

FORMAT-A

(Circular No:-28/2021)

To,

Hon'ble MAHARERA Authority,

Address: 6th & 7th floor, Housefin Bhavan,

Plot No. C-21, E Block, Bandra Kurla Complex,

Bandra (E), Mumbai-400051

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to land bearing S. No 1/1 area admeasuring 0 H 11 Ares out of total area 0 H 22 Ares assess at Rs 0.81, S.No 1/2 total area admeasuring 0 H 11 Ares assess at Rs 0.50, S.No 1/3 total area admeasuring 0 H 07 Ares assess at Rs 0.34, S.No 1/4 total area admeasuring 0 H 08 Ares assess at Rs 0.47, S.No 1/5 total area admeasuring 0 H 09 Ares assess at Rs 0.66, S.No 1/6 total area admeasuring 0 H 13 Ares assess at Rs 0.81, S.No 1/7 total area admeasuring 0 H 14 Ares assess at Rs 0.81, S.No 1/8 total area admeasuring 0 H 01 Ares assess at Rs 0.16, S.No 1/9 total area admeasuring 0 H 07 Ares assess at Rs 0.50, S.No 1/10 total area admeasuring 0 H 16 Ares assess at Rs 0.07, S.No 1/11 total area admeasuring 0 H 04 Ares assess at Rs 0.28, S.No 1/12 total area admeasuring 0 H 03 Ares assess at Rs 0.19, S.No 1/13 total area admeasuring 0 H 04 Ares assess at Rs 0.28, S. No 1/14 area admeasuring 0 H 4.5 Ares out of total area 0 H 9 Ares assess at Rs 0.62, the total area 12.5 R out of Survey No.1 Hissa No.1 to 14 totally admeasuring 01 Hectare and 28 Ares, lying being and situated at revenue village-Dhanori, Tal-Haveli. Dist : Pune

I have investigated the title of the said land on the request of **M/S. Bunty Realtors**, a Partnership Firm of Promoters and Developers having office at- 37 Sagar Complex, Mumbai-Pune Road, Kasarwadi, Pune 34.

1) DESCRIPTION OF THE PROPERTY:

All that piece and parcel of a landed property bearing S.No. 1, Hissa Nos. 1 to 14, admeasuring 12.5 R out of totally admeasuring 01 Hectare and 28 Ares of Mouje Dhanori, within the registration district Pune, sub registration district Haveli, Tal. Haveli, Dist. Pune within the limits of The Pune Municipal Corporation and within the Revenue Jurisdiction of the Sub-Registrar, Haveli as follows:



(Signature)

Sr.No	Survey No	Total Area H - R	Assessments Rs. - Ps.	Area Sold H - R
1	1/1	00.22	00.81	00.11
2	1/2	00.11	00.50	00.11
3	1/3	00.07	00.34	00.07
4	1/4	00.08	00.47	00.08
5	1/5	00.09	00.66	00.09
6	1/6	00.13	00.81	00.13
7	1/7	00.14	00.81	00.14
8	1/8	00.01	00.16	00.01
9	1/9	00.07	00.50	00.07
10	1/10	00.16	01.07	00.16
11	1/11	00.04	00.28	00.04
12	1/12	00.03	00.19	00.03
13	1/13	00.04	00.28	00.04
14	1/14	00.09	00.62	00.4.5
	Total	01.28		01 H 12.5 R

And above land bounded on or towards:-

East : By S. No. 16, Dhanori,
South : By 24 Mtrs. D.P. Road,
West : By Dhanori Gaothan &
North : By part of S. No. 2 Dhanori

2) The Documents of Allotment of Plot:

a) 7/12 Extract 1930 to 2023 and their Mutation Entry.

b) Copy of Development Agreement dated 27/05/2005 Doc.Sr.No.4140/2005
executed between Sankalp Construction Pvt.Ltd and Malati @Leelabai Chindhu
Barath & others.



(Signature)

- c) Copy of Power of Attorney dated 27/05/2005 Doc.Sr.No.4141/2005 executed between Sankalp Construction Pvt.Ltd and Malati @Leelabai Chindhu Barathi & others.
- d) Copy of Development Agreement dated 27/05/2005 Doc.Sr.No.4142/2005 executed between Sankalp Construction Pvt.Ltd and Dnyaneshwar Tukaram Barathe & others.
- e) Copy of Power of Attorney dated 27/05/2005 Doc.Sr.No.4143/2005 executed between Sankalp Construction Pvt.Ltd and Dnyaneshwar Tukaram Barathe & others.
- f) Copy of Development Agreement dated 27/05/2005 Doc.Sr.No.4167/2005 executed between Sankalp Construction Pvt.Ltd and Ashok Bhikaji Chvhan & others.
- f) Copy of Power of Attorney dated 27/05/2005 Doc.Sr.No.4168/2005 executed between Sankalp Construction Pvt.Ltd and Ashok Bhikaji Chvhan & others.
- g) Copy of Development Agreement dated 27/05/2005 Doc.Sr.No.4138/2005 executed between Sankalp Construction Pvt.Ltd and Balu Bhiku Gaikwad & others.
- h) Copy of Power of Attorney dated 27/05/2005 Doc.Sr.No.4139/2005 executed between Sankalp Construction Pvt.Ltd and Balu Bhiku Gaikwad & others.
- i) Copy of Development Agreement dated 28/05/2005 Doc.Sr.No.4169/2005 executed between Sankalp Construction Pvt.Ltd and Baban @ Shankar Shivram Chavhan & others.
- j) Copy of Power of Attorney dated 28/05/2005 Doc.Sr.No.4170/2005 executed between Sankalp Construction Pvt.Ltd and Baban @ Shankar Shivram Chavhan & others.
- k) Copy of Development Agreement dated 28/05/2005 Doc.Sr.No.4171/2005 executed between Sankalp Construction Pvt.Ltd and Pradeep Datta Rokade & others.
- l) Copy of Power of Attorney dated 28/05/2005 Doc.Sr.No.4172/2005 executed between Sankalp Construction Pvt.Ltd and Pradeep Datta Rokade & others.



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- m) Copy of Development Agreement dated 30/05/2005 Doc.Sr.No.4368/2005 executed between Sankalp Construction Pvt.Ltd and Dashrath Genu Barathe & others.
- n) Copy of Power of Attorney dated 30/05/2005 Doc.Sr.No.4369/2005 executed between Sankalp Construction Pvt.Ltd and Dashrath Genu Barathe & others.
- o) Copy of Development Agreement dated 14/06/2005 Doc.Sr.No.4629/2005 executed between Sankalp Construction Pvt.Ltd and Anusaya Baburao Barathe & others.
- p) Copy of Power of Attorney dated 14/06/2005 Doc.Sr.No.4630/2005 executed between Sankalp Construction Pvt.Ltd and Anusaya Baburao Barathe & others.
- q) Copy of Development Agreement dated 18/06/2005 Doc.Sr.No.4753/2005 executed between Sankalp Construction Pvt.Ltd and Chandrakant Waman Chavhan & others.
- r) Copy of Power of Attorney dated 18/06/2005 Doc.Sr.No.4754/2005 executed between Sankalp Construction Pvt.Ltd and Chandrakant Waman Chavhan & others.
- s) Copy of Development Agreement dated 06/07/2005 Doc.Sr.No.5222/2005 executed between Sankalp Construction Pvt.Ltd and Bhaskar Madhavrao Gaikwad through POA Tejaram Magaji Chaudhari with consent of Tejaram Magaji Chaudhari.
- t) Copy of Power of Attorney dated 06/07/2005 Doc.Sr.No.5223/2005 executed between Sankalp Construction Pvt.Ltd and Bhaskar Madhavrao Gaikwad through POA Tejaram Magaji Chaudhari with consent of Tejaram Magaji Chaudhari.
- u) Copy of Development Agreement dated 08/07/2005 Doc.Sr.No.5306/2005 executed between Sankalp Construction Pvt.Ltd and Janabai Digamber Barathe & others.
- v) Copy of Power of Attorney dated 08/07/2005 Doc.Sr.No.5307/2005 executed between Sankalp Construction Pvt.Ltd and Janabai Digamber Barathe & others.



A handwritten signature in blue ink, appearing to read "MB Raut", with a horizontal line underneath.

- w) Copy of Development Agreement dated 08/07/2005 Doc.Sr.No.5324/2005 executed between Sankalp Construction Pvt.Ltd and Narayan Raoji Barathe & others.
- x) Copy of Power of Attorney dated 08/07/2005 Doc.Sr.No.5325/2005 executed between Sankalp Construction Pvt.Ltd and Narayan Raoji Barathe & others.
- y) Copy of Development Agreement dated 08/07/2005 Doc.Sr.No.5576/2005 executed between Sankalp Construction Pvt.Ltd and Ramchandra Laxman Chavhan & others.
- z) Copy of Power of Attorney dated 08/07/2005 Doc.Sr.No.5577/2005 executed between Sankalp Construction Pvt.Ltd and Ramchandra Laxman Chavhan & others.
- i) Copy of Development Agreement dated 14/09/2005 Doc.Sr.No.7059/2005 executed between Sankalp Construction Pvt.Ltd and Sambhaji Shripati Chavhan and Chandrabhaga Balkrushna Pilley through POA Chandrakant Waman Chavhan.
- ii) Copy of Power of Attorney dated 14/09/2005 Doc.Sr.No.7060/2005 executed between Sankalp Construction Pvt.Ltd and Sambhaji Shripati Chavhan and Chandrabhaga Balkrushna Pilley through POA Chandrakant Waman Chavhan.
- iii) Copy of Development Agreement dated 9/08/2005 Doc.Sr.No.6109/2005 executed between Sankalp Construction Pvt.Ltd and Ashok Sakharam Barathe & others.
- iv)) Copy of Power of Attorney dated 9/08/2005 Doc.Sr.No.6110/2005 executed between Sankalp Construction Pvt.Ltd and Ashok Sakharam Barathe & others.
- v) Copy of Development Agreement dated 19/09/2005 Doc.Sr.No.7109/2005 executed between M/s Pinac Promoters and Builders through Prop. Bhagwan Chudaman Gawali and Ashok Bhikaji Chavhan and other 150 through POA Prabhakar Pandurang Bhosale.
- vi) Copy of Power of Attorney dated 19/09/2005 Doc.Sr.No.7110/2005 executed between M/s Pinac Promoters and Builders through Prop. Bhagwan Chudaman Gawali and Ashok Bhikaji Chavhan and other 150 through POA Prabhakar Pandurang Bhosale.



M. Raut

vii) Copy of Development Agreement dated 31/01/2006 Doc.Sr.No.798/2006 executed between M/s Gaganlaxmi Developers through POA Ghanshyam Gangaram Agarwal and M/s Pinac Promoters and Builders through Prop. Bhagwan Chudaman Gawali.

viii) Copy of Power of Attorney dated 31/01/2006 Doc.Sr.No.799/2006 executed between M/s Gaganlaxmi Developers through POA Ghanshyam Gangaram Agarwal and M/s Pinac Promoters and Builders through Prop. Bhagwan Chudaman Gawali.

ix) Copy of Development Agreement dated 26/11/2007 Doc.Sr.No.9795/2007 executed between M/s Bunt Realtors through its Partner Mahendra Ramkarandas Agarwal and M/s Pinac Promoters and Builders through Prop. Bhagwan Chudaman Gawali and M/s Gaganlaxmi Pinac Ventures & M/s Gaganlaxmi Developers through POA Ghanshyam Gangaram Agarwal with consent of M/s Gaganlaxmi Developers through its Partner Ghanshyam Gangaram Agarwal.

x) Copy of Power of Attorney dated 26/11/2007 Doc.Sr.No.9796/2007 executed between Mohan Ramkarandas Agarwal and Mahendra Ramkarandas Agarwal and Ashok Bhikaji Chavhan and other 150 1) Sankalp Construction Pvt.Ltd through director Prabhakar Pandurang Bhosale 2) M/s Pinac Promoters and Builders through Prop. Bhagwan Chudaman Gawali

xi) Copy of Development Agreement dated 3/12/2007 Doc.Sr.No.10045/2007 executed between M/s Bunt Realtors through its Partner Mahendra Ramkarandas Agarwal and 1) M/s Gaganlaxmi Pinac Ventures & M/s Gaganlaxmi Developers through POA Ghanshyam Gangaram Agarwal 2) M/s Pinac Promoters and Builders through Prop. Bhagwan Chudaman Gawali through POA Kishor Popatlal Gandhi with consent of 1) M/s Pinac Promoters and Builders through Prop. Bhagwan Chudaman Gawali through POA Kishor Popatlal Gandhi 2) Balu Bhiku Gaikwad & other through POA M/s Gaganlaxmi Developers through POA Rahul Sureshchandra Garg and Kapil Dhanraj Goyal 3) Sankalp Construction Pvt.Ltd through its director Prabhakar Pandurang Bhosale.

xii) Copy of Power of Attorney dated 3/12/2007 Doc.Sr.No.10046/2007 executed between M/s Bunt Realtors through its Partner Mahendra Ramkarandas Agarwal and 1) Sankalp Construction Pvt.Ltd through its director Prabhakar Pandurang Bhosale. 2) M/s Pinac Promoters and Builders through Prop.

Bhagwan Chudaman Gawali 3) M/s Gaganlaxmi Pinac Ventures & M/s Gaganlaxmi Developers through its Partner Rahul Sureshchandra Garg and Kapil Dhanraj Goyel.

xiii) Copy of Supplementary Agreement/Confirmation Deed dated 11/04/2007 Doc Sr.No. 2683/2007 executed between M/s Pinac Promoters and Builders and Malati alias Lee abai Chindhu Barathe and others with consent of M/s Sankalp Construction Pvt. Ltd at Hvl. 15.

xiv) Copy of Supplementary Agreement/Confirmation Deed dated 19/04/2007 Doc Sr.No. 3395/2007 executed between M/s Pinac Promoters and Builders and Shivaji Dhondiba Barathe and others with consent of M/s Sankalp Construction Pvt Ltd. at Hvl. 8

xv) Copy of Supplementary Agreement/Confirmation Deed dated 25/04/2007 Doc Sr.No. 3579/2007 executed between M/s Pinac Promoters and Builders and Geetabai Bhikaji Chavhan and others 18 with consent of M/s Sankalp Construction Pvt Ltd. at Hvl. 8.

xvi) Copy of Supplementary Agreement/Confirmation Deed dated 26/04/2007 Doc Sr.No. 3610/2007 executed between M/s Pinac Promoters and Builders and Shankar Baburao Barathe and others 6 with consent of M/s Sankalp Construction Pvt Ltd. at Hvl. 8.

xvii) Copy of Supplementary Agreement/Confirmation Deed dated 26/04/2007 Doc Sr.No. 3652/2007 executed between M/s Pinac Promoters and Builders and Pradeep Dattcaba Rokade and other with consent of M/s Sankalp Construction Pvt Ltd. at Hvl. 8.

xviii) Copy of Supplementary Agreement/Confirmation Deed dated 27/04/2007 Doc Sr.No. 3653/2007 executed between M/s Pinac Promoters and Builders and Shankuntala Ramchandra Chavhan and others 7 and with consent of M/s Sankalp Construction Pvt Ltd. at Hvl. 8.

xix) Copy of Supplementary Agreement/Confirmation Deed dated 30/04/2007 Doc Sr.No. 3706/2007 executed between M/s Pinac Promoters and Builders and Pushpa Ashok Rokade and others 10 and with consent of M/s Sankalp Construction Pvt Ltd. at Hvl. 8.



M. Raut

xx) Copy of Supplementary Agreement/Confirmation Deed dated 3/05/2007 Doc Sr.No. 3757/2007 executed between M/s Pinac Promoters and Builders and Baban alias Shankar Shivram Chavhan and others 16 and with consent of M/s Sankalp Construction Pvt Ltd. at Hvl. 8.

xxi) Copy of Supplementary Agreement/Confirmation Deed dated 7/05/2007 Doc Sr.No. 3883/2007 executed between M/s Pinac Promoters and Builders and Chandrakant Waman Chavhan and others 35 and with consent of M/s Sankalp Construction Pvt Ltd. at Hvl. 8.

xxii) Copy of Supplementary Agreement/Confirmation Deed dated 11/09/2007 Doc Sr.No. 7581/2007 executed between M/s Sankalp Construction Pvt Ltd and M/s Pinac Promoters and Builders at Hvl. 8.

xxiii) Copy of Sale Deed dated 25/10/2010 Doc.Sr.No. 1219/2011 executed between Bunty Realtors through its Partner Kapil Dhanraj Goyel and Balu Bhiku Gaikwad & others 138.

xxiv) Copy of Vikri Parvanagi order issued by collector Pune vide its Order No PTK/SR/111/09, Dated 05/07/2009.

xxv) Copy of Development Agreement Dated 09/05/2022 vide document no. 10260/2022 Hvl No. 11.

xxvi) Copy of Power of Attorney Dated 09/05/2022 vide document no. 10261/2022 Hvl No. 11.

xxvii) Copy of Development Agreement Dated 25/05/2022 vide document no. 11450/2022 Hvl No. 11.

xxviii) Copy of Power of Attorney Dated 25/05/2022 vide document no. 11452/2022 Hvl No. 11.

xxix) Copy of Development Agreement Dated 25/05/2022 vide document no. 11454/2022 Hvl No. 11.

xxv) Copy of Power of Attorney Dated 25/05/2022 vide document no. 11455/2022 Hvl No. 11.

xxvi) Copy of Development Agreement Dated 25/05/2022 vide document no. 11456/2022 Hvl No. 11.

xxvii) Copy of Power of Attorney Dated 25/05/2022 vide document no. 11457/2022 Hvl No. 11.

xxviii) Copy of Development Agreement Dated 25/05/2022 vide document no. 11458/2022 Hvl No. 11.

xxix) Copy of Power of Attorney Dated 25/05/2022 vide document no. 11459/2022 Hvl No. 11.

xxx) Copy of Commencement Certificate No. CC/1400/23 dated 13/09/2023

3) 7/12 extract & corresponding Mutation Entries.

4) Search Report for 30 years from 1994 till 2023

2) On perusal of all the above documents and relevant documents relating to title of the said property, I am of the opinion that the title of **M/S. Buntly Realtors** over the land bearing S. No 1/1 area admeasuring 0 H 11 Ares out of total area 0 H 22 Ares assess at Rs 0.81, S.No 1/2 total area admeasuring 0 H 11 Ares assess at Rs 0.50, S.No 1/3 total area admeasuring 0 H 07 Ares assess at Rs 0.34, S.No 1/4 total area admeasuring 0 H 08 Ares assess at Rs 0.47, S.No 1/5 total area admeasuring 0 H 09 Ares assess at Rs 0.66, S.No 1/6 total area admeasuring 0 H 13 Ares assess at Rs 0.81, S.No 1/7 total area admeasuring 0 H 14 Ares assess at Rs 0.81, S.No 1/8 total area admeasuring 0 H 01 Ares assess at Rs 0.16, S.No 1/9 total area admeasuring 0 H 07 Ares assess at Rs 0.50, S.No 1/10 total area admeasuring 0 H 16 Ares assess at Rs 0.07, S.No 1/11 total area admeasuring 0 H 04 Ares assess at Rs 0.28, S.No 1/12 total area admeasuring 0 H 03 Ares assess at Rs 0.19, S.No 1/13 total area admeasuring 0 H 04 Ares assess at Rs 0.28, S. No 1/14 area admeasuring 0 H 4.5 Ares out of total area 0 H 9 Ares assess at Rs 0.62, the total area 12.5 R out of Survey No.1 Hissa No.1 to 14 totally admeasuring 01 Hectare and 28 Ares lying being and situated at revenue village – Dhanori, Taluka – Haveli, District – Pune is clear, marketable and without any encumbrance.

Owner of the land:

M/S. Buntly Realtors - S. No. 1, Hissa Nos. 1 to 14

3) The report reflecting the flow of the title of the owner on the said land is enclosed herewith as Annexure.

ENCL: Annexure

Date: 27/10/2023


MADHURI B. RAUT
ADVOCATE
Roll No. MAH/339/2005

FORMAT – 'A'

(Circular No. :- 28/2021)

FLOW OF TITLE OF THE SAID LAND

The landed property bearing S.No.1/1 measuring 22 Ares originally stood in the name of Shri. Genu Vithu Mahar and others. The said owners had paid Nazarana vide Order No. Watan/767771 dtd.07.05.1971 and the said land subsequently stood in the names of Sakharam Bhagu Bharathe and 15 others and their names were recorded in the ownership column vide M.E. No. 1544 on 30.08.1971. After the death of the various original owners the said land stood transferred in the names of the Legal Heirs of Late. Sakharam Bhagu Bharathe and 18 others as owners on new grant tenure. After the death of Late. Tukaram Anaji Bharathe, the names of his Legal Heirs namely Dnyaneshwar Tukaram Bharathe, Shakuntala Prahlad Waghmare and Ratan Muktan Sarode have been entered vide M.E. No. 17271. Also the names of the Legal Heirs of Late Genu Bharathe i.e. Dashrath Genu Bharathe and Smt. Gaubai Genu Bharathe have been entered in the Record of Rights vide M.E.No. 17272. Land bearing S.No. 1/2 admeasuring 11 Ares originally stood in the Record of Rights in the names Anaji Vithu Mahar and 3 others. After his death the same was recorded in the name of Tukaram Genu Mahar and 6 others.

The names of the Heirs of deceased Dagadu Keru Bharathe and Dondhiba Keru Bharathe are also brought on record. The said land now stands in the joint names of Bhiva Genu Mahar, Narayan Raoji Mahar, Dnyaneshwar Tukaram Bharathe, Shankutala Prahlad Waghmare, Ratan Muktan Sarode, Dashrath Genu Bharathe and Gaubai Genu Bharathe. The land bearing S.No. 1/3 measuring 7 Ares stands in the names of Kondiba Keru Bharathe, Gautam Dagadu Bharathe, Pushpa Ashok Rokade, Deepali Ashok Rokade, Rohan Ashok Rokade, Pranil Ashok Rokade, Kalpana Milind Rokade, Jyoti Milind Rokade, Vikram Milind Rokade, Rohit Milind Rokade, Pradip Datta Rokade and Avinash Datta Rokade. Land bearing S.No. 1 /4 measuring 8 Ares stands in the names of Bhagu Rama Mahar and 2 others. The Legal Heirs of deceased Shankar Bhaguji Chavan and Bhikuji Bhaguji Chavan have also been brought on record and the said property also stands in the joint names of Smt. Parvati Shankar Chavan and 11 others.

After the death of its original owners the land bearing S.No. 1/5 admeasuring 9 Ares stands in the names of Vijay Dhondiba Gaikwad and 13 others in the Record of Rights. The Land bearing S.No. 1/6 measuring 13 Ares stands in the name Shankar Genu Mahar in his capacity as the Manager of The Joint Hindu Family. The land bearing S.No. 1/7 measuring 14 Ares now stands in the names of the legal heirs of late Dhondiba Keru Bharathe, namely Kondiba

Keru Bharathe, Gautam Dagadu Bharathe and 9 others on new grant tenure. The Land bearing S.No.1/8 measuring 1 Are now stands in the joint names of the Legal Heir of Late Dagadu Keru Bharathe, namely Gautam Dagadu Bharathe. Shankar Baburao Bharathe, Vitthal Baburao Bharathe and Anusaya Baburao Bharathe in the Record of Rights as owners thereof.

The land bearing S.No. 1/9 measuring 7 Ares stands in the joint names of Shri. Shankar Baburao Bharathe, Vitthal Baburao Bharathe and Anusaya Baburao Bharathe on new grant tenure. The Land bearing S No. 1/10 measuring 16 Ares belongs to Shri. Sakharam Bhagu Bharathe and Shri Dhondiba Anaji Mahar on new grant tenure basis. The landed property bearing S.No. 1/11 measuring 4 Ares stands in the name of Bhagu Rama Mahar on new grant tenure. The Land bearing S.No. 1/12 measuring 3 Ares stands in the joint names of Shri. Chandrakant Waman Chavan, Suryakant Waman Chavan, Bhimrao Wamn Chavhan and Kalawati Pravin Narathe on new grant tenure basis. The land bearing S.No.1/13 measuring 4 Ares stands in the names of Ramchandra Laxman Chavan and Bhaskar Madhavrao Gaikwad. The Land bearing S.No.1/14 measuring 9 Ares stands in the joint names of Shri. Ramchandra Laxman Chavan, Bhaskar Madhavrao Gaikwad, Sambhaji Shripati Chavan, Dattu Shripati Chavan, Chandrabhaga Balkrushna Pillay, Baban Shivram Chavan, Vijay Shivram Chavan, Sunil Shivram Chavan, Smt. Parvatibai Shivram Chavan, Satyabhama Vitthal Alhat and Shila Anand Panchmukh in the Record of Rights.

The owners of the said land executing the following Development Agreements and Power of Attorneys documents:

- 1) By Development Agreement and Power of Attorney dated 27/05/2005, the Owners of S. No. 1/1 and 1/2 have entrusted the Development Rights thereof to M/s.Sankalp Construction (Pune) Pvt. Ltd and they have executed registered Development Agreement and Power of Attorney in their favour vide Doc. Sr. No 4140/2005 and 4141/2005 registered at Haveli No.8 have acquired the development rights of portions of 3 Ares out of Survey No. 1/1 and 1 Are out of S.No. 1/10.
- 2) By Development Agreement and Power of Attorney dated 27/05/2005, the Owners of S. No. 1/1 and 1/2 have entrusted the Development Rights thereof to M/s.Sankalp Construction (Pune) Pvt. Ltd and they have executed registered Development Agreement and Power of Attorney in their favour vide Doc. Sr. No 4142/2005 and 4143/2005 registered at Haveli No.8 have acquired the development rights of portions of 1 Ares out of Survey No. 1/1 and 2.75 Are out of S.No. 1/2.



3) By Development Agreement and Power of Attorney dated 28/05/2005, the Owners of S. No. 1/1, 1/4, 1/6 and 1/11 have entrusted the Development Rights thereof to M/s.Sankalp Construction (Pune) Pvt. Ltd and they have executed registered Development Agreement and Power of Attorney in their favour vide Doc. Sr. No 4167/2005 and 4168/2005 registered at Haveli No. 8 have acquired the development rights of portions of 3 Ares out of Survey No. 1/1, 4 Are out of S.No. 1/4, 13 Are out of Survey No. 1/6 and 4 Are out of Survey No. 1/11.

4) By Development Agreement and Power of Attorney dated 27/05/2005, the Owners of Survey No. 1/5 have entrusted the Development Rights thereof to M/s.Sankalp Construction (Pune) Pvt. Ltd and they have executed registered Development Agreement and Power of Attorney in their favour vide Doc. Sr. No 4138/2005 and 4139/2005 registered at Haveli No. 8 have acquired the development rights of portions of 9 Ares out of Survey No. 1/5.

5) By Development Agreement and Power of Attorney dated 28/05/2005, the Owners of Survey No. 1/1, 1/14 have entrusted the Development Rights thereof to M/s.Sankalp Construction (Pune) Pvt. Ltd and they have executed registered Development Agreement and Power of Attorney in their favour vide Doc. Sr. No 4169/2005 and 4170/2005 registered at Haveli No.8 have acquired the development rights of portions of 2 Ares out of Survey No. 1/1 and 4.5 Aar out of Survey No. 1/14.

6) By Development Agreement and Power of Attorney dated 28/05/2005, the Owners of Survey No. 1/3, 1/7, 1/8 have entrusted the Development Rights thereof to M/s.Sankalp Construction (Pune) Pvt. Ltd and they have executed registered Development Agreement and Power of Attorney in their favour vide Doc. Sr. No 4171/2005 and 4172/2005 registered at Haveli No 8 have acquired the development rights of portions of 7 Ares out of Survey No. 1/3 and 14 Aar out of Survey No. 1/7 and 00.05 Aar out of Survey No. 1/8.

7) By Development Agreement and Power of Attorney dated 30/05/2005, the Owners of Survey No. 1/1, 1/2 have entrusted the Development Rights thereof to M/s.Sankalp Construction (Pune) Pvt. Ltd and they have executed registered Development Agreement and Power of Attorney in their favour vide Doc. Sr. No 4368/2005 and 4369/2005 registered at Haveli No.8 have acquired the development rights of portions of 1 Ares out of Survey No. 1/1 and 2.75 Aar out of Survey No. 1/2.

8) By Development Agreement and Power of Attorney dated 14/06/2005, the Owners of Survey No. 1/1, 1/8 and 1/9 have entrusted the Development Rights

thereof to M/s.Sankalp Construction (Pune) Pvt. Ltd and they have executed registered Development Agreement and Power of Attorney in their favour vide Doc. Sr. No 4629/2005 and 4630/2005 registered at Haveli No 8 have acquired the development rights of portions of 3 Ares out of Survey No. 1/1 and 00.05 Aar out of Survey No. 1/8 and 7 Aar out of Survey No. 1/9.

9) By Development Agreement and Power of Attorney dated 18/06/2005, the Owners of Survey No. 1/4 and 1/12 have entrusted the Development Rights thereof to M/s.Sankalp Construction (Pune) Pvt. Ltd and they have executed registered Development Agreement and Power of Attorney in their favour vide Doc. Sr. No 4753/2005 and 4754/2005 registered at Haveli No.8 have acquired the development rights of portions of 4 Ares out of Survey No. 1/4 and 3 Aar out of Survey No. 1/12.

10) By Development Agreement and Power of Attorney dated 6/07/2005, the Owners of Survey No. 1/13 have entrusted the Development Rights thereof to M/s.Sankalp Construction (Pune) Pvt. Ltd and they have executed registered Development Agreement and Power of Attorney in their favour vide Doc. Sr. No 5222/2005 and 5223/2005 registered at Haveli No.8 have acquired the development rights of portions of 1.5 Ares out of Survey No. 1/13.

11) By Development Agreement and Power of Attorney dated 8/07/2005, the Owners of Survey No. 1/1, 1/2 have entrusted the Development Rights thereof to M/s.Sankalp Construction (Pune) Pvt. Ltd and they have executed registered Development Agreement and Power of Attorney in their favour vide Doc. Sr. No 5306/2005 and 5307/2005 registered at Haveli No.8 have acquired the development rights of portions of 1 Ares out of Survey No. 1/1 and 2.75 Ares out of Survey No. 1/2.

12) By Development Agreement and Power of Attorney dated 8/07/2005, the Owners of Survey No. 1/1, 1/2 have entrusted the Development Rights thereof to M/s.Sankalp Construction (Pune) Pvt. Ltd and they have executed registered Development Agreement and Power of Attorney in their favour vide Doc. Sr. No 5324/2005 and 5325/2005 registered at Haveli No.8 have acquired the development rights of portions of 1 Ares out of Survey No. 1/1 and 2.75 Ares out of Survey No. 1/2.

13) By Development Agreement and Power of Attorney dated 8/07/2005, the Owners of Survey No. 1/1, 1/2 have entrusted the Development Rights thereof to M/s.Sankalp Construction (Pune) Pvt. Ltd and they have executed registered Development Agreement and Power of Attorney in their favour vide Doc. Sr. No



5576/2005 and 5577/2005 registered at Haveli No 8 have acquired the development rights of portions of 2 Ares out of Survey No. 1/1 and 2.5 Ares out of Survey No. 1/13.

14) By Development Agreement and Power of Attorney dated 14/09/2005, the Owners of Survey No. 1/1, 1/14 have entrusted the Development Rights thereof to M/s.Sankalp Construction (Pune) Pvt. Ltd and they have executed registered Development Agreement and Power of Attorney in their favour vide Doc. Sr. No 7059/2005 and 7060/2005 registered at Haveli No.8 have acquired the development rights of portions of 2 Ares out of Survey No. 1/1 and 4.5 Ares out of Survey No. 1/14.

15) By Development Agreement and Power of Attorney dated 9/08/2005, the Owners of Survey No. 1/1, 1/10 have entrusted the Development Rights thereof to M/s. Sankalp Construction (Pune) Pvt. Ltd and they have executed registered Development Agreement and Power of Attorney in their favour vide Doc. Sr. No 6109/2005 and 6110/2005 registered at Haveli No.8 have acquired the development rights of portions of 3 Ares out of Survey No. 1/1 and 8 Ares out of Survey No. 1/10.

16) Then subsequently, M/s. Pinnac Promoters and Builders have acquired and got transferred the Development Rights in respect of the lands described in Para 1 (A) of Schedule-I by an Agreement dtd. 19.09.2005 executed from the owners i.e. Shri. Balu Bhikaji Gaikwad and 148 others, with the Consent of M/s. Sankalp Constructions Pvt. Ltd. The said Development Agreement and Power of Attorney has been duly registered at Sr. No. 7109/2005 and Sr.NO. 7110/2005 at Sub Registrar Haveli 8 Pune.

Thus Pinnac Promoters and Builders got the full and absolute rights to develop the properties in Para 1 described in Schedule above. They paid all the prices, considerations, amounts, dues and charges payable to the landowners and M/s. Sankalp Constructions and also got released the said properties from all encumbrances i.e. loans and mortgages.

17) Pinnac Promoters and Builders have then executed a Joint Venture Agreement and Power of Attorney dated 31.01.2006 with M/s. Gagan Laxmi Developers for the Development of the said entire land and the same has been registered in the office of the Sub-Registrar, Haveli No.7, and Pune, at Sr. No. 798/2006 and 799 /2006. According to the said Joint Venture Agreement, M/s. Gagan Laxmi Developers was to receive 76% share of the Sale Proceeds and M/s. Pinnac Promoters and Builders was to receive the balance 24% share in

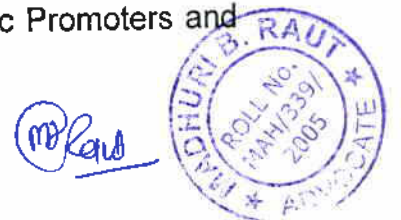
the Sale Proceeds and the firm was named as "M/s.Gagan Laxmi Pinnac Ventures". But thereafter the Joint Venture firm did not decide to develop the land and with the consent of M/s. Pinnac Promoters and Builders, decided to transfer, assign and convey all the development rights to the extent of 24% share in the Sale Proceeds. The offer of M/s. Bunty Realtors for the Assignment of the 24% share in the Sale Proceeds was found to be the most attractive and lucrative and in furtherance of the same, M/s. Pinnac Promoters and Builders and M/s.Gagan Laxmi Pinnac Ventures, with the Joint consent of M/s. Gagan Laxmi Developers and the land owners as consenting parties, decided to transfer, assign and convey all the 24% Development rights, title and interest in the Sale Proceeds along with the total land measuring 37,400 Sq.Mtrs. of S.No.2/3 and S.No.2/4 unto the Transferee Developer i.e. M/s. Bunty Realtors, by way of getting executed and registered a Development Agreement dtd.26.11.2007, duly registered in the Office of the Sub-Registrar, Haveli No.8, Pune at Sr. No.9795/2007. Also necessary Power of Attorney has been registered at Sr. No.9796/2007 on the same day.

18) Similarly M/s. Pinnac Promoters and Builders and M/s. Gagan Laxmi Pinnac Ventures with the joint consent of M/s. Gagan Laxmi Developers and the land owners as consenting parties, decided to transfer, assign and convey all the balance 76% Development rights, title and interest in the Sale Proceeds along with the total land admeasuring 34,400 Sq.Mtrs. of S.No.2/3 and S.No.2/4 unto the Transferee Developer i.e. M/s. Bunty Realtors, by way of getting executed and registered a Development Agreement dtd.03.12.2007, duly registered in the Office of the Sub-Registrar, Haveli No.8, Pune at Sr. No. 10045/2007. Also necessary Power of Attorney has been registered at Sr. No. 10046/2007 on the same day.

The owners of the said land executing the following Supplementary Agreement/Confirmation Deed documents:

19) Supplementary Agreement/ Confirmation Deed dated 11/04/2007 executed by Smt. Malati alias Leelabai Chindhu Barathe and others 98 with consent of M/s Sankalp Construction Pvt. Ltd. in favour of M/s Pinac Promoters and Builders through its Prop. Shri Bhagwan Chudaman Gawali and Vide Doc.Sr.No. 2683/2007 registered at Haveli 15 and confirm the all terms and conditions of the Development Agreement and Power of Attorney dated 19/09/2005 registered vide doc. Sr.No. 7109/2005 and 7110/2005 at Haveli 8 Pune.

20) Supplementary Agreement/ Confirmation Deed dated 19/04/2007 executed by Shivaji Kondiba Barathe and others 4 in favour of M/s Pinac Promoters and



Builders through its Prop. Shri Bhagwan Chudaman Gawali and with consent of M/s Sankalp Construction Pvt. Ltd. Vide Doc.Sr.No. 3395/2007 registered at Haveli 8 and confirms the all terms and conditions of the Development Agreement and Power of Attorney dated 27/5/2005, 19/09/2005 and 1/02/2006 registered vide doc. Sr.No. 4140/2005 and 4141/2005 vide doc. Sr.No 7109/2005 and 7110/2005 and 798/2006 and 799/2006 registered at Haveli 8 Pune.

21) Supplementary Agreement/ Confirmation Deed dated 25/04/2007 executed by Geetabai Bhikaji Chavhan and others 17 in favour of M/s Pinac Promoters and Builders through its Prop. Shri Bhagwan Chudaman Gawali and with consent of M/s Sankalp Construction Pvt. Ltd. Vide Doc.Sr.No. 3579/2007 registered at Haveli 8 and confirms all the terms and conditions of the Development Agreement and Power of Attorney dated 28/5/2005, 19/09/2005 and 1/02/2006 registered vide doc. Sr.No. 4167/2005 and 4168/2005 vide doc. Sr.No 7109/2005 and 7110/2005 and 798/2006 and 799/2006 registered at Haveli 8 Pune.

22) Supplementary Agreement/ Confirmation Deed dated 26/04/2007 executed by Shankar Baburao Barathe and others 6 in favour of M/s Pinac Promoters and Builders through its Prop. Shri Bhagwan Chudaman Gawali and with consent of M/s Sankalp Construction Pvt. Ltd. Vide Doc.Sr.No. 3610/2007 registered at Haveli 8 and confirms all the terms and conditions of the Development Agreement and Power of Attorney dated 6/07/2005, 19/09/2005 and 1/02/2006 registered vide doc. Sr.No. 4629/2005 and 4630/2005 vide doc. Sr.No 7109/2005 and 7110/2005 and 798/2006 and 799/2006 registered at Haveli 8 Pune.

23) Supplementary Agreement/ Confirmation Deed dated 26/04/2007 executed by Pradeep Dattoba Rokade and other in favour of M/s Pinac Promoters and Builders through its Prop. Shri Bhagwan Chudaman Gawali and with consent of M/s Sankalp Construction Pvt. Ltd. Vide Doc.Sr.No. 3652/2007 registered at Haveli 8 and confirms all the terms and conditions of the Development Agreement and Power of Attorney dated 28/05/2005, 19/09/2005 and 1/02/2006 registered vide doc. Sr.No. 4171/2005 and 4172/2005 vide doc. Sr.No 7109/2005 and 7110/2005 and 798/2006 and 799/2006 registered at Haveli 8 Pune.

24) Supplementary Agreement/ Confirmation Deed dated 27/04/2007 executed by Shakuntala Ramchandra Chavhan and others 7 in favour of M/s Pinac Promoters and Builders through its Prop. Shri Bhagwan Chudaman Gawali and

with consent of M/s Sankalp Construction Pvt. Ltd. Vide Doc.Sr.No. 3653/2007 registered at Haveli 8 and confirms all the terms and conditions of the Development Agreement and Power of Attorney dated 18/07/2005, 19/09/2005 and 1/02/2006 registered vide doc. Sr.No. 5576/2005 and 5577/2005 vide doc. Sr.No 7109/2005 and 7110/2005 and 798/2006 and 799/2006 registered at Haveli 8 Pune.

25) Supplementary Agreement/ Confirmation Deed dated 30/04/2007 executed by Pushpa Ashok Rokade and others 10 in favour of M/s Pinac Promoters and Builders through its Prop. Shri Bhagwan Chudaman Gawali and with consent of M/s Sankalp Construction Pvt. Ltd. Vide Doc.Sr.No. 3706/2007 registered at Haveli 8 and confirms all the terms and conditions of the Development Agreement and Power of Attorney dated 28/05/2005, 19/09/2005 and 1/02/2006 registered vide doc. Sr.No. 4171/2005 and 4172/2005 vide doc. Sr.No 7109/2005 and 7110/2005 and 798/2006 and 799/2006 registered at Haveli 8 Pune.

26) Supplementary Agreement/ Confirmation Deed dated 3/05/2007 executed by Baban alias Shankar Shivram Chvhan and others 16 in favour of M/s Pinac Promoters and Builders through its Prop. Shri Bhagwan Chudaman Gawali and with consent of M/s Sankalp Construction Pvt. Ltd. Vide Doc.Sr.No. 3757/2007 registered at Haveli 8 and confirms all the terms and conditions of the Development Agreement and Power of Attorney dated 28/05/2005, 19/09/2005 and 1/02/2006 registered vide doc. Sr.No. 4169/2005 and 4170/2005 vide doc. Sr.No 7109/2005 and 7110/2005 and 798/2006 and 799/2006 registered at Haveli 8 Pune.

27) Supplementary Agreement/ Confirmation Deed dated 7/05/2007 executed by Chandrakant Waman Chvhan and others 35 in favour of M/s Pinac Promoters and Builders through its Prop. Shri Bhagwan Chudaman Gawali and with consent of M/s Sankalp Construction Pvt. Ltd. Vide Doc.Sr.No. 3883/2007 registered at Haveli 8 and confirms all the terms and conditions of the Development Agreement and Power of Attorney dated 18/06/2005, 19/09/2005 and 1/02/2006 registered vide doc. Sr.No. 4753/2005 and 4754/2005 vide doc. Sr.No 7109/2005 and 7110/2005 and 798/2006 and 799/2006 registered at Haveli 8 Pune.

28) Supplementary Agreement/ Confirmation Deed dated 29/06/2007 executed by M/s Pinac Promoters and Builders through its Prop. Shri Bhagwan Chudaman Gawali in favour of M/s Sankalp Construction Pvt. Ltd. Vide Doc.Sr.No.5494/2007 registered at Haveli 8 and confirms all the terms and

conditions of the Development Agreement and Power of Attorney dated 31/12/2004, 19/09/2005, and 1/02/2006 registered vide doc. Sr.No. 9909/2004 and 9910/2004 vide doc. Sr.No 7109/2005 and 7110/2005 and 798/2006 and 799/2006 registered at Haveli 8 Pune.

29) Supplementary Agreement/ Confirmation Deed dated 11/09/2007 executed by Janabai Digamber Barathe and others 26 in favour of M/s Pinac Promoters and Builders through its Prop. Shri Bhagwan Chudaman Gawali and with consent of M/s Sankalp Construction Pvt. Ltd. Vide Doc.Sr.No. 7581/2007 registered at Haveli 8 and confirms all the terms and conditions of the Development Agreement and Power of Attorney dated 18/07/2005, 19/09/2005 and 1/02/2006 registered vide doc. Sr.No. 5306/2005 and 5307/2005 vide doc. Sr.No 7109/2005 and 7110/2005 and 798/2006 and 799/2006 registered at Haveli 8 Pune.

The land bearing Sr No 1 Hissa No 1 to 14 admeasuring 01 H. 28 R. of Village - Dhanori are Ex-Watan lands. And Whereas the Watandars had applied to the Collector of Pune to regrant the aforesaid land on "old grant tenure" and a grant permission to sale the said inam lands.

Thereafter Collector of Pune was please to grant the permission to sell the land admeasuring 01 H. 12.5 R out of the total land admeasuring 01 H 28 R bearing Sr No 01 Hissa No 1 to 14 of Village - Dhanori vide its Order No PTK/SR/111/09, Dated 05/07/2009 on the terms and conditions mentioned therein

And Whereas the amount of Rs 1,07.52,032/- (Rupees One Crore Seven Lac Fifty Two Thousand Thirty Two Only) had been deposited in State Bank of India. Pune Treasurry Branch Pune on 29/06/2009 as per the Order of the Hon Collector Pune.

And Whereas the land bearing Sr. No. 1 Hissa No 1 to 14 admeasuring 01 H. 28 R. of Village - Dhanori are exinam Lands.

Thereafter the Bunty Realtors had requested the Vendor Consenting Party, Confirming Party, Company, etc mentioned in the sale deed to execute the Sale Deed in respect of the land admeasuring 01 H 12.5 R out of the total land admeasuring 01 H 28 R Bearing Sr No. 1 Hissa No 1 to 14 of Village - Dhanori (land for which permission is granted by the Hon Collector).

Thereafter the a) sankalp Construction Pune Private Lts., b) M/s Pinnac Promoters and Builders, c) M/s Gagan Laxmi developers and d) M/s Gagan

Laxmi Pinnac Ventures had received all the amounts due and payable to the in respect of the land admeasuring 01 H 12.5 R out of the total land admeasuring 01 H 28 R bearing Sr.No.1 Hissa No. 1 to 14 Dhanori.

Subsequently the Sale Deed executed by Balu Bhikaji Gaikwad and others 138 through their Constituted Attorney M/s Pinnac Promoters and Builders, M/s Gagan Laxmi developers through their constituted Attorney Mr. Mohan Ramkarandas Agarwal and Smt. Pushpa Ashok Rokade, through her natural guardian of minor sons Deepali Ashok Rokade, Rohan Ashok Rokade, Pranil Ashok Rokade and Kaplana Milind Rokade through her natural guardian minor son Jyoti Milind Rokade, Vikram Milind Rokade, Rohit Milind Rokade and Pradeep Datta Rokade and Avinash Datta Rokade in favour of M/s Bunty Realtors through its Partner Mr. Kapil Dhanraj Goyel vide doc. Sr.No. 1219/2011 dated 25/10/2010 registered on dated 09/02/2011 in the office of sub registrar Haveli 13 Pune.

Thereafter the Joint Development Agreement executed by M/s Bunty Realtors through its partner Mr. Mohanlal Ramkarandas Agarwal and Mr. Sanjay Shamlal Singhal in favour of Triaa Landmark LLP through its Partner Mr. Ankit Shyamlal Goel and Mr. Shyamlal Patiram Goel in respect of Survey No. 1/1 land admeasuring an area 0 H 11 Ares, Survey No. 1/2 land admeasuring an area 0 H 11 Ares, Survey No. 1/3 land admeasuring an area 0 H 07 Ares, Survey No. 1/4 land admeasuring an area 0 H 08 Ares, Survey No. 1/5 land admeasuring an area 0 H 09 Ares, Survey No. 1/6 land admeasuring an area 0 H 13 Ares, Survey No. 1/7 land admeasuring an area 0 H 14 Ares, Survey No. 1/8 land admeasuring an area 0 H 01 Ares, Survey No. 1/9 land admeasuring an area 0 H 07 Ares, Survey No. 1/10 land admeasuring an area 0 H 16 Ares, vide document no.10260/2022 dated 09/05/2022 registered in the office of sub registrar Haveli 11 Pune.

Thereafter the Power of Attorney executed by M/s Bunty Realtors through its partner Mr. Mohanlal Ramkarandas Agarwal and Mr. Sanjay Shamlal Singhal in favour of Triaa Landmark LLP through its Partner Mr. Ankit Shyamlal Goel and Mr. Shyamlal Patiram Goel in respect of Survey No. 1/1 land admeasuring an area 0 H 11 Ares, Survey No. 1/2 land admeasuring an area 0 H 11 Ares, Survey No. 1/3 land admeasuring an area 0 H 07 Ares, Survey No. 1/4 land admeasuring an area 0 H 08 Ares, Survey No. 1/5 land admeasuring an area 0 H 09 Ares, Survey No. 1/6 land admeasuring an area 0 H 13 Ares, Survey No. 1/7 land admeasuring an area 0 H 14 Ares, Survey No. 1/8 land admeasuring an area 0 H 01 Ares, Survey No. 1/9 land admeasuring an area 0 H 07 Ares, Survey No. 1/10 land admeasuring an area 0 H 16 Ares, vide document

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no.10261/2022 dated 09/05/2022 registered in the office of sub registrar Haveli 11 Pune.

Thereafter the Joint Development Agreement executed by M/s Bunty Realtors through its partner Mr. Mohanlal Ramkarandas Agarwal and Mr. Sanjay Shamlal Singhal in favour of Triaa Landmark LLP through its Partner Mr. Ankit Shyamlal Goel and Mr. Shyamlal Patiram Goel in respect of Survey No. 1/11 land admeasuring an area 0 H 04 Ares vide document no.11450/2022 dated 25/05/2022 registered in the office of sub registrar Haveli 11 Pune.

Thereafter the Power of Attorney executed by M/s Bunty Realtors through its partner Mr. Mohanlal Ramkarandas Agarwal and Mr. Sanjay Shamlal Singhal in favour of Triaa Landmark LLP through its Partner Mr. Ankit Shyamlal Goel and Mr. Shyamlal Patiram Goel in respect of Survey No. 1/11 land admeasuring an area 0 H 04 Ares vide document no.11452/2022 dated 25/05/2022 registered in the office of sub registrar Haveli 11 Pune.

Thereafter the Joint Development Agreement executed by M/s Bunty Realtors through its partner Mr. Mohanlal Ramkarandas Agarwal and Mr. Sanjay Shamlal Singhal in favour of Triaa Landmark LLP through its Partner Mr. Ankit Shyamlal Goel and Mr. Shyamlal Patiram Goel in respect of Survey No. 1/12 land admeasuring an area 0 H 03 Ares vide document no.11454/2022 dated 25/05/2022 registered in the office of sub registrar Haveli 11 Pune.

Thereafter the Power of Attorney executed by M/s Bunty Realtors through its partner Mr. Mohanlal Ramkarandas Agarwal and Mr. Sanjay Shamlal Singhal in favour of Triaa Landmark LLP through its Partner Mr. Ankit Shyamlal Goel and Mr. Shyamlal Patiram Goel in respect of Survey No. 1/12 land admeasuring an area 0 H 03 Ares vide document no.11455/2022 dated 25/05/2022 registered in the office of sub registrar Haveli 11 Pune.

Thereafter the Joint Development Agreement executed by M/s Bunty Realtors through its partner Mr. Mohanlal Ramkarandas Agarwal and Mr. Sanjay Shamlal Singhal in favour of Triaa Landmark LLP through its Partner Mr. Ankit Shyamlal Goel and Mr. Shyamlal Patiram Goel in respect of Survey No. 1/13 land admeasuring an area 0 H 04 Ares vide document no.11456/2022 dated 25/05/2022 registered in the office of sub registrar Haveli 11 Pune.

Thereafter the Power of Attorney executed by M/s Bunty Realtors through its partner Mr. Mohanlal Ramkarandas Agarwal and Mr. Sanjay Shamlal Singhal in favour of Triaa Landmark LLP through its Partner Mr. Ankit Shyamlal Goel and Mr. Shyamlal Patiram Goel in respect of Survey No. 1/13 land admeasuring an

area 0 H 04 Ares vide document no.11457/2022 dated 25/05/2022 registered in the office of sub registrar Haveli 11 Pune.

Thereafter the Joint Development Agreement executed by M/s Bunty Realtors through its partner Mr. Mohanlal Ramkarandas Agarwal and Mr. Sanjay Shamlal Singhal in favour of Triaa Landmark LLP through its Partner Mr. Ankit Shyamlal Goel and Mr. Shyamlal Patiram Goel in respect of Survey No. 1/14 land admeasuring an area 0 H 14 Ares vide document no.11458/2022 dated 25/05/2022 registered in the office of sub registrar Haveli 11 Pune.

Thereafter the Power of Attorney executed by M/s Bunty Realtors through its partner Mr. Mohanlal Ramkarandas Agarwal and Mr. Sanjay Shamlal Singhal in favour of Triaa Landmark LLP through its Partner Mr. Ankit Shyamlal Goel and Mr. Shyamlal Patiram Goel in respect of Survey No. 1/14 land admeasuring an area 0 H 14 Ares vide document no.11459/2022 dated 25/05/2022 registered in the office of sub registrar Haveli 11 Pune.

Thereafter the Pune Municipal Corporation Pune sanctioned the Layout in respect of the said land vide its Commencement Certificate No. CC/1400/23, Dated 13/09/2023.

I have taken the Search Report of Index II Registers maintained by Sub Registrar and online search of Haveli No. I, II, V, IX, X, XI, XIV, XVII, XVIII and XIX Period 1/10/1993 to 27/10/2023. The record at the office of sub registrar Haveli No. I, II, III, V, VI, VIII, XIV, X, XI, XVII, XVIII, XIX, was available (Except few registers). I had not come across any other entries affecting the title. It is to be noted that the permission is granted to the public to register the deeds in any offices located in Pune City (above 26 offices) but the data is not available in the concerned office Sub-Registrar Haveli No. I, II, III, V, VI, VIII, XIV, XVII, XVIII, XIX, XXV, XXVI, I have carried out search vide Search Receipt GRN No MH010159169202324E dt. 27/10/2023. I have carried out online search on IGR web site from 1/10/1993 to 27/10/2023. From the search taken by me from all the available records and registers in the concerned offices of the Registrar of Assurances, from the relevant revenue record and from all the documents made available to me for my search, I hereby certify that the ownership titles of all the aforesaid owners in respect of the landed properties described in above para 1 is clean, clear and marketable and that M/s. Bunty Realtors, a Registered Partnership Firm of Promoters and Developers have got exclusive and absolute rights of Development of the said lands. These Development Rights are also absolutely clean, clear and marketable.

mp Sent



Hence, I am of the opinion that M/s. Bunty Realtors is legal owner of the land admeasuring 1 H 12.5 R out of Survey No. 1/1 to 1/14 total admeasuring 1 H 28 R the said land is free from any legal encumbrances and M/s. Bunty Realtors has clean, clear, legal and marketable title to these lands and M/s Bunty Realtors have every legal right to develop, to construct, the said land situated at Village - Dhanori Tal-Haveli, Dist-Pune .

- 1) 7/12 extract as on date of application for registration :
M/s Bunty Realtors – Survey No. 1/1 to 1/14
- 2) Mutation Entry No.: 20550
- 3) Search Report for 30 years from 1993 to 2023 taken from Sub-registrar Office, haveli, Pune.
- 4) Any other relevant Title : No
- 5) Litigation if any : No

Date : 27/10/2023



MADHURI B. RAUT
ADVOCATE
Roll No. MAH/339/2005

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