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Date: 15th April 2024

To,

M/s Swadik Trade Private Limited,

Address: Bhoomi Allium, Survey No. 5/1,

Kokane Chowk, Rahatni, Pune- 411 017, Maharashtra, India.

ADDENDUM TO THE TITLE OPINION

1. DESCRIPTION OF THE PROPERTY:

All those pieces and parcels of lands admeasuring **02 Hectare 09 Ares**, lying, being and situated at **Village Wakad**, Taluka Mulshi, District Pune, within the limits of the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub-Registrar of Assurances, Haveli, District Pune, as mentioned herein below :-

A) Survey No. 157 Hissa No.1/1 having an area totally admeasuring 00 Hectare 26.5 Are plus Potkharab 00 Hectare 0.5 Are thus totally admeasuring 00 Hectare 27 Are having a revenue assessment of Rs.01.16 Paise, (**Said Land No.1**) comprising of

- (i) An area admeasuring **00 Hectare 15 Are** owned by Jagannath Gangaram Bhujbal and Macchindra Gangaram Bhujbal ("**Portion No.1**").
- (ii) An area admeasuring **00 Hectare 10 Are** owned by Bharati Vilas Kalate ("**Portion No.2**").
- (iii) An area admeasuring **00 Hectare 02 Are** owned by Keshav Vyankatrao More ("**Portion No.3**").

B) Survey No. 157 Hissa No.1/2 having an area totally admeasuring 00 Hectare 26.5 Are plus Potkharab 00 Hectare 0.5 Are thus totally admeasuring 00 Hectare 27 Are having a revenue assessment of Rs.01.15 Paise, (**Said**

Land No.2) out of which an area admeasuring **00 Hectare 07 Are** comprising of

(i) An area admeasuring **00 Hectare 02 Are** owned by Keshav Vyankatrao More, ("**Portion No.4**").

(ii) An area admeasuring **00 Hectare 05 Are** owned by Dilip Raghunath Saikar, Namdev Raghunath Saikar, Sopan Raghunath Saikar and Rajendrakumar Raghunath Saikar, ("**Portion No.5**").

C) Survey No. 157 Hissa No.2 having an area **00 Hectare 56 Are** plus Potkharab **00 Hectare 01 Are** thus totally admeasuring **00 Hectare 57 Are** having a revenue assessment of Rs.02.94 Paise, (**Said Land No. 3**) out of which an area admeasuring **00 Hectare 20 Are** comprising of

(i) An area admeasuring **00 Hectare 04 Are** owned by Anil Pandurang Landge, ("**Portion No.6**").

(ii) An area admeasuring **00 Hectare 16 Are** owned by Sahebrao Dnyanoba Saikar, Ramhari Dnyanoba Saikar and Balasaheb Dnyanoba Saikar ("**Portion No.7**").

D) Survey No. 158 Hissa No.1 having an area totally admeasuring **00 Hectare 40 Are** having a revenue assessment of Rs.02.26 Paise, (**Said Land No. 4**) comprising of

(i) An area admeasuring **00 Hectare 38 Are** owned by Kaluram Narayan Bhujbal, Balasaheb Narayan Bhujbal, Mahadev Narayan Bhujbal and Kamal Arjun Parkhe, ("**Portion No.8**").

(ii) An area admeasuring **00 Hectare 02 Are** owned by Kaluram Narayan Bhujbal, Balasaheb Narayan Bhujbal, Mahadev Narayan Bhujbal and Kamal Arjun Parkhe, ("**Portion No.9**").

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E) Survey No. 158 Hissa No.1/1 having an area totally admeasuring 00 Hectare 02 Are having a revenue assessment of Rs. 00.11 Paise, (**Said Land No. 5**) owned by Tanhubai Mhatu Chavan and others,

Thus an area totally admeasuring **00 Hectare 96 Ares** is bounded as under:

On or towards -

North: By remaining land in S.No. 157 and S. No. 156;

East : By S. No. 164;

South: By remaining property in S No. 158;

West : By road.

F) (i) Survey No. 158 Hissa No.2 having an area totally admeasuring 00 Hectare 46 Are having a revenue assessment of Rs.02.44 Paise ("**Portion No.10**"), And

(ii) Survey No. 158 Hissa No.3/2 having an area totally admeasuring 00 Hectare 11 Are having a revenue assessment of Rs.00.56 Paise ("**Portion No.11**").

owned by M/s Swadik Trade Pvt Ltd., which area of 00 Hectare 57Ares is collectively referred to as ("**said land No.6**") and the same is bounded as under:-

On or towards -

North: By land owned by Kaluram Narayan Bhujbal;

East : By land owned by Sudarshan Kalate;

South: By land owned by Tukaram Damu Jamdade;

West : By road

G) (i) Survey No. 158 Hissa No. 3/1/1 having an area totally admeasuring 00 Hectare 13 Are plus Potkharab 00 Hectare 01 Are thus totally admeasuring **00 Hectare 14 Are** having a revenue assessment of Rs.00.11 Paise, owned by Tukaram Damu Jamdade ("**Portion No.12**").

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- (ii) **Survey No. 158 Hissa No. 3/1/2** having an area totally admeasuring **00 Hectare 14 Are** bearing having a revenue assessment of Rs.00.76 Paise, owned by Abhimanyu Ramdas Jamdade, Akshay Ramdas Jamdade and Chhaya Ramdas Jamdade, ("**Portion No. 13**");
- (iii) **Survey No. 158 Hissa No. 3/1/3** having an area totally admeasuring **00 Hectare 14 Are** having a revenue assessment of Rs.00.76 Paise out of which an area admeasuring **00 Hectare 12.5 Are** owned by Sunita Rohidas Jamdade, and an area admeasuring **00 Hectare 1.5 Are** owned by Chaya Ramdas Jamdade, ("**Portion No.14**")
- (iv) **Survey No. 158 Hissa No. 3/1/4** having an area totally admeasuring **00 Hectare 14 Are** having a revenue assessment of Rs.00.76 Paise, owned by Pandurang Tukaram Jamdade ("**portion No.15**"),

Thus collectively admeasuring **00 Hectare 56 Are** ("**said land No.7**") bounded as under:

On or towards -

North: By remaining land in S.No. 158;

East : By S. No. 164;

South: By remaining property in S No. 158;

West : By road

Thus "**said land No.1**", to "**said land No.7**" for the sake of brevity and convenience, shall hereinafter be collectively referred to as the "**said lands**" and the said lands are the subject matter of this Title Opinion.

2. We are issuing this addendum to Title Opinion issued by us on 5th November 2022, in view of receipt of certain documents, subsequently and hence it should be read accordingly.

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3. DOCUMENTS RELIED UPON:

For the purpose of Addendum, we have referred to and relied upon the documents documents listed hereinbelow. We have relied upon the photocopies of the below mentioned documents.

- (A) Copy of Complaint in Special Civil Suit No. 2379/2022 pending before the Hon'ble Civil Judge Senior Division, Pune, filed by Tukaram Damu Jamdade and others against M/s Swadik Trade Pvt Ltd and others.
- (B) Copy of Complaint in Special Civil Suit No. 2066/2022 pending before the Hon'ble Civil Judge Senior Division, Pune, filed by Gorakh Dnyanoba Jamdade and others against M/s Swadik Trade Pvt Ltd and others.
- (C) Copy of Order passed below Exh. 5, in Special Civil Suit No. 2066/2022 by the Hon'ble Civil Judge Senior Division, Pune.
- (D) Order passed by the Hon'ble MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY in Complaint No. CC005000000269396, filed by Pandurang Tukaram Jamdade as the Complainant against Swadik Trade Pvt Ltd. as the Respondent therein.

4. This Addendum is issued to the title opinion issued by us on 5th November 2022 hence it be read accordingly.

- 4.1 Upon perusal of Complaint in Special Civil Suit No. 2379/2022, pending before the Hon'ble Civil Judge, Senior Division, Pune, filed by (1) Tukaram Damu Jamdade, (2) Parubai Tukaram Jamdade, (3) Sunita Rohidas Jamdade, (4) Rohidas Tukaram Jamdade, (5) Rohan Rohidas Jamdade, (6) Pandurang Tukaram Jamdade, (7) Sunanda Pandurang Jamdade, (8) Komal Pandurang Jamdade and (9) Gaurav Pandurang Jamdade as the Plaintiffs, against (1) M./s Swadik Trade Pvt. Ltd., through Director, (i) Sunil Pandurang Mahajan , since deceased through his legal heirs:- (a) Anita Sunil Mahajan (b) Kalpesh Sunil Mahajan, (2) Yogesh Pandurang Mahajan, (3) Suresh Kundlik Shirude, (4) Vijay Somnath Malpure, (5) Sunil Harumal Advani, (6) Chhaya Ramdas Jamdade, (7) Abhimanyu Ramdas Jamdade, and (8) Akshay Ramdas

Jamdade are joined therein as the Defendants. It appears the suit is filed for declaration that the registered agreements executed by Plaintiffs be declared as cancelled, and other ancillary reliefs. It appears that the plaintiff has filed the said suit alleging that there is delay in carrying out the construction on the suit property. This suit is pending for hearing of the interim applications..

- 4.2 Upon perusal of Plaint in Special Civil Suit No. 2066/2022 pending before the Hon'ble Civil Judge, Senior Division Pune, filed by (1) Gorakh Dnyanoba Jamdade, (2) Ujjwala Santosh Gadekar (3) Sarika Santosh Borate , (4) Rupali Amit Shinde, (5) Sonali Rahul Alhat, and (6) Kamal Dnaynoba Jamdade as the Plaintiffs against (1) Swadik Trade Pvt. Ltd, through Yogesh Pandurang Mahajan, (2) Dinesh Baburao More and (3) Ramkrishna Baburao More, as the Defendants therein, it appears that the Plaintiffs have filed the said suit for declaration and injunction.
- 4.3 Upon perusal of Order passed below Exh.5 in the said suit, it appears that the Application was filed by the Plaintiff for temporary Injunction, which came to be rejected by the Hon'ble Court by its Order dated 20th March 2023. The suit is now pending for hearing.
- 4.4 Upon perusal of Order passed by the Hon'ble MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY in Complaint No. CC00500000269396, it appears that the said Complaint was filed by Pandurang Tukaram Jamdade against Swadik Trade Pvt Ltd. as the Respondent therein, thereby challenging the registration of the Project. It appears that Hon'ble Authority dismissed the said Complaint by its Order dated 21st March 2024 and further directed the respondent to update the information about pending Civil Suit No. 2379/2022 on the Maha RERA Website.
- 4.5 The Client has informed that after uploading the information about first Civil Suit No. 37/ 2022, the status appearing on the website is 'pending for approval' and hence the Client is unable to upload the same. As such the



Client has sent e-mail to the said Authority to do the needful so as to enable the client to disclose the another litigation on the Project page.

- 4.6 In our opinion the abovementioned Civil suits are vexatious and does not affect the rights acquired by the Developer. In any of the Suit no any Order, adverse to the interest of the Developer is passed till date.

The Opinion given by us on 5th November 2022, and 9th October 2023 remains the same and it is subject to the outcome of the abovementioned suits.

Hence this Addendum.

Thus, this Title Opinion is issued.

Dated this 15th April 2024

Place : Pune



Varsha Joshi, Advocate

