

PSD/23/000381

4th November, 2023.

FORMAT-A
(Circular No. 28/2021)

To,
Maha RERA
Bandra Kurla Complex,
Bandra (East),
Mumbai 400 051.

LEGAL TITLE REPORT

Sub.: Title Clearance Report with respect to all piece and parcel of well defined and demarcated land or ground collectively admeasuring 47.82 Ares i.e. 4782 square meters being (i) Survey No. 27 Hissa No. 1/2/2 admeasuring 10 Ares i.e. 1000 square meters assessed at Rs. 00=20paise and (ii) portion admeasuring 37.82 Ares i.e. 3782 square meters carved out of Survey No. 27 Hissa No. 1/2/3 total admeasuring 2 Hectares 07 Ares assessed at Rs. 04=05paise lying, being and situate at Village Balewadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune (Hereinafter referred to as "the said Land").

(1) I have investigated the title of the said Land based on the request of **Platinum Buildcon Private Limited**, a company duly registered under the provisions of the Companies Act, 2013 having its registered office at 309, Regent Plaza, Baner Pashan Link Road, Baner, Pune 411045 and having CIN No. U70200PN2021PTC200668, through the hands of one of its director Mr. Manoj Ramdas Yeole and based on the following documents and information viz.

(I) Description of the said Land

All that piece and parcel of well defined and demarcated land or ground collectively admeasuring 47.82 Ares i.e. 4782 square meters being (i) Survey No. 27 Hissa No. 1/2/2 admeasuring 10 Ares i.e. 1000 square meters assessed at Rs. 00=20paise and (ii) portion admeasuring 37.82 Ares i.e. 3782 square meters carved out of Survey No. 27 Hissa No. 1/2/3 total admeasuring 2 Hectares 07 Ares assessed at Rs. 04=05paise lying, being and situate at Village Balewadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune and is bounded as under: -

On or towards the East	: By Survey No. 27 part held by Mr. Thorve and Posit Source Technologies Pvt. Ltd.
On or towards the West	: By boundary of village Mahalunge.
On or towards the North	: By Survey No. 27 part held by Mr. Kolekar and others.
On or towards the South	: By part of Survey No. 27/1/2/3 held by Posit Source Technologies Pvt. Ltd.

(II) Documents on which the title is based and photocopies perused

- 11/11/2023
- 7/12 extracts for the year 1950 till date.
 - All mutation entries referred to in the flow of title save and except as otherwise stated.
 - All documents referred to in the flow of title save and except as otherwise stated.
 - All permissions and sanctions referred to in the flow of title save and except as otherwise stated.

(III) Name of the Owners and Developers

Platinum Buildcon Private Limited, a company duly registered under the provisions of the Companies Act, 2013 having its registered office at 309, Regent Plaza, Baner Pashan Link Road, Baner, Pune 411045 and having CIN No. U70200PN2021PTC200668, through the hands of one of its director Mr. Manoj Ramdas Yeole.

(2) On perusal of the above mentioned documents and other documents pertaining to the title of the said Land, I am of the opinion that title of **Platinum Buildcon Private Limited**, a company duly registered under the provisions of the Companies Act, 2013 having its registered office at 309, Regent Plaza, Baner Pashan Link Road, Baner, Pune 411045 and having CIN No. U70200PN2021PTC200668, through the hands of one of its director Mr. Manoj Ramdas Yeole to the said Land is clear and marketable and they have an exclusive right and authority to develop the said Land described in para 1 (I) subject to obtaining the necessary permissions and sanctions and registering the project of construction under the provisions of The Real Estate (Regulation and Development) Act, 2016.

(3) Qualifying Comments/Remarks

The Qualifying comments and remarks are set out in para (3) of the Flow of Title annexed hereto and marked as Annexure "1".

(4) This Report reflecting the flow of title in respect of the said Land is annexed hereto and marked as Annexure "1".

Dated this 4th day of November, 2023.


Prasanna S Darade
Advocate

Encl.: Annexure "1"

ANNEXURE "1"

(1) Flow of Title and History

(A) For the sake of clarify the flow of title of each of the Survey Number and Hissa Nos. comprised in the said Land are separately dealt with in this report.

(B) Survey No. 27/1 and 27/1/2

(a) It appears that one Mr. Sakharam Ganpati Balwadkar was the owner and possessed of Survey No. 27/1 prior to the year 1931.

(b) It appears that the said Mr. Sakharam Ganpati Balwadkar expired intestate on 6/7/1942 leaving behind his legal heir and son Mr. Laxman Sakharam Balwadkar. Pursuant thereto the name of the said legal heir was mutated in the revenue records. The same is reflected vide mutation entry no. 403.

(c) It appears that the said Mr. Laxman Sakharam Balwadkar took a loan to the tune of Rs. 500/- on 26/8/1963 for purchase of bullock and tagai from the Government. Pursuant thereto the charge of the said loan was mutated in the revenue records. The same is reflected vide mutation entry no. 717. It appears that that pursuant to the Circular dated 23/1/1989 issued by the Tahsildar all loans were waived by Government and hence the charge of loan for purchase of bullock and tagai was deleted from the revenue records. The same is reflected vide mutation entry no. 1696.

(d) Mutation entry No. 770 of village Balewadi pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 and is applicable to the entire village.

(e) It appears that the said Mr. Laxman Sakharam Balwadkar expired intestate on 15/4/1968 leaving behind his legal heirs namely (i) Mrs. Sundrabai Vishwanath Ranawade – daughter, (ii) Mrs. Indubai Ananta Ovhale – daughter, (iii) Mrs. Kisabai Shivram Kamathe – daughter, (iv) Mrs. Yashodabai Kondiba Khandwe – daughter, (v) Mrs. Jhamabai Shantaram Kalate – daughter, (vi) Mrs. Bhimabai Tukaram Kolekar – daughter and (vii) Smt. Shaubai Laxman Balwadkar – widow. Pursuant thereto the names of the said legal heirs were mutated in the revenue records. The same is reflected vide mutation entry no. 772.

(f) It appears that a portion admeasuring 1 Hectare 01 Ares out of Survey No. 27/1 was acquired for National Highway and pursuant thereto the said Survey No. 27/1 was subdivided and Survey No. 27/1/1 admeasuring 1 Hectare 01 Ares was allotted to Government and Survey No. 27/1/2 was retained by the original owners. The same is reflected vide mutation entry no. 837.

(g) It appears that pursuant to the Judgement and Decree dated 9/11/1988 passed in Civil Suit No. 1324/1969, and further Order dated 28/2/1990 passed by the Tahsildar, Haveli, Pune 1/6th share each was allotted to (i) Mrs. Sundrabai Vishwanath Ranawade, (ii) Mrs. Indubai Ananta Ovhale, (iii) Mrs. Kisabai Shivram Kamathe, (iv) Mrs. Yashodabai Kondiba Khandave, (v) Mrs. Jhamabai Shantaram Kalate and (vi) Mrs. Bhimabai Tukaram Kolekar and their names were accordingly mutated in the revenue records. The same is reflected vide mutation entry no. 2151. It is clarified that the said Judgement and Decree dated 9/11/1988 passed in Civil Suit No. 1324/1969, and further Order dated 28/2/1990 passed by the Tahsildar, Haveli have not been produced for inspection at the time of issuance of this report and the said fact has only been ascertained from the notings in mutation entry no. 2151.

(h) It appears that by a Sale Deed dated 14/6/1993 registered with the office of the Sub Registrar Haveli No. 4, the said Mrs. Kisabai Shivram Kamathe has sold and conveyed her 1/6th share in Survey No. 27/1/2 unto and in favour of Mr. Babu Shankar Pachpute for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 2659. It is clarified that the said Sale Deed dated 14/6/1993 has not been produced for inspection at the time of issuance of this report and the said fact has only been ascertained from the notings in mutation entry no. 2659. It appears that pursuant to the Order passed by the Sub Divisional Officer cancelling mutation entry no. 2659 and further Order bearing No. Hakkanond 4372/95 dated 21/10/1995 passed by the Tahsildar, Haveli, the mutation entry no. 2659 was cancelled and the name of Mr. Babu Shankar Pachpute was deleted from the revenue records. The same is reflected vide mutation entry no. 2938.

(i) It appears that that the effect of change of assessment of Survey No. 27/1/2 was mutated in the revenue records, which was remained to be changed vide mutation entry no. 837. The same is reflected vide mutation entry no. 2698.

(j) It appears that by a Sale Deed dated 18/11/1993 registered with the office of the Sub Registrar Haveli No. 4 at serial no. 5467/1993, the said Mrs. Sunderabai Vishwanath Ranawade has sold and conveyed a portion admeasuring 5 Ares out of her share in Survey No. 27/1/2 unto and in favour of Mr. Kondibhau Nivrutti Mulik for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 2774.

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(k) It appears that by a Sale Deed dated 18/11/1993 registered with the office of the Sub Registrar Haveli No. 4 at serial no. 5466/1993, the said Mrs. Sundrabai Vishwanath Ranawade has sold and conveyed a portion admeasuring 10 Ares out of her share in Survey No. 27/1/2 unto and in favour of Mr. Manohar Hanumant Ghojge for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 2775.

(l) It appears that by a Sale Deed dated 15/12/1999 registered with the office of the Sub Registrar Haveli No. 4 at serial no. 7984/1999, the said Mr. Pradeep Ganpatrao Kumar alias Dhorje has sold and conveyed a portion admeasuring 500 square meters out of Survey No. 27/1/2 unto and in favour of Smt. Bhimabai Tukaram Kolekar for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 2999.

(m) It appears that by a Sale Deed dated 17/12/1994 registered with the office of the Sub Registrar Haveli No. 4 at serial no. 495/1996 (old No. 8249/1994), the said Mrs. Sundrabai Vishwanath Ranawade with the consent of Mr. Vishwanath Pandharinath Ranawade, Mr. Maruti Vishwanath Ranawade, Mr. Dada Vishwanath Ranawade, Mr. Subhash Dattatraya Chandhere, Mr. Kondibhau Nivrutti Mulik and Mr. Manohar Hanumant Ghojge have sold and conveyed a portion admeasuring 50 Ares out of her share in Survey No. 27/1/2 unto and in favour of Mr. Pradeep Ganpatrao Kumar alias Dhorje for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 3132.

(n) It appears that by a Sale Deed dated 19/12/1994 registered with the office of the Sub Registrar Haveli No. 4 at serial no. 514/1995 (old No. 8250/1994), the said (i) Mrs. Sundrabai Vishwanath Ranawade, Mr. Vishwanath Pandharinath Ranawade, Mr. Maruti Vishwanath Ranawade, Mr. Dada Vishwanath Ranawade, Mr. Subhash Dattatraya Chandhere (for their share of 9 Ares), (ii) Mr. Kondibhau Nivrutti Mulik (for his 5 Ares) and (iii) Mr. Manohar Hanumant Ghojge (for his entire share of 10 Ares) have sold and conveyed a portion admeasuring 24 Ares out of their share in Survey No. 27/1/2 unto and in favour of Mr. Pradeep Ganpatrao Kumar alias Dhorje for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 3133 and 4386.

(o) It appears that by a Sale Deed dated 7/12/1995 registered with the office of the Sub Registrar Haveli No. 4 at serial no. 10715/1995, the said Smt. Indubai Ananta Ovhalé has sold and conveyed her 1/6th share in Survey No. 27/1/2 unto and in favour of Mr. Pradeep Ganpatrao Kumar alias Dhorje for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 3134.

(p) It appears that by a Sale Deed dated 7/12/1995 registered with the office of the Sub Registrar Haveli No. 4 at serial no. 876/1996, the said Smt. Jhamabai Shantaram Kalate has sold and conveyed her 1/6th share in Survey No. 27/1/2 unto and in favour of Mr. Pradeep Ganpatrao Kumar alias Dhorje for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 3135.

(q) It appears that by a Sale Deed dated 3/6/1996 registered with the office of the Sub Registrar Haveli No. 4 at serial no. 6040/1996, the said Mr. Pradeep Ganpatrao Kumar alias Dhorje has sold and conveyed a portion admeasuring 516 square meters out of Survey No. 27/1/2 unto and in favour of Mr. Shyamrao Shivappa Kamble for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 3628 and 3632.

(r) It appears that by a Sale Deed dated 17/6/1997 registered with the office of the Sub Registrar Haveli No. 4 at serial no. 3421/1998, the said Smt. Bhimabai Tukaram Kolekar has sold and conveyed a portion admeasuring 10 Ares out of her share in Survey No. 27/1/2 unto and in favour of Mr. Pradeep Ganpatrao Kumar alias Dhorje, Mr. Manohar Hanumant Ghojge and Mr. Harishchandra Narayan Gaikwad for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 4344. It is clarified that the said Sale Deed dated 17/6/1997 has not been produced for inspection at the time of issuance of this report and the said fact has only been ascertained from the notings in mutation entry no. 4344.

(s) It appears that by a Sale Deed dated 3/6/1996 registered with the office of the Sub Registrar Haveli No. 4 at serial no. 187/2000 (old no. 6435/1996), the said Mr. Pradeep Ganpatrao Kumar alias Dhorje has sold and conveyed a portion admeasuring 501 square meters out of Survey No. 27/1/2 unto and in favour of Mr. Kiran Vasudeo Sali and Mrs. Mrinal Kiran Sali for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 4955.

(t) It appears that by a Release Deed dated 7985/1999 registered with the office of the Sub Registrar Haveli No. 4 at serial no. 7985/1999, the said Mr. Pradip G. Kumar, Mr. Manohar Hanumant Ghojge and Mr. Harishchandra Narayan Gaikwad have conveyed, released and relinquished all their right, title and interest in respect of a portion admeasuring 10 Ares out of Survey No. 27/1/2 (purchased under document

at serial no. 3421/1998) unto and in favour of Smt. Bhimabai Tukaram Kolekar on certain terms and conditions. Pursuant thereto the name of the said Smt. Bhimabai Tukaram Kolekar was mutated in the revenue records.

(u) It appears that by a Mortgage Deed dated 12/1/1999, the said Mr. Pradeep Ganpatrao Kumar alias Dhorje had obtained a loan to the tune of Rs. 25,00,000/- from Rupee Cooperative Bank Ltd. and pursuant thereto had mortgaged a portion admeasuring 50 Ares out of Survey No. 27/1/2 in favour of the said bank. Pursuant thereto the charge of the said bank was mutated in the revenue records. The same is reflected vide mutation entry no. 5069 and 5527. It appears that the said Mr. Pradeep Ganpatrao Kumar alias Dhorje had repaid the said loan and pursuant thereto the charge of the said bank was deleted from the revenue records. The same is reflected vide mutation entry no. 6088.

(v) It appears that Demarcation carried out by the Office of the Taluka Inspector of Land Records and phalini bara was created based on the same and the said Survey No. 27/1/2 was subdivided and new hissa number were allotted as follows:

- (i) Survey No. 27/1/2/1 admeasuring 81 Ares allotted to Mr. Bhimabai Tukaram Kolekar and 3 others.
- (ii) Survey No. 27/1/2/2 admeasuring 10 Ares allotted to Mr. Pradeep Ganpatrao Kumar alias Dhorje and 2 others.
- (iii) Survey No. 27/1/2/3 admeasuring 2 Hectare 7 Ares allotted to Mr. Pradeep Ganpatrao Kumar alias Dhorje and 25 others.
- (iv) Survey No. 27/1/2/4 admeasuring 15 Ares allotted to Mr. Prabhakar Shankar Pashankar and Another.
- (v) Survey No. 27/1/2/5 admeasuring 1 Hectare 4 Ares allotted to Mr. Pradeep Ganpatrao Kumar alias Dhorje.
- (vi) Survey No. 27/1/2/6 admeasuring 28 Ares allotted to Mrs. Kavita Vikas Shinde and 5 others.
- (vii) Survey No. 27/1/2/7 admeasuring 1 Hectare 25 Ares allotted to Smt. Bhimabai Tukaram Kolekar and 4 others.

Pursuant thereto as per the phalini bara the names of the aforesaid persons were mutated in the revenue records. The same is reflected vide mutation entry no. 6035.

(C) Survey No. 27/1/2/2

(a) It appears that as stated above the said Survey No. 27/1/2/2 admeasuring 10 Ares was Mr. Pradeep Ganpatrao Kumar alias Dhorje, Mr. Manohar Hanumant Ghojge and Mr. Harishchandra Narayan Gaikwad.

(b) It appears that pursuant to the Order dated 31/12/2021 passed by the Sub Divisional Officer, Haveli, Pune in RTS/Appeal No. 531/2021, the name of Mr. Bajendra K. Agarwal mutated in the revenue records of Survey No. 27/1/2/2 was deleted. The same is reflected vide mutation entry no. 9753.

(c) It appears that by a Deed of Conveyance dated 3/6/2022 registered with the office of Sub Registrar Haveli No. 24 at serial no. 9479/2022, the said Mr. Manohar Hanumant Ghojge, Mr. Harishchandra Narayan Gaikwad and Mr. Pradeep Ganpatrao Dhorje alias Kumar with the consent of Mr. Govind Keshav Tapkir, Mr. Kiran Arun Balwadkar, Mr. Goraksh Sopan Bombale and Mr. Ramdas Nanasaheb Marne have absolutely sold and conveyed the said Survey No. 27/1/2/2 admeasuring 10 Ares unto and in favour of Platinum Buildcon Private Limited for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 9783.

(D) Survey No. 27/1/2/3

(a) It appears that as stated above the said Survey No. 27/1/2/2 admeasuring 10 Ares was allotted to Mr. Pradeep Ganpatrao Kumar alias Dhorje and others including Mr. Kiran Vasudeo Sali, Mrs. Mrinal Kiran Sali and Mr. Shyamrao Shivappa Kamble.

(b) It appears that by a Sale Deed dated 6/8/2008 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 5271/2008, the said Mr. Pradeep Ganpatrao Kumar alias Dhorje has sold and conveyed a portion admeasuring 10 Ares out of Survey No. 27/1/2/3 unto and in favour of Mr. Vivek Gopal Joshi, Mrs. Kalpana Vivek Joshi, Mr. Ashwin Vivek Joshi and Ms. Madhura Vivek Joshi for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 6921.

(c) It appears that the said Mr. Shyam Shivappa Kamble expired on 17/10/2008 leaving behind his legal heirs and daughters namely (i) Mrs. Vidya Hanumant Mardhekar, (ii) Mrs. Surekha Prakash Wandre, (iii) Mrs. Asha Pandurang Vaidya, (iv) Mrs. Pratibha Malvin Miskita, (v) Mrs. Mrinal Kiran Sali and (vi) Mrs. Mangala Suryakant Dahotre. Pursuant thereto the names of the said legal heirs were mutated in the revenue records. The same is reflected vide mutation entry no. 8817.

(d) It appears that the said Mrs. Vidya Hanumant Mardhekar expired on 16/1/2022 and was married and issueless and hence left behind her sisters and legal heirs namely (i) Mrs. Surekha Prakash Wandre,

(ii) Mrs. Asha Pandurang Vaidya, (iii) Mrs. Pratibha Malvin Miskita, (iv) Mrs. Mrinal Kiran Sali and (v) Mrs. Mangala Suryakant Dahotre. Pursuant thereto the name of the said deceased was deleted from the revenue records. The same is reflected vide mutation entry no. 9728.

(e) It appears that by a Sale Deed dated 6/6/2022 registered with the office of the S.R Haveli No. 24 at serial no. 9481/2022, the said Mr. Kiran Vasudeo Sali and Mrs. Mrinal Kiran Sali (5.01 Ares), Mrs. Surekha Prakash Wandre, Mrs. Asha Pandurang Vaidya, Mrs. Pratibha Malvin Miskita, Mrs. Mangala Suryakant Dahotre (5.16 Ares), Mr. Vivek Gopal Joshi, Mrs. Kalpana Vivek Joshi, Mr. Ashwin Vivek Joshi, Ms. Madhura Vivek Joshi (10 Ares) and Mr. Pradeep Ganpatrao Kumar alias Dhorje (12.65 Ares) with the consent of Mr. Govind Keshav Tapkir have sold and conveyed a portion admeasuring 32.82 Ares out of Survey No 27/1/2/3 together with the permanent Right of Way and entitlement of road area approx. 312 square meters having width of 20 feet and running south to north on the western side unto and in favour of Platinum Buildcon Private Limited for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 9800.

(f) It appears that by a Deed of Confirmation dated 19/10/2022 registered with the office of the Sub Registrar Haveli No. 24, Pune at serial no. 18747/2022, the said Mr. Vivek Gopal Joshi, Mrs. Kalpana Vivek Joshi, Mr. Ashwin Vivek Joshi and Ms. Madhura Vivek Joshi have confirmed the said Sale Deed dated 6/6/2022 and the receipt of the balance consideration thereunder.

(g) It appears that by a Sale Deed dated 15/12/1999 registered with the office of the Sub Registrar Haveli No. 4 at serial no. 7984/1999, the said Mr. Pradeep Ganpatrao Kumar alias Dhorje has sold and conveyed a portion admeasuring 500 square meters i.e. out of Survey No. 27/1/2 (now part of Survey No. 27/1/2/3) unto and in favour of Smt. Bhimabai Tukaram Kolekar for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 9921.

(h) It appears that the said Smt. Bhimabai Tukaram Kolekar expired intestate on 3/11/2011 leaving behind his legal heirs namely (i) Mr. Mr. Changdeo Tukaram Kolekar - son, (ii) Mrs. Suvarna Tanaji Bhunde - daughter, (iii) Smt. Mangal Namdeo Kolekar - daughter in law, (iv) Mr. Kiran Namdeo Kolekar - grandson, (v) Mr. Mayur Namdeo Kolekar - grandson and (vi) Mrs. Shraddha Nilesh Pawar - granddaughter. Pursuant thereto the names of the said legal heirs were mutated in the revenue records. The same is reflected vide mutation entry nos. 9994 and 9996.

(i) It appears that by a Sale Deed dated 4/7/2023 registered with the office of the S.R Haveli No. 11 at serial no. 14383/2023, the said Mr. Changdeo Tukaram Kolekar, Mrs. Sanjeevani Changdeo Kolekar, Mr. Bhushan Changdeo Kolekar, Mr. Unnal Changdeo Kolekar, Mrs. Ashwini Sumeet Landge, Smt. Mangal Namdeo Kolekar, Mr. Kiran Namdeo Kolekar, Mr. Mayur Namdeo Kolekar, Smt. Shraddha Nilesh Pawar and Mrs. Suvarna Tanaji Bhunde have sold and conveyed a portion admeasuring 10 Ares out of Survey No 27/1/2/3 unto and in favour of Platinum Buildcon Private Limited for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 10026.

(2) Zone and Permissions

(a) The said Survey No. 27 is under Residential Zone and part is affected by 18 meter and 30 meter Road and M & amp. SC1 as seen from the Zone Certificate issued by Pune Municipal Corporation dated 13/12/2022.

(b) The Pune Municipal Corporation has sanctioned the building plans for Environment Clearance vide Letter No. 4329 dated 31/10/2023.

(3) Qualifying Comments/Remarks

(a) I have caused only the online E-searches to be carried out of the Index II registers available in the office of the Joint Sub Registrar of Assurances Haveli No. 1 to 27, Pune through my associate Ms. Anagha Kharadkar, Advocate for the period commencing from the year 1993 till date. I have been informed by Ms. Anagha Kharadkar, Advocate that during the course of searches she has found any entry evidencing any encumbrances of whatsoever nature in and upon the said Land has been found.

(b) It is clarified that at the specific request of my clients no public notice has been issued for the issuance of this report.

(c) It is clarified that this report is based on the searches carried out at the office of the Sub Registrar of Assurances and on the documents produced before me inter alia title deeds and revenue records for my inspection and certain information supplied to me by my clients. It is clarified that I have not conducted any litigation searches before any court of law or before any other authority (judicial or otherwise) to verify whether the said Land is subject matter of any litigation.

(d) I have been informed by my clients that there are no litigations pending in respect of the said Land.

(e) It is clarified that the said Mr. Pradeep Ganpatrao Kumar alias Dhorje and others had by various Sale Deeds enumerated hereunder sold portions out of the area held by him to various persons for consideration and on certain terms and conditions and the said person/s have also further sold their portions held by them. Pursuant thereto the names of the said purchaser/s were accordingly mutated in the revenue records 3515, 3516, 3566, 3566, 3592, 3598, 3626, 3629, 3631, 4233, 4344, 4384, 4385, 4431, 4910, 4911, 4912, 4913, 4922, 4999, 5299, 5300, 5301, 5302, 5303, 5304, 5305, 5306, 5307, 5308, 5309, 5310, 5394, 5527, 5690, 5691, 5693, 5997, 6038, 6294, 6564, 6920, 7812, 8041, 8042, 8043, 8044, 8117, 8694, 9058, 9114, 9181, 9248, 9432, 9433, 9510, 9511, 9689, 9775, 9787 and 10056. The said portion of land is not comprised in the said Land which is the subject matter of this report and hence are not discussed in detail in this report

(f) It is clarified that the mutation entry nos. 8797, 8845, 8859 and 9171 pertain to corrections being made in the computerized 7/12 extracts pursuant to the order passed by the Tahsildar, Pune

(g) Certain documents/ correspondence, mutation entries are not made available to me and hence I have assumed and relied on the other documents and/or link facts and/or notings on 7/12 extract to arrive at a conclusion which can be presumed to be correct unless proved or a new entry is lawfully substituted therefore.

(h) I have assumed that all members of the Hindu Undivided Family if referred above have been made a party to the documents as discussed hereinabove and no person/s are left out. It is clarified that as the detailed family has not been furnished to me, I have assumed and relied on the correctness as regards all members of Hindu Undivided Family being made a party to the documents. Further as a custom, the titles to said Land is ascertained on the basis of perusal of the village records maintained by the Revenue Department and of which the copies were made available to me by my clients. Relying upon the presumptions under law about the same being correct unless proved otherwise or contrary and an analysis of the same with regards to the applicable laws is used to deduce a chain of title.

(i) It is further clarified for the purposes of issuance of this report, (A) I have assumed (i) the right, constitution, deeds or legal capacity of all persons, natural or artificial to execute the documents mentioned herein, genuineness of all signatures, and authenticity of all documents submitted to me as certified or photocopies and have not examined the same, (ii) only photocopies of the documents referred above are produced for inspection and I have assumed the same to be true and correct, (iii) that all permissions, if necessary have been obtained, (iv) the accuracy and completeness of all the factual representations made in the documents and information given to me, (v) that there have been no changes, amendments or modifications to the documents examined by me, (B) I have relied upon the information relating to (i) Lineage on the basis of the revenue records and society records made available and certain information provided to me by my clients, (ii) there are no litigations/ claims/ applications/etc. of whatsoever nature pending in respect of the said Land before any Court, Forum, Revenue Courts and Authority, Judicial/ Quasi Judicial Officer or Authority, Arbitrator, etc. as per information provided to me by my clients, (iii) physical areas of the said Land thereof on the basis of the documents made available and information provided to me by my clients and (iv) boundaries of the said Land on the basis of documents and information provided to me by my clients.

(j) It is further clarified that since my scope of work does not include considering aspects within the domain of an architect or surveyor, I have not carried out any physical inspection of the said Land nor have commented on its zoning and development aspects, etc. thereof. Further I am not certifying the boundaries of the said Land nor am I qualified to express my opinion on physical identification of the said Land.

This Title Report is based on the provisions of the law as applicable and prevailing as on date and the facts of the matter which is derived from documents perused and information provided and as I understand them to be. My understanding is based upon and limited to the information and documents provided to me and any variance of facts or of law may cause a corresponding change in my Title Report.

Dated this 4th day of November, 2023.


Prasanna S Darade
Advocate