarwal of Pune, One of the directors of the said Promoter/Company.

5. **DOCUMENTS:**

I have been entrusted the photocopies of following documents:

- I. Order of allotment No. MIDC/RO (IT)/RGIP PH-3 /LMS/C06791 dated 12/04/2021 in respect of the Plot No.R-3/2/4 admeasuring 419 sq.mt issued by regional Office-II Pune.
- II. Possession Receipt dated 28.04.2021 issued by surveyor office of the Regional Office (IT), MIDC, Pune for the said Plot.
- III. Agreement dated 20/05/2021, registered in the office of Sub-Registrar, Mulshi-2 at Serial No.7837/2021, on 24.05.2021, executed by Maharashtra Industrial Development Corporation, a corporation constituted under the Maharashtra Industrial Development Act, 1961 (MAG.III 1962) and having its principal office at Udyog Sarthi, Mahakali Caves Road, Marol Industrial Area, Andheri (E), Mumbai: 400 093 in favour of the Promoter/Company.
- IV. Certificate of Incorporation pursuant to change of name issued on 24.01.2019 of HINJAWADI INFRADEVELOPMENT PRIVATE LIMITED

6. **INCIDENCES:**

- (a) The Maharashtra Industrial Development Corporation ("MIDC") a Government of the State of Maharashtra undertaking, is a corporation, constituted under the Maharashtra Industrial



Development Act, 1961 (Maharashtra Act No.3 of 1962). Its purpose is to acquire land and allot the same for industrial and other allied uses thereof, including 'Integrated Residential and Commercial Township'.

- (b) It appears that various pieces of lands were seen to have been acquired at inter alia from village Maan for development of Information Technology Park, named as Rajiv Gandhi Infotech Park, Hinjawadi.
- (c) The MIDC amalgamated and subdivided various pieces of land so acquired under the provisions of the said Act. By various instruments enumerated in clause 5 (I) to (IV), the MIDC allotted and agreed to demise on lease of the said plots to the Promoter/Company at or for consideration/premium and on the terms and conditions therein contained. In part performance of the aforesaid agreement, the Surveyor office of the Regional Office (IT), MIDC, Pune also delivered the possession to the Promoter/Company of the said plots vide possession Receipts dated 28.04.2021. The purpose for said demise is development of the said plot.

7. **OPINION:**

On perusal of the documents referred to above and on the basis of the information given to and gathered by me, as referred to above, I am of the opinion that,

- (a) the said Plot (described in paragraph 1 above) are owned by the MIDC,
- (b) By an agreement dated 20/05/2021, registered in the office of the Sub-Registrar, Mulshi-2, at serial No.7837/2021 on 24.05.2021, executed by the MIDC in favour of the said Promoter/Company, the said plot is scheduled to be demised on lease unto and in favour of the said Promoter/Company at or for consideration/premium and on the terms and conditions therein contained,
- (c) The said Promoter/Company has been granted possession of the said plot by the MIDC in part performance of the said agreement,
- (d) The said plot is free from encumbrances and is marketable,
- (e) The Promoter/Company changed it's name from SIROYA FM INFRADEVELOPMENT PRIVATE LIMITED to HINJAWADI INFRADEVELOPMENT PRIVATE LIMITED vide Certificate of Incorporation pursuant to change of name issued on 24.01.2019



(f) The Promoter/Company is entitled for purpose of building and executing work subject to the terms of Agreement dated 20/05/2021 and on the basis of the documents enumerated herein above.



Shama C. Sangoram

(Advocate)



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