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Court :

Chamber No. C - 24,
New Lawyer's Chambers,
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Shivajinagar, Pune - 411 005.

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To,
MahaRERA
6th and 7th floor, Housefin Bhavan,
Plot No. C -21, E Block,
Bandra Kurla Complex,
Bandra (East),
Mumbai – 400051.

LEGAL TITLE REPORT

Sub: Title Certificate with respect of all that amalgamated and contiguous pieces of land, net 1,12,616.08 sq.mt. out of "Hectare 13.08.7797 Are" (1,30,877.97 sq.mt.) consisting of Survey No.25/4 (part), Survey No.26/1+9A, Survey No.26/2A, Survey No.26/2B, Survey No.27/1B+2+3, Survey No.27/4, Survey No.27/5, Survey No.37/3 Survey No.37/4 and

as per revised plan bearing Commencement Certificate No.CC/1817/23 dated 27.10.2023), (the Survey Nos.37, Hissa No.3+4 (Plot B), Survey No.27 Hissa No.1B+2+3 (Plot A) and Hissa No.4+5, Survey No.25, Hissa No.4 (Part), Survey No.26, Hissa No.(1+9A)+(2A+2B)

all situate at village Mohammadwadi of the City of Pune, Taluka Haveli, District Pune, within the limits of the Municipal Corporation of the City of Pune

(Hereinafter referred to as the "said Property").

- 1/- I, Kiran Kothadiya (Advocate), have investigated the title of the said Property on the request of my client, **Cavalcade Properties Private Limited** (hereinafter referred to as "CPPL") having address at Plot No. C- 30, Block G, Opp. SIDBI, Bandra Kurla Complex (E), Mumbai - 400051 and have issued Title Report (revised) dated 22.12.2023 in respect of the said Property (hereinafter referred to as the "said Title Report").
- The said Title Report is issued based on the documents referred therein including the following documents.

(1) Description Of the Said Property:

All those amalgamated and contiguous pieces of land, admeasuring net 1,12,616.08 sq.mt. out of "Hectare 13.08.7797 Are" (1,30,877.97 sq.mt.) consisting of Survey No.25/4 (part), Survey No.26/1+9A, Survey No.26/2A, Survey No.26/2B, Survey No.27/1B+2+3, Survey No.27/4, Survey No.27/5, Survey No.37/3 Survey No.37/4 and,

as per revised plan bearing Commencement Certificate No.CC/1817/23 dated 27.10.2023), (the Survey Nos.37, Hissa No.3+4 (Plot B), Survey No.27 Hissa No.1B+2+3 (Plot A) and Hissa No.4+5, Survey No.25, Hissa No.4 (Part), Survey No.26, Hissa No.(1+9A)+(2A+2B)



all situate at village Mohammadwadi of the City of Pune, Taluka Haveli, District Pune, within the limits of the Municipal Corporation of the City of Pune.

(2) Documents of allotment of the said Property:

(A)(i) By and under Sale Deed dated 11.08. 2014 registered with Sub-Registrar, Haveli No. 14 at Serial No. 5784/2014 on 27.08.2014, Mrs. Rajashree Rajendra Bhagat and others with the consent of Cavalcade Properties Private Limited and others sold portion out of (i) Survey No. 27/1B+2+3. (ii) Survey No. 26/1+9A, (iii) Survey No. 25/4 and (iv) Survey No. 26/2B aggregating to 30,737.91 sq.mtrs. to Inorbit Malls (India) Private Limited ("IMPL"). Accordingly, the name of IMPL has been mutated in the revenue records vide Mutation Entry No. 13916 dated 08.06.2016 and Mutation Entry No. 15837 dated 25.02.2022.

(ii) By and under Sale Deed dated 28.02. 2012 registered with Sub-Registrar, Haveli No. 13 at Serial No. 1757/2012 on 28.02.2012, Dineshchandra alias Balasaheb S. Argade and others sold portion out of (i) Survey No. 27/1B+2+3 (part) (ii) Survey No. 27/4, (iii) Survey No. 27/5 and (iv) Survey No. 37/3 and (v) Survey No. 37/4 aggregating 72880.09 sq. mtrs. to Inorbit Malls (India) Private Limited. Accordingly, the name of IMPL has been mutated in the revenue records vide Mutation Entry No. 13920 dated 08.06.2016 and Mutation Entry No. 15836 dated 25.02.2022.

(iii) By and under Sale Deed dated 23.10. 2020 registered with Sub-Registrar, Haveli No. 10 at Serial No. 14920/2020 on 23.10.2020, Dineshchandra alias Balasaheb S. Argade and others sold land admeasuring 842.00 sq. mtrs. out of portion admeasuring 8000.00 sq. mtrs. of Survey No. 27/5 to Cavalcade Properties Private Limited. Accordingly, the name of CPPL has been mutated in the revenue records vide Mutation Entry No. 15244 dated 23.12.2020.

(iv) By and under Sale Deed dated 23.10. 2020 registered with Sub-Registrar, Haveli No. 10 at Serial No. 14921/2020 on 23.10.2020, Abhaykumar Murlidhar Mulay and Mrs. Ragini Abhaykumar Mulaysold land admeasuring 1638.27 sq. mtrs. out of portion admeasuring 6600.00 sq. mtrs. of Survey No. 26/2B to Cavalcade Properties Private Limited. Accordingly, the name of CPPL has been mutated in the revenue records vide Mutation Entry No. 15245 dated 16.12.2020.

(v) By and under Sale Deed dated 18.11. 2020 registered with Sub-Registrar, Haveli No. 10 at Serial No. 17204/2020 on 18.12.2020, (a) Dineshchandra alias Balasaheb S. Argade sold land admeasuring 450.00 sq. mtrs. out of Survey No. 26/1+9A; (b) Balasaheb Khandu Badadesold land admeasuring 1950.00 sq. mtrs. out of Survey No. 26/1+9A and (c)



Prakash Rajaram Mithapallisold land admeasuring 19.00 sq. mtrs. out of Survey No. 26/1+9A; thus aggregating to 2419.00 sq.mtrs.to Cavalcade Properties Private Limited. Accordingly, the name of CPPL has been mutated in the revenue records vide Mutation Entry No. 15288 dated 03.02.2021.

(vi) By and under Sale Deed dated 02.11. 2020 registered with Sub-Registrar, Haveli No. 10 at Serial No. 15704/2021 on 02.11.2020, (a)Abhaykumar Murlidhar Mulay and Mrs. Ragini Abhaykumar Mulay with the consent of D. S. Argade Properties Private Limited sold portion of land admeasuring 2500.00 sq. mtrs. out of Survey No. 26/2A and land admeasuring 961.73 sq. mtrs. of Survey No. 26/2B; (b) Laxman Tukaram Bhangire and 10 Others with the consent of D. S. Argade Properties Private Limited sold portion of land admeasuring 3900.00 sq.mtrs. out of Survey No. 26/2A and land admeasuring 1316.90 sq. mtrs. of Survey No. 26/2B, thus aggregating to 8678.63 sq. mtrs. to Cavalcade Properties Private Limited. Accordingly, the name of CPPL has been mutated in the revenue records vide Mutation Entry No. 15254 dated 27.01.2021.

(B) Pursuant to the Demerger order dated 18.07.2023 passed in the CP(CAA)/212/MB-IV/2021 connected with C.A.(CAA)/1174/MB-IV/2021 passed by the National Company Law Tribunal, Mumbai Bench, Mumbai and followed by Deed of Declaration cum Confirmation dated 29.11.2023, registered with the Sub-Registrar, Haveli No.19 at Serial No.25577/2023, some of the business of IMIPL stand transferred to Cavalcade Properties Private Limited. Thus, Cavalcade Properties Private Limited has become well and sufficiently entitled to and possessed of the said Property.

(3) 7/12 Extracts and Mutation Entry:

Sr. No.	Survey No.	Total Area As Per 7/12 Extract	Holding Area as per 7/12 Extract	Holder	Mutation Entry No.
1	S. No. 25/4	0 H. 88 R	0 H. 44 R	IMIPL	13916
2	S. No. 26/2A	0 H. 64 R	0 H. 64 R	CPPL	15254
3	S. No. 26/2B	0 H. 66 R	0 H. 16.83 R	IMIPL	13916 & 15837
4	S. No. 27/5	04 H. 91 R	0 H. 39.17 R	CPPL	15254
			0 2 H. 71.58 R	IMIPL	13920 & 15836
			0 H. 13.42 R	CPPL	15244& 15550
5	S. No. 27/4	01 H. 58 R	01 H. 58 R	IMIPL	13920
6	S. No. 27/1B+2+3	03 H. 06 R	01 H. 15.21 R	IMIPL	13916,13920 & 13924



7	S. No. 37/3	02 H. 18 R	0 H. 97.90 R	IMIPL	13920
8	S. No. 37/4	02 H. 16 R	01 H. 35.54 R	IMIPL	13920
9	S. No. 26/1+9A	02 H. 73 R	2 H. 42.36 R	IMIPL	13916 & 15227
			0 H. 30.64 R	CPPL	15288 &15584

(4) Index II Search Report for a period from 1985 to 2023 (i.e. for 37 years):

Shridhar Pardeshi, Advocate, had taken online search available on IGR Maharashtra website for the period 1985 to 2019. He has furnished his Search Reports dated 16.03.2016 & 03.04.2019. Thereafter, Madansinha Kakade, Advocate, had taken online search available on IGR Maharashtra website for the period 2019 till 2021, 2021 to 2022 and, 2022 to 2023. He has furnished his Search Reports dated 29.07.2021, 07.01.2022, 28.08.2023 & 21.12.2023.

- 2/- On perusal of the abovementioned documents, and all other relevant documents relating to Title of the said property and basis the information supplied to me, the searches taken as mentioned herein above and subject to otherwise mentioned hereinabove and subject to the Mortgage of ICICI Bank Limited, I am of the opinion that,
- (a) The said Property is owned by the said Owner, **Cavalcade Properties Private Limited** and is free from any encumbrances and is marketable;
- (b) The said Owner is entitled to develop, construct buildings, dispose off the unsold units to be constructed/being constructed thereon to any intending purchaser.

- 3/- The report reflecting the flow of title of the said Owner on the said Property is enclosed herewith as annexure.

Place: Pune

Date: 22.12.2023


Kiran Kothadiya

Advocate

Enclosed:

- (1) Annexure A (Flow of Title of the said Property)
(2) Annexure B (Qualification of Title)
(3) Annexure C (Title Report (revised) dated 22.12.2023 issued by us)



ANNEXURE "A"
(Flow of Title of the said Property)

(1) Upon perusal of the 7/12 extracts in respect of the said Property it appears as under:

Sr. No.	Survey No.	Total Area As Per 7/12 Extract	Holder
1	S. No. 25/4	0 H. 88 R	IMIPL
2	S. No. 26/2A	0 H. 64 R	CPPL
3	S. No. 26/2B	0 H. 66 R	IMIPL
4	S. No. 27/5	04 H. 91 R	CPPL
5	S. No. 27/4	01 H. 58 R	IMIPL
6	S. No. 27/1B+2-3	03 H. 06 R	IMIPL
7	S. No. 37/3	02 H. 18 R	IMIPL
8	S. No. 37/4	02 H. 16 R	IMIPL
9	S. No. 26/1+9A	02 H. 73 R	IMIPL
			CPPL

(2) Mutation Entries:

Sr. No.	Survey No.	Total Area As Per 7/12 Extract	Holder	Mutation No.	Entry
1	S. No. 25/4	0 H. 88 R	IMIPL	13916	
2	S. No. 26/2A	0 H. 64 R	CPPL	15254	
3	S. No. 26/2B	0 H. 66 R	IMIPL	13916 & 15837	
			CPPL	15254	
4	S. No. 27/5	04 H. 91 R	IMIPL	13920 & 15836	
			CPPL	15244 & 15550	
5	S. No. 27/4	01 H. 58 R	IMIPL	13920	
6	S. No. 27/1B+2+3	03 H. 06 R	IMIPL	13916, 13920 & 13924	
7	S. No. 37/3	02 H. 18 R	IMIPL	13920	
8	S. No. 37/4	02 H. 16 R	IMIPL	13920	
9	S. No. 26/1+9A	02 H. 73 R	IMIPL	13916 & 15227	
			CPPL	15288 & 15584	

In view of the Order dated 18.07.2023 passed by the National Company Law Tribunal, Mumbai Bench, Mumbai followed by Deed of Declaration cum Confirmation dated 29.11.2023, CPPL is going to shortly apply to the revenue authorities for updation of revenue records with respect to the lands standing in name of IMIPL.



(3) Search Report:

Shridhar Pardeshi, Advocate, had taken online search available on IGR Maharashtra website for the period 1985 to 2019. He has furnished his Search Reports dated 16.03.2016 & 03.04.2019. Thereafter, Madansinha Kakade, Advocate, had taken online search available on IGR Maharashtra website for the period 2019 till 2021, 2021 to 2022 and, 2022 to 2023. He has furnished his Search Reports dated 29.07.2021, 07.01.2022, 28.08.2023 and 21.12.2023.

(4) Any other relevant title:

- (i) As stated hereinabove and in the said Title Report (Revised), Cavalcade Properties Private Limited has become Owner of the said Property by virtue of (i) (two) Sale Deeds dated 23.10.2020, (ii) Sale Deed dated 18.11.2020, (iii) Sale Deed dated 02.11.2020 and (iv) the Order dated 18.07.2023 passed by National Company Law Tribunal, Mumbai Bench followed by Deed of Declaration cum Confirmation dated 29.11.2023.

(ii) Litigation:

Being aggrieved by the Order dated 19.05.2016 passed by Additional Collector, Pune (in RTS Appeal No. 256/2011), Baban Sakharam Kadam since deceased through (1) Balasaheb Baban Kadam, (2) Bhagwan Baban Kadam, (3) Bapu Baban Kadam and (4) Mrs. Laxmi Baban Kadam have filed Revision Application No. 40/2021 before Additional Commissioner, Pune against Balasaheb Khandu Badade and the same is closed for order.

Place: Pune

Date: 22.12.2023


Kiran Kothadiya

Advocate

ANNEXURE "B"**(Qualifications to the Title of the said Property)**

- (i) Indenture of Mortgage dated 24.11.2023 registered with the office Sub-Registrar, Haveli No. 7 at Serial No.23176/2023 executed by Cavalcade Properties Private Limited in favour of ICICI Bank Limited, and created charge thereof on the demarcated building Sub Plot admeasuring 2816 sq.mt., together the Building T11 being constructed thereon excluding units agreed to sell
- (ii) Outcome of the Litigations as stated in Annexure "A".

Place: Pune

Date: 22.12.2023


Kiran Kothadiya

Advocate



Office & Correspondence :Shree Ameya Apartments,
1187/37, Kanitkar Path, Off. Ghole Road,
Shivajinagar, Pune - 411 005.
Tel. : (020) 2553 4463 / 2553 6776,
E-mail : kk@kblaw.netIn Reply Please
Quote Ref. No.**Court :**Chamber No. C - 24,
New Lawyer's Chambers,
District Court Compound,
Shivajinagar, Pune - 411 005.**TITLE REPORT**

(Revised)

December 22, 2023

1. **PROPERTY DESCRIPTION:**

All those amalgamated and contiguous pieces of land, admeasuring net 1,12,616.08 sq.mt. out of "Hectare 13.08.7797 Are" (1,30,877.97 sq.mt.) consisting of Survey No.25/4 (part), Survey No.26/1+9A, Survey No.26/2A, Survey No.26/2B, Survey No.27/1B+2+3, Survey No.27/4, Survey No.27/5, Survey No.37/3 Survey No.37/4 and,

as per revised plan bearing Commencement Certificate No.CC/1817/23 dated 27.10.2023), (the Survey Nos.37, Hissa No.3+4 (Plot B), Survey No.27 Hissa No.1B+2+3 (Plot A) and Hissa No.4+5, Survey No.25, Hissa No.4 (Part), Survey No.26, Hissa No.(1+9A)+(2A+2B)

all situate at village Mohammadwadi of the City of Pune, Taluka Haveli, District Pune, within the limits of the Municipal Corporation of the City of Pune, and which are **collectively** bounded by as under:

East	South	West	North
Partly by 24 meter wide Development Plan Road, partly by Survey No.27/5 and partly by Survey No.26/2B	Survey No.26, Survey No.25/4 (part), Survey No.25/3, Survey No.26/1+9A (part), Survey No.27/1 (part)	Survey No.26/1+9A, Survey No.25/4 (part), Survey No.25/3, Survey No.27/1 (part) and 30 meter wide Development Plan road	Partly by 24 meter wide Development Plan road and partly by 30 meter wide Development Plan road

(hereinafter called as the said "LAND")

2. **INSTRUCTIONS:**

- (a) I issued the following title report followed by supplements thereto pertaining to the said Land as follows:

Title Report followed by Corrigendum to Title Report	Under instructions from	12.06.2016 01.06.2016	A portion admeasuring 1,01,104.01 sq.mt. out of the said Land
Supplement-1 to the Title Report	Inorbit Malls (India) Private Limited	21.04.2019	-do-
Supplement-2 to the Title Report	-do-	02.08.2021	-do-



Supplement-3 to the Title Report	-do-	11.01.2022	-do-
Title Report	Cavalcade Properties Private Limited	30.08.2023	1,12,616.08

(hereinafter collectively referred to as the said "TITLE REPORT")

- (b) I am further instructed by **CAVALCADE PROPERTIES PRIVATE LIMITED** (CIN: U70100MH2005PTC154307) having its registered office at: Raheja Tower, Plot No. C-30, Block 'G', Next to Bandra Kurla Complex, Bandra € , Mumbai : 400 051 represented by its authorized representative Mr. Jayant Gosavi to further issue the Title Report-1 (hereinafter referred to as the "**CAVALCADE**") therefore, it be read together with the said Title Report.

- (c) Pursuant to the orders dated 18.07.2023 passed in the CP(CAA)/212/MB-IV/2021 connected with C.A.(CAA)/1174/MB-IV/2021 passed by the National Company Law Tribunal, Mumbai Bench, Mumbai, in Inorbit Malls (India) Private Limited under the Companies Act 2013, pertaining to the "de-merger of some business of Inorbit Malls (India) Private Limited" (hereinafter referred to as the "**INORBIT**") followed by Deed of Declaration *cum* Confirmation dated 29.11.2023, registered with the Sub-Registrar, Haveli No.19 at Serial No.25577/2023, whereby *inter alia* a portion admeasuring 1,01,104.03 sq.mt. out of the said Land stands transferred to Cavalcade.

3. SEARCH:

- (a) Madansinha Kakade, Advocate of Pune, took online search available on official website of the IGR Maharashtra. He has furnished his search report dated 21.12.2023.

- (b) It is mentioned that except the transactions herein recorded, no transaction relating to the said Land or any transaction encumbering the said Land was found to have been effected.

- (c) It is seen from the said search report that in the meanwhile, the Inorbit/ Cavalcade by various registered agreement to sell agreed to sell the concerned residential apartment to their respective purchasers, the list whereof is appended to the said search report.

4. INFORMATION:

I also gathered information found necessary in respect of the said Land from Jayant Gosavi; authorized signatory of Cavalcade.



5.

DOCUMENTS and INCIDENTS:

Documents and M.E.Entries	Particulars
Mutation Entry No.13916 dated 08.06.2016 Mutation Entry No.15837 dated 25.02.2022	This relates to Sale Deed dated 11.08.2014, registered with Sub-Registrar, Haveli No.14 at serial No.5784/2014 on 27.08.2014 (as already mentioned in the Title Report dated May 12, 2016) executed by Mrs.Rajashree Rajendra Bhagat and others with the consent of Cavalcade Properties Private Limited and others in favour of Inorbit Malls (India) Private Limited, in respect of the portion out of (i) Survey No.27/1B+2+3, (ii) Survey No.26/1+9A, (iii) Survey No.25/4 and (iv) Survey No.26/B aggregating to portion admeasuring 30.737.91 sq.mt. The Mutation whereof effected by the mutation mentioned across. By order No. Complaint Case No.19/2017 dated 27.10.2017 the mutation was certified relating to Survey No.26/2B.
Mutation Entry No.13920 dated 08.06.2016 Mutation Entry No.15836 dated 25.02.2022	This relates to Sale Deed dated 28.02.2012, registered with Sub-Registrar, Haveli No.13 at Serial No.1757/2012 on 28.02.2012, (as already mentioned in the Title Report dated May 12, 2016) executed by Dineshchandra S. Argade alias Balasaheb Argade and others in favor of Inorbit Malls (India) Private Limited, in respect of portion out of Survey No.(i)27/1B+2+3 (Part) (ii) Survey No.27/4, (iii) Survey No.27/5, (iv) Survey No.37/3 and (v) Survey No.37/4 aggregating to portion admeasuring 72,880.09 sq.mt. The Mutation whereof effected by the mutation mentioned across. By order dated the mutation was certified relating to Survey No.27/5.
Deed of Release dated 31.07.2023 registered with the office Sub-Registrar, Haveli No.10 at Serial No.18664/2023 (Account No. 6210221274	By the Release Deed mentioned across; the said Housing Development Finance Corporation Limited released its charge in respect of property mentioned therein in favour of Inorbit Malls (India) Private limited being the mortgagor and Novel



closer certificate dated 28.06.2022)	Properties Private Limited being the borrower
Deed of Release dated 31.07.2023 registered with the office Sub-Registrar, Haveli No.10 at Serial No.18665/2023 (Account No. 6210221281 closer certificate dated 28.06.2022)	By the Release Deed mentioned across; the said Housing Development Finance Corporation Limited released its charge in respect of property mentioned therein in favour of Inorbit Malls (India) Private limited being the mortgagor and Paradigm Logistics and Distribution Private Limited being the borrower.
Deed of Release dated 31.07.2023 registered with the office Sub-Registrar, Haveli No.10 at Serial No.18665/2023 (Account No. 6210221267 closer certificate dated 28.06.2022)	By the Release Deed mentioned across; the said Housing Development Finance Corporation Limited released its charge in respect of property mentioned therein in favour of Inorbit Malls (India) Private limited.
Indenture of Mortgage dated 24.11.2023 registered with the office Sub-Registrar, Haveli No. 7 at Serial No.23176/2023	Cavalcade availed loan from ICICI Bank Limited, against security of demarcated building No.T-11 (<i>excluding units agreed to sell</i>) and the land thereunder admeasuring 2816.00 sq.mt. (<i>referred to therein as demarcated building sub plot</i>).
RTS/2A/38/2021 filed before the Additional Collector, Pune Order dated 07.07.2023 passed in Gaunkhanij/SR/300/2012 filed before the Tahasildar, Haveli Pune Mutation Entry Nos. 14839 dated 26.07.2019, 15055 dated 14.02.2020 16244 dated 19.07.2023	As already mentioned in the said Title Report, Cavalcade Properties Private Limited and another filed RTS Appeal 119/2020 for deletion of Mutation Entry No.14839 carried to VF 7/7A/12 of Survey Nos.27/1B+2+3 and 27/4 in the other rights column, levying royalty and penalty thereon of the amount of Rs.1,01,52,223/_ for unauthorized minor mineral extraction before the Sub- Divisional Officer Haveli, Pune Sub- division Pune. However, the said appeal came to be dismissed on 09.10.2020. Now, against the said dismissal, the said Owner filed second appeal before the Collector, Pune, bearing RTS 2 nd Appeal No.38/2021 which partly was partly allowed by the and directed the Tahasildar, Haveli, Pune to pass amended order in the matter. The Tahasildar, Haveli Pune by its order



dated 07.07.2023 held that the land bearing Survey Nos.27/1B+2+3 and 27/4 are not liable for any penalty or other consequence.

As per the order bearing No.Jamabandi/SR/300/2012 dated 18.03.2013 of Tahasildar, Haveli the remark of *Anadhikrut Gaunth Khanij* recorded in the other right column of the land bearing Survey Nos.27/1B+2+3 and 27/4

As per the order bearing No.Gaunkhanij/SR/309/2013 dated 18.03.2013 and 05.02.2020 of Tahasildar, Haveli, the name of Inorbit Malls (India) Private Limited was deleted and name of Government of Maharashtra recorded in the record of rights to the portion admeasuring Hectare 1=27.33 plus hallow admeasuring Hectare 0=16 Are out of the land bearing Survey No.27/1B/2/3

As per the order of Tahasildar, Haveli, the remark of "*Anadhikrut Gaunth Khanij*" in the other right column of the land bearing Survey No. 27/4 and the name of Government of Maharashtra in the holders column of the Survey No.27/1B+2+3 were deleted from the record of rights to the portion admeasuring Hectare 1=27.33 plus hallow admeasuring Hectare 0=16 Are out of the land bearing Survey No.27/1B/2/3

6. EMERGING INCIDENTS

(a) Cavalcade purchased a portion admeasuring 13,577.90 sq.mt. out of the said Land by the following instruments:

Sale Deed dated 23.10.2020 registered with the Sub-Registrar, Haveli No.10 at Serial No.14920/2020 on the same day	By the Sale Deed mentioned across; Dineshchandra Shankarrao Argade alias Balasaheb Argade sold the admeasuring 842.00 sq.mt out of the portion admeasuring 8000.00 sq.mt. of the Survey No.27/5 unto Cavalcade Properties Private
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Mutation Entry No. 15244 dated 23.12.2020	Limited and accordingly, its name recorded in the record of rights
Sale Deed dated 23.10.2020 registered with the Sub-Registrar, Haveli No.10 at Serial No.14921/2020 on the same day Mutation Entry No. 15245 dated 16.12.2020	By the Sale Deed mentioned across; Abhaykumar Murlidhar Mulay and Mrs.Ragini Abhaykumar Mulay sold the admeasuring 1638.27 sq.mt out of the portion admeasuring 6600 sq.mt. of the Survey No.26/2B unto Cavalcade Properties Private Limited and accordingly, its name recorded in the record of rights
Sale Deed dated 18.11.2020 registered with the Sub-Registrar, Haveli No.10 at Serial No.17204/2020 on 18.12.2020 Mutation Entry No.15288 dated 03.02.2021	By the Sale Deed mentioned across; (i) Dineshchandra Argade alias Balasaheb Argade sold the admeasuring 450 sq.mt out of the Survey No.26/1+9A (ii) Balasaheb Khandu Badade sold the admeasuring 1950 sq.mt out of the Survey No.26/1+9A (iii) Prakash Rajaram Mithapalli sold the admeasuring 19 sq.mt out of the Survey No.26/1+9A thus aggregating to 2,419 sq.mt. unto Cavalcade Properties Private Limited and accordingly, its name recorded in the record of rights
Sale Deed dated 02.11.2020 registered with the Sub-Registrar, Haveli No.10 at Serial No.15704/2020 on the same day Mutation Entry No.15254 dated 27.01.2021,	By the Sale Deed mentioned across; (1) Abhaykumar Murlidhar Mulay and Mrs.Ragini Abhaykumar Mulay being Vendor No.1 with the consent of D.S.Argade Properties Private Limited sold portion of land (i) 2500 sq.mt. out of the land bearing Survey No.26/2A and (ii) 961.73 sq.mt. out of the land bearing Survey No.26/2B and (1) Laxman Tukaram Bhangire, (2) Mrs.Nanda Laxman Bhangire, (3) Rajendra Laxman Bhangire, (4) Akash Laxman Bhangire, (5) Pooja Laxman Bhangire, (6) Dnyanoba Tukaram Bhangire, (7) Mrs.Shaila Dnyanoba Bhangire, (8) Monika Dnyanoba Bhangire, (9) Mayuresh Dnyanoba Bhangire, (10) Mrs. Muktabai Baban Ghule, (11) Mrs.Sanjabai Uttam Ghule being the Vendor No.2 with the consent of M/s.D.S.Promoters Private Limited sold portion of land (i) 3900 sq.mt. out of the land bearing Survey No.26/2A



	and (ii) 1316.90 sq.mt. out of the land bearing Survey No.26/2B thus aggregating to 8,678.63 sq.mt. unto Cavalade Properties Private Limited and accordingly, its name recorded in the record of right
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- (b) However, the following portions aggregating to 18246.95 sq.mt. under reservation and/or road widening came to be transferred to the Municipal Corporation of the City of Pune against *in situ* FSI in consonance with the concerned development regulations:

Cavalcade for itself and as the constituted attorney of the then owners Bhalchandra Babanrao Barne and others	Transfer Deed dated 17.12.2010, Haveli No.10 Sr.No. 12184/2010 considered in the Title Report dated 12.05.2016	By the Transfer Deed mentioned across; a portion admeasuring 4,746.77 sq.mt. out of the Land for DP Road
Cavalcade for itself and as the constituted attorney of the then owners Vithhal Arjunrao Kude and others	Transfer Deed dated 03.02.2014, Haveli No.15 at Sr.No. 994/2014	By the Transfer Deed mentioned across; a portion admeasuring 11,434.33 sq.mt. out of the Land for DP Road
Cavalcade for itself and as the constituted attorney of the then owners Dinesh Vasant Chandratre and others	Transfer Deed dated 22.02.2016, Haveli No.22, Sr.No.2166/2016 considered in the Title Report dated 12.05.2016	By the Transfer Deed mentioned across; (i) 2,039.16 of Amenity Space-2 and (ii) 26.69 of culvert aggregating to 2065.85 sq.mt. out of said Land

- (g) Consequently, as a result of transfer of the portions referred to above by the registered instruments referred to above as the Deed of Declaration *cum* Confirmation dated 29.11.2022 pursuant to the orders of the NCLT referred to above, Cavalcade became the absolute owner of the said Land as described in clause-1 above.

- (h) Subsequent to the said Title Report (including the supplements thereto), the said Inorbit prior to its demerger mentioned above, completed the construction work of the Building Nos. T9 and T10 for which the Municipal Corporation of City of Pune issued completion certificate *vide* Completion Certificate (Part V) No.OCC/o622/22 dated 07.10.2022.

- (i) The layout and building/s plans relating to the said Land have been further revised *vide* Commencement Certificate No.CC/1817/23 dated 27.10.2023 issued by Municipal Corporation of City Pune.



- (i) It may be pointed out that on perusing the mutation entries of the year 2020 onwards till today, it is seen that the area mentioned therein of the concerned Survey Numbers differ. However, on sanction/ revision of the said Land (described in clause-1) appropriate proceedings are recommended to be taken to seeking updating of the record of rights in conformity to the area of the said Land (mentioned in clause-1 above).

7. OPINION:

On perusal of the documents referred to above, the search taken, the information gathered by me, and further to the said Title Report, *however subject to otherwise mentioned above and subject to the Mortgage of ICICI Bank Limited*, I am of the opinion that,

- (a) the said Land is owned by Cavalcade Properties Private Limited,
- (b) the said Land is free from any encumbrances and is marketable,
- (c) the said Owner Cavalcade Properties Private Limited is entitled to develop of the said Land and dispose of the residential and/or commercial apartments/units in the buildings which may be constructed in accordance with the sanctioned building plans to its intending purchasers.




Kiran Kothadiya
Advocate