



Ref. :

Date :

FORMAT A (Circular No.28/2021)

To,
MahaRERA
Housefin Bhavan,
Plot No. C-21,
Bandra Kurla Complex,
Bandra (East),
Mumbai 400051

LEGAL TITLE REPORT

Sub: Title Clearance Report with respect to all those those pieces and parcels of land or ground admeasuring in the aggreSurveye 19600 Sq. Mtrs. comprised of lands admeasuring 10217 Sq. Mtrs. bearing Survey No. 278/A/4, 601 Sq. Mtrs. bearing Survey No. 278/A/5, 1202 Sq. Mtrs. bearing Survey No. 278/A/6, 4198 sq. mtrs out of 13905 sq. mtrs bearing Survey No. 278/A/7, 379 sq. mtr out of 950 sq. mtr bearing Survey No. 278/A/8, 758 sq. mtr out of 1900 sq. mtrs bearing Survey No. 278/A/9, and 2245 sq. mtrs bearing Survey No. 278/A/10 all situate, lying and being at Village Maan within the Registration limits of the Sub District of Taluka Mulshi, District Pune.

On the instructions received by us from our Client, GLOBAL PROPERTIES, a partnership firm duly formed under the provisions of the Partnership Act, 1932, having address at "Global Square", CTS No. 1505/2, 2nd Floor, Yerwada, Pune 411006, (hereinafter referred to as "**the said Owner**"), we have investiSurveyed its title to the said Property and towards which we have perused the following documents :

1) Description of the Property:

All those pieces and parcels of land or ground admeasuring in the aggreSurveye 19600 sq. mtrs comprised of lands/portions shown in the table mentioned below all situate, lying and being at Village Maan within the Registration Sub-District of Taluka Mulshi, District Pune and within the limits of the Gram Panchayat of Village Maan, details are as following:



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| Survey No. (new) | old Survey No. | Area in sq. mtrs | Total |
|-------------------------|----------------|-------------------|----------------------|
| 278/A/4 (Plot No. 2) | 278/2 | 10217 | 12020 sq.mtr |
| 278/A/5 | | 601 | |
| 278/A/6 | | 1202 | |
| 278/A/7 (Plot No. 3) | 278/4 | 4198 out of 13905 | 7580 sq.mtr |
| 278/A/8 | | 379 out of 950 | |
| 278/A/9 | | 758 out of 1900 | |
| 278/A/10 (road) | | 2245 | |
| Total | | | 19600 sq. mtr |

And which lands admeasuring in the aggregate 19600 sq mtrs is bounded as following, that is to say:

On or towards the East by: By S. No. 340 and 341.

On or towards the South by: By S. No. 279.

On or towards the West by: By 18 M. Road and S.No. 278/Plot1, S. No. 278 Plot No. 3/1.

On or towards the North by : By Internal Road.

2) The Documents pertaining to acquisition of the said Property are as following:

- Deed of Conveyance dated 24.07.1985 (duly Registered under Serial No. 2442 of 1985 with the Sub-Registrar Maval).
- Deed of Sale dated 14.02.1991 (duly registered under Serial No. 746 of 1991 with the Sub Registrar, Maval, Pune).
- Deed of Sale dated 24.08.1993 (duly Registered under Serial No. 2153 of 1993 with the Sub-Registrar Maval).



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- d) Deed of Sale dated 2.11. 2000 (duly Registered under Serial No. 5133 of 2000 with the Sub-Registrar Mulshi, District Pune).
- e) Vide a Deed of Conveyance dated 20.12.2005 (duly Registered under Serial No. 6670 of 2005 with the Sub-Registrar Maval, District Pune).
- f) Deed of Sale dated 13.01.2006 (duly Registered under Serial No. 211 of 2006 with the Sub-Registrar Maval, District Pune).
- g) Deed of Sale dated 28.02.2006 (duly Registered under Serial No. 1158 of 2006 with the Sub-Registrar Maval, District Pune).
- h) Vide a Deed of Sale dated 5.06.2006 (duly Registered under Serial No. 3620 of 2006 with the Sub-Registrar Mulshi, District Pune).
- i) Vide a Deed of Sale dated 8.08.2006 (duly Registered under Serial No. 5278 of 2006 with the Sub-Registrar Maval, District Pune) read with the Deed of Correction dated 15.11.2006 (duly registered under Serial 7404 of 2006 with the Sub Registrar, Maval).
- j) Vide a Deed of Sale dated 12.09.2006 (duly Registered under Serial No. 6099 of 2006 with the Sub-Registrar Maval, District Pune).
- k) vide a Lease Deed dated 1.02.2008 (duly Registered under Serial No. 1013 of 2008 with the Sub-Registrar Mulshi, District Pune).
- l) Agreement to Lease dated 15.11.2006 (duly registered under Serial No. 7406 of 2006 with the Sub Registrar, Mulshi, Pune).
- m) Lease Deed dated 18.09.2007 (duly registered under Serial No. 6456 of 2007 with the Sub Registrar, Mulshi, Pune).
- n) Deed of Conveyance dated 26.09.2023 (duly registered under Serial No. 21161 of 2023 with the Sub Registrar, Taluka Mulshi, Pune).
- o) Deeds of Sale both dated 18.4.2024 (duly registered under Serial No. 10078 and 10082 of 2024 with the Sub Registrar, Haveli 2, Pune)
- p) Order of Phalanibara dated 18.09.2006 bearing No. KAVI/3092/06/Paud passed by the Office of the Tahsildar Mulshi, phalinibara.



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- q) Order dated 30.01.2008 bearing No. NA/SR/143/07, the Sub-Divisional Officer, Maval Sub-Division, Pune.
- r) the Order bearing No. 802/2022/K.J.P./Maan dated 15.7.2022 of the Sub Divisional Land Record Mulshi.
- s) Order dated 17.08.2023 bearing No. Mulshi/NA/SR/40/2023 of the Office of Collector, Pune.
- t) Commencement Certificate 3.5.2024 bearing No. DP/BMU/Moz. Maan/S. no. 278/4 &Other/P. No.1764/23-24/773 issued by Pune Metropolitan Regional Development Authority, Pune.
- u) Deed of Mortgage dated 30.12.2021 (duly registered under Serial No. 2168 of 2022 with the Sub registrar, Mulshi-2, Pune).
- v) Reconveyance Deed dated 12.7.2027 (duly registered under Serial No. 15602 of 2023).
- w) Deed of Mortgage dated 12.7.2023 (duly registered under Serial No. 15603 of 2023).
- x) Deed of Partial Reconveyance dated 12.1.2024 (duly registered under serial no. 1246 of 2024 with the Sub Registrar, Mulshi, Pune).
- 3) 7/12 Extract issued by the Talathi Maan, Taluka Mulshi, Pune of last 30 years and Mutation Entires Nos: 2816, 3440, 3462, 3488, 3802, 3813, 3849, 3983, 4480, 4509, 4765, 4975, 5596, 5728, 5746, 5791, 5823, 5827, 5828, 5832, 6004, 6491, 7777, 9414, 9762.
- 4) Copy of Search Report dated 6.5.2023 issued by Shri. Rajesh Palse, Advocate for the last 30 years.

On perusal of the above-mentioned documents and all other relevant documents/information relating to the said Property, as mentioned in our Title Flow annexed hereto, pertaining to title of the said Property as described above, we are of the opinion that the title of the said Owner i.e GLOBAL PROPERTIES to the said Property is free, clear and marketable and there are no outstanding

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encumbrances on or in respect thereof as far as can be diligently ascertained. If the facts are different from any of the documents/revenue records and information furnished or documents subsequently furnished and the contents thereof are contrary to the observations on the title made herein, it could have material impact on our conclusions.

Owners of the said Property:

- a) Global Properties -Survey No. 278/A/4 admeasuring 10217 sq. mtrs.
- b) Global Properties -Survey No. 278/A/5 admeasuring 601 sq. mtrs.
- c) Global Properties -Survey No. 278/A/6 admeasuring 1202 sq. mtrs.
- d) Global Properties - Survey No. 278/A/7(p) admeasuring 4198 sq. mtrs
- e) Global Properties - Survey No. 278/A/8(P) admeasuring 379 sq. mtrs
- f) Global Properties - Survey No. 278/A/9(p) admeasuring 758 sq. mtrs
- g) Global Properties - Survey No. 278/A/10 admeasuring 2245 sq. mtrs

The report reflecting the flow of the title of the aforesaid Owner to the said Property is enclosed herewith as annexure.

Dated this 06.05.2024

For BENCHMARK LEGAL SERVICES LLP



KIRAN KHANDELWAL, ADVOCATE

Enclosed : Annexure



Housiey.com



Ref.:

ANNEXURE

Date :

FLOW OF TITLE

Re: All those pieces and parcels of land or ground admeasuring in the aggregate 19600 sq. mtrs comprised of lands/ports shown in the table mentioned below all situate, lying and being at Village Maan within the Registration Sub-District of Taluka Mulshi, District Pune and within the limits of the Gram Panchayat of Village Maan, details are as following:

| Survey No. (new) | old Survey No. | Area in sq. mtrs | Total |
|-------------------------|----------------|-------------------|------------------|
| 278/A/4 (Plot No. 2) | 278/2 | 10217 | 12020 sq.mtr |
| 278/A/5 | | 601 | |
| 278/A/6 | | 1202 | |
| 278/A/7 (Plot No. 3) | 278/4 | 4198 out of 13905 | 7580 sq.mtr |
| 278/A/8 | | 379 out of 950 | |
| 278/A/9 | | 758 out of 1900 | |
| 278/A/10 (road) | | 2245 | |
| Total | | | 19600 sq. mtr |

And which lands admeasuring in the aggregate 19600 sq mtrs is bounded as following, that is to say:

On or towards the East by: By S. No. 340 and 341.

On or towards the South by: By S. No. 279.

On or towards the West by: By 18 M. Road and S.No. 278/Plot1, S. No. 278 Plot No. 3/1.

On or towards the North by : By Internal Road.



I. LATEST VII/XII EXTRACT

The Latest 7/12 Extract of the aforesaid lands bearing Gat Nos. 278/A/4 to 6 as on date of application for registration, are reflecting name of by GLOBAL PROPERTIES, a partnership firm duly formed under the provisions of the Partnership Act, 1932, having address at "Global Square", CTS No. 1505/2, 2nd Floor, Yerwada, Pune 411006, as the owner of the same (**the said Owner**). However, the name of the said Owner mutated on latest VII/XII Extract of aforesaid land bearing Gat Nos. 278/A/7 to 10 is yet to be entered.

II. MUTATION ENTRIES

Mutation Entries referred in the title devolution/flow mentioned below are : 2816, 3440, 3462, 3488, 3802, 3813, 3849, 3983, 4480, 4509, 4765, 4975, 5596, 5728, 5746, 5791, 5823, 5827, 5828, 5832, 6004, 6491, 7777, 9414, 9762 .

The Title devolution/flow is as following:

- 1) It appears from the Record of Rights that one Smt. Housabai Waghansingh Patvekari was the owner of all that piece and parcel of land or ground admeasuring Hectares 05 = 11.02 Ares then bearing Survey No. 322, situate, lying and being at Village Maan, Taluka Mulshi, District Pune.
- 2) It appears from the Mutation Entry No. 2816 dated 16.11.1973 that the said Smt. Housabai Waghansingh Patvekari availed certain loan from the Pune District Cooperative Land Development Bank Limited Pune and mortgaged the said land bearing Survey No. 278 with the said Bank and in the circumstances, name of the said Bank entered on the Record of Rights as the holder thereof and name of Smt. Housabai Waghansingh Patvekar shifted in the Other Rights Column of the Record of Rights pertaining to the said land then bearing Survey No. 322 Village Maan. Subsequently, on repayment of the loan amount, name of the Bank was



deleted and name of the said Smt. Housabai Waghansingh Patvekari was entered on the Record of Rights pertaining to the said land bearing Survey No. 322, Maan as the holder thereof vide Mutation Entry No. 3462 dated 18.12.1984.

- 3) It appears from the Mutation Entry No. 3440 dated 18.7.1984 that in the meanwhile, a new Revenue village was carved out of the village Maan and due to which lands were assigned new Survey numbers. In the circumstances, the said land then bearing Survey No. 322 was assigned new Survey Number 278, Village Maan.
- 4) Vide a Deed of Conveyance dated 24.07.1985 (duly Registered under Serial No. 2442 of 1985 with the Sub-Registrar Maval) the said Smt. Housabai Waghansingh Patvekari sold a portion admeasuring Hectares 01 = 60 Ares out of the said land admeasuring Hectares 05 = 11.02 Ares bearing Survey No. 278, Village Maan to one Shri. Bhima Parshuram Pawar and the said portion so sold was assigned Hissa No. 2 and the area admeasuring Hectares 03 = 51.20 Ares which remained with the said Smt. Housabai Waghansingh Patvekari was assigned Hissa No. 1 of Survey No. 278, Village Maan and accordingly, effect to the same was given on the Record of Rights vide Mutation Entry No. 3488 dated 1.11.1984.
- 5) It appears from the Mutation No. 3802 dated 27.08.1991 that the vide a Deed of Sale dated 03.07.1991, the said Smt. Housabai Waghansingh Patvekari sold a portion admeasuring Hectares 01=21 Ares out of the said land admeasuring Hectares 03 = 51.20 Ares bearing Survey No. 278 Hissa No. 1, Village Maan to one Smt. Tarabai Babanrao Vetal and the said portion so sold was assigned Hissa No. 3 of Survey No. 278, Village Maan and in the circumstances, her holding was reduced to Hectares 02 = 30.20 Ares and name of the said Smt. Tarabai Babanrao Vetal was



entered as the holder of land admeasuring Hectares 01 = 21 Ares bearing Survey No. 278 Hissa No. 3, Village Maan as the holder thereof.

- 6) Vide a Deed of Sale dated 14.02.1991 (duly registered under Serial No. 746 of 1991 with the Sub Registrar, Maval, Pune) the said Shri. Bhima Parshuram Pawar assigned, sold and conveyed the said land admeasuring Hectares 01 = 60 Ares bearing Survey No. 278/2, Maan to Shri. Balkrishna Rangnath Bahirat and accordingly, his name entered on the Record of Rights pertaining to the said land bearing Survey No. 278/2, Maan as the holder thereof vide Mutation Entry No. 3813 dated 20.12.1991.
- 7) It appears from Mutation Entry No. 3849 dated 21.08.1992 that vide a Deed of Sale dated 22.07.1992 (copy of the same is not available for our perusal), the said Smt. Housabai Waghansingh Patvekari sold a portion admeasuring Hectares 00 = 80 Ares out of the said land admeasuring Hectares 02 = 30.20 Ares bearing Survey No. 278 Hissa No. 1, Village Maan to one Smt. Rohini Suresh Kukreja and the said portion so sold was assigned Hissa No. 4 and in the circumstances, her holding was reduced to Hectares 01 = 50.20 Ares and name of the said Smt. Rohini Suresh Kukreja was entered on the Record of Rights as the holder of land admeasuring Hectares 00 = 80 Ares bearing Survey No. 278 Hissa No. 4, Village Maan.
- 8) Vide a Deed of Sale dated 24.08.1993 (duly Registered under Serial No. 2153 of 1993 with the Sub-Registrar Maval) the said Smt. Housabai Waghansingh Patvekari sold another portion admeasuring Hectares 00 = 30 Ares out of the said land admeasuring Hectares 01 = 50.20 Ares bearing Survey No. 278 Hissa No. 1, Village Maan to one Shri. Arun Rangnath Bahirat absolutely. Accordingly, name of the said Shri. Arun Rangnath Bahirat was entered on the Record of Rights pertaining to the



said land bearing Survey No. 278 Hissa No. 1, Village Maan as the holder of the said portion admeasuring Hectares 00 = 30 Ares thereof vide Mutation Entry No. 3983 dated 1.12.1993.

9) Vide a Deed of Sale dated 2.11. 2000 (duly Registered under Serial No. 5133 of 2000 with the Sub-Registrar Mulshi, District Pune) the said Smt. Housabai Waghansingh Patvekari sold her remaining holding admeasuring Hectares 01= 20.20 Ares out of the said land admeasuring Hectares 01=50.20 Ares bearing Survey No. 278 Hissa No. 1, Village Maan to one Shri. Rajendra Bansilal Raison absolutely. Accordingly, name of the said Shri. Rajendra Bansilal Raison was entered on the Record of Rights pertaining to the said land bearing Survey No. 278 Hissa No. 1, Village Maan as the holder of the said portion admeasuring Hectares 01 =20.20 Ares therein vide Mutation Entry No. 4765 dated 19.12.2000.

10) Vide a Deed of Conveyance dated 31.3.2005 (duly Registered under Serial No. 1959 of 2005 with the Sub-Registrar Maval, District Pune) the said Shri. Rajendra Bansilal Raison sold his holding admeasuring Hectares 01 =20.20 Ares out of the said land bearing Survey No. 278 Hissa No. 1, Village Maan to (i) M/s. Krishna Estate, a partnership firm, (ii) Shri. Bhalchand Haribhau Nikte (HUF), (iii) Mrs. Manik Bhalchand Nikte, (iv) Shri. Jayant Vasantrao Mahadik, (v) Shri. Vijay Vasantrao Mahadik (HUF), (vi) Shri. Rajendra Sumatilal Shah (HUF), (vii) Smt. Sunanda Rajendra Shah, (viii) Shri. Sanjay K. Phatale and (ix) Smt. Sunita Sanjay Phatale absolutely. Accordingly, names of the said purchasers entered on the Record of Rights pertaining to the said land bearing Survey No. 278 Hissa No. 1, Village Maan as the holders of the said portion admeasuring Hectares 01 = 20.20 Ares therein vide Mutation Entry No. 5596 dated 10.05.2005 (copy of the said Deed not available for our perusal).



11) Vide a Deed of Conveyance dated 20.12.2005 (duly Registered under Serial No. 6670 of 2005 with the Sub-Registrar Maval, District Pune) the said (i) M/s. Krishna Estate, a partnership firm, (ii) Shri. Bhalchand Haribhau Nikte (HUF), (iii) Mrs. Manik Bhalchand Nikte, (iv) Shri. Jayant Vasantrao Mahadik, (v) Shri. Vijay Vasantrao Mahadik (HUF), (vi) Shri. Rajendra Sumatilal Shah (HUF), (vii) Smt. Sunanda Rajendra Shah, (viii) Shri. Sanjay K. Phatale and (ix) Smt. Sunita Sanjay Phatale sold their holding admeasuring Hectares 01 =20.20 Ares out of the said land bearing Survey No. 278 Hissa No. 1, Village Maan to Global Properties absolutely. Accordingly, names of the said Global Properties entered on the Record of Rights pertaining to the said land bearing Survey No. 278 Hissa No. 1 (new no. 278/2), Village Maan as the holders of the said portion admeasuring Hectares 01 = 20.20 Ares therein vide Mutation Entry No. 5832 dated 2.11.2006.

12) Vide a Deed of Sale dated 13.01.2006 (duly Registered under Serial No. 211 of 2006 with the Sub-Registrar Maval, District Pune) the said Shri. Arun Rangnath Bahirat sold his holding admeasuring Hectares 00 = 30 Ares out of the said land bearing Survey No. 278 Hissa No. 1, Village Maan to the said Ajax Estates Private Limited, a company limited by shares duly incorporated under the provisions of the Companies Act, having address at "Global Square", CTS No. 1505/2, 2nd Floor, Yerwada, Pune 411006. Accordingly, name of the said Ajax Estates Private Limited entered on the Record of Rights pertaining to the said land bearing Survey No. 278 Hissa No. 1, Village Maan as the holder of the said portion admeasuring Hectares 00 = 30 Ares therein vide Mutation Entry No. 5728 dated 20.02.2006.

13) Vide a Deed of Sale dated 28.02.2006 (duly Registered under Serial No. 1158 of 2006 with the Sub-Registrar Maval, District Pune) the said Shri.



Balkrishna Rangnath Bahirat sold the said land admeasuring Hectares 01 = 60 Ares bearing Survey No. 278 Hissa No. 2, Village Maan to the said Ajax Estates Private Limited absolutely. Accordingly, name of the said Ajax Estates Private Limited entered on the Record of Rights pertaining to the said land bearing Survey No. 278 Hissa No. 2, Village Maan as the holder thereof vide Mutation Entry No. 5746 dated 21.03.2006.

14) Vide a Deed of Sale dated 5.06.2006 (duly Registered under Serial No. 3620 of 2006 with the Sub-Registrar Mulshi, District Pune) the said Smt. Rohini Suresh Kukreja sold the said land admeasuring Hectares 00=80 Ares bearing Survey No. 278/4, Village Maan to Indo Global Erectors Private Limited, a company limited by shares duly incorporated under the provisions of the Companies Act, having address at "Global Square", CTS No. 1505/2, 2nd Floor, Yerwada, Pune 411006 and accordingly, name of the said Indo Global Erectors Private Limited entered on the Record of Rights pertaining to the said land bearing Survey No. 278 Hissa No. 4, Village Maan as the holder thereof vide Mutation Entry No. 5791 dated 10.07.2006.

15) It appears from the Mutation Entry No. 5828 dated 12.10.2006 that pursuant to application made in that behalf, vide an Order dated 18.09.2006 bearing No. KAVI/3092/06/Paud passed by the Office of the Tahsildar Mulshi, phalinibara in respect of the said land bearing Survey No. 278 was effected whereby hissa numbers* were changed in the following manner:

| Name of the Holder | Old Hissa of Survey No. | Old Area in Hectares =Ares | New Hissa of Survey | New Area in Hectares = Ares |
|---------------------------|--------------------------------|-----------------------------------|----------------------------|------------------------------------|
| | | | | |



| | | | No. | |
|---|----------|----------|-------|--|
| M/s. Krishna Estate & Others, (was purchased by Global Properties) | 278/1(p) | 01=20.20 | 278/2 | 01=20.20 |
| Arun Rangnath Bahirat | 278/1(p) | 00=30 | 278/4 | (was purchased by Ajax Estate Pvt. Ltd.) |
| Balkrishna Rangnath Bahirat | 278/2 | 01=60 | | |
| Tarabai Babanrao Vetal | 278/3 | 01=21 | 278/3 | 01=21 |
| Rohini Suresh Kukreja (was purchased by Indo Global Erectors Pvt. Ltd.) | 278/4 | 00=80 | 278/1 | 00=80 |

16) Vide a Deed of Sale dated 8.08.2006 (duly Registered under Serial No. 5278 of 2006 with the Sub-Registrar Maval, District Pune) read with the Deed of Correction dated 15.11.2006 (duly registered under Serial 7404 of 2006 with the Sub Registrar, Maval) the said Ajax Estate Private Limited sold a portion admeasuring Hectares 01=52 Ares out of the said land admeasuring Hectares 01=90 Ares bearing Survey No. 278/4, Village Maan to RJB Estate Private Limited, a company limited by shares duly incorporated under the provisions of the Companies Act, having address at "Global Square", CTS No. 1505/2, 2nd Floor, Yerwada, Pune 411006 and accordingly, name of the said RJB Estate Private Limited entered on the Record of Rights pertaining to the said land bearing Survey No. 278 Hissa No. 4, Village Maan as the holder of the said portion admeasuring Hectares 01=52 Ares and name of Ajax Estate

Private Limited continued as the holder of the remaining area admeasuring Hectares 00=38 Ares thereof vide Mutation Entry No. 5823 dated 15.09.2006.

- 17) Vide a Deed of Sale dated 12.09.2006 (duly Registered under Serial No. 6099 of 2006 with the Sub-Registrar Maval, District Pune) the said Indo Global Erectors Private Limited sold the said land admeasuring Hectares 00=80 Ares bearing Survey No. 278/1, Village Maan to Virgo Engineers Private Limited and accordingly, name of the said Virgo Engineers Private Limited entered on the Record of Rights pertaining to the said land bearing Survey No. 278 Hissa No. 1, Village Maan as the holder thereof vide Mutation Entry No. 5827 dated 10.10.2006.
- 18) In the circumstances, the said (i) Virgo Engineers Private Limited became the owner of land bearing Survey No. 278/1, (ii) Global Properties became the owner of land bearing Survey No. 278/2 and (iii) Ajax Estate Private Limited (holder of 38 Ares) & RJB Estate Private Limited (holder of Hectares 01=52 Ares) became the owner of land bearing Survey No. 278/4, Village Maan and all these owners came together and applied for sanction of one composite layout pertaining to their respective holdings.
- 19) Pursuant to the application made in that behalf, vide its Order dated 30.01.2008 bearing No. NA/SR/143/07, the Sub-Divisional Officer, Maval Sub-Division, Pune, permitted the change of user of the said lands bearing Survey Nos. 278/1, 278/2 and 278/4 admeasuring in the aggregate 39020 and sanctioned an industrial layout whereby three plots were carved out i.e. Plot No. 1 of Survey No. 278/1 admeasuring 8000 sq.mtrs., Plot No. 2 of Survey No. 278/2 admeasuring 12020 sq.mtrs. and Plot No. 3 of Survey No. 278/4 admeasuring 19000 sq.mtrs. (Note: Plot No. 1 is not the subject matter of this Report)



Survey No. 278/2

20) As mentioned above, Global Properties became the owner of land bearing Survey No. 278/2 admeasuring 12020 sq. mtrs bearing corresponding Plot No.2 of the aforesaid sanctioned layout.

20.1) The said Global Properties constructed certain structure on the said land bearing Survey No. 278/2, Village Maan and leased out the same to Virgo Engineers Limited vide a Lease Deed dated 1.02.2008 (duly Registered under Serial No. 1013 of 2008 with the Sub-Registrar Mulshi, District Pune) at or for lease rent, terms and conditions therein contained. The said Lease is expired and presently the same is vacant.

Survey No. 278/4

21) As mentioned above RJB Estates Pvt. Ltd became the owner of Hectares 01 = 52 Ares and Ajax Estate Private Limited became owner of Hectares 00 = 38 Ares out of land bearing Survey No. 278/4 admeasuring Hectares 01 = 90 Ares bearing corresponding Plot No. 3 of the aforesaid sanctioned layout

21.1) The said Ajax Estate LLP and RJB Estate Private Limited constructed certain structure on the said land bearing Survey No. 278/4, Village Maan and leased out the same to Dana India Private Limited vide an Agreement to Lease dated 15.11.2006 (duly registered under Serial No. 7406 of 2006 with the Sub Registrar, Mulshi, Pune) and subsequently executed Lease Deed dated 18.09.2007 (duly registered under Serial No. 6456 of 2007 with the Sub Registrar, Mulshi, Pune) at or for the lease rent and on the term and conditioned therein contained for the period of ten years from 7.09.2007.

21.2) Subsequently on expiry of the aforesaid term, vide a Lease Deed dated 13.07.2018 (duly Registered under Serial No. 12677 of 2018 with the Sub-Registrar Mulshi-2, District Pune) read with the Deed of Amendment dated 6.1.2020 (duly registered under Serial No. 390 of 2020, Mulshi) the aforesaid lease was renewed for another period of 5 years. Presently, the



said lease is terminated and Dana has vacated the said premises and the structure is demolished.

- 21.3) It appears from the Mutation Entry No. 7777 dated 12.01.2018 that in the meanwhile, pursuant to the Form No. 19* of Indian Government Ministry of Corporate Affairs dated 31.02.2016, the said Ajax Estates Private Limited was converted to "Ajax Estate LLP" and effect to the same was given on the Record of Rights pertaining to land bearing Survey No. 278/4, Maan.
- 22) Pursuant to the application made in that behalf, vide an Order dated 30.01.2008 bearing No. NA/SR/143/07 of the Sub-Divisional Officer, Maval Sub-Division, Pune, sanctioned an industrial layout pertaining to the said lands bearing Survey No. 278/1, 278/2 and 278/4, Village Maan, whereby these lands are laid out in three plots (inclusive their respective open space, amenity space and area of road (if any) , i.e Plot No. 1 admeasuring 8000 sq.mtrs. (not subject matter of this Report), Plot No. 2 admeasuring 12020 sq.mtrs. (holding of Global Properties) and Plot No. 3 admeasuring 19000 sq.mtrs (holding of Ajax Estate Private Limited and RJB Estate Private Limited).
- 23) Subsequently, pursuant to the Order bearing No. 802/2022/K.J.P./Maan dated 15.7.2022 of the Sub Divisional Land Record Mulshi and Order dated 21.7.2022 bearing No. Land/kavi/1131/2022 of Tehsildar Office, Mulshi (Paud), old 7/12 were closed and new 7/12 were opened and separate pot hissa number were assigned to each of such portion/plot/area and effect to the same was given vide Mutation Entry No. 9414 dated 20.10.2022, details of such new 7/12 and Pot Hissas are as following:



| Old Survey No. | New Survey No. | Area in Hectares = Ares | Name of the Owner |
|----------------|----------------|---------------------------------------|---|
| 278/2 | 278/A/4 | 01 = 02.17 (Plot No. 02) | Global Properties |
| | 278/A/5 | 00 = 60.1 (Amenity Space No.02) | |
| | 278/A/6 | 00 = 12.02 (open space No.02) | |
| Total | | 12020 | |
| 278/4 | 278/A/7 | 01 = 39.05 (Plot No. 03) | RJB Estate Pvt. Ltd (holder of 01 = 11.25) Ajax Estate LLP (holder of 00 = 27.8) |
| | 278/A/8 | 00 = 9.5 (Amenity Space 03) | RJB Estate Pvt. Ltd (holder of 00 = 7.6) Ajax Estate LLP (holder of 00 = 1.8) |
| | 278/A/9 | 00 = 19 (Open Space No. 03) | RJB Estate Pvt. Ltd (holder of 00 = 15.20) Ajax Estate LLP (holder of 00 = 3.8) |
| | 278/A/10 | 00 = 22.45 (road) | RJB Estate Pvt. Ltd (holder of 01 = 17.95) Ajax Estate LLP (holder of 00 = 4.5) |
| Total | | 19000 | |



24) Vide a Deed of Conveyance dated 26.09.2023 (duly registered under Serial No. 21161 of 2023 with the Sub Registrar, Taluka Mulshi, Pune) RJB Estates Private Ltd conveyed, assigned and transferred its aforesaid holdings admeasuring in the aggregate 19000 sq. mtrs out of Gat Nos. 278/A/7 to 10, Maan in favour of IGM Engineers and Contractors Private Limited ("IGM") and effect to the same was given on the Record of Rights pertaining to lands bearing Gat Nos. 278/A/7 to 10, Maan vide Mutation Entry No. 9762 dated 4.11.2023.

25) IGM constructed certain industrial structure on a portion admeasuring 11420 sq. mtrs out of its holdings out of lands bearing Gat Nos. 278/A/7 to 9, Maan and leased the same to Copeland India Private Limited.

26) In the circumstances, IGM was left with the area admeasuring in the aggregate 3780 sq. mtrs and Ajax Estate LLP was the holder of area admeasuring in the aggregate 3800 out of the said lands bearing Gat Nos. 278/A/7 to 10, Maan, details of the same are as following:

| | | |
|--------------|----------------------|-----------------|
| 278/A/7 | 1418 sq. mtrs | IGM |
| 278/A/8 | 189 sq mtrs. | |
| 278/A/9 | 378 sq. mtrs | |
| 278/A/10 | 1795 sq. mtrs | |
| 278/A/7 | 2780 sq. mtrs | Ajax Estate LLP |
| 278/A/8 | 190 sq mtrs. | |
| 278/A/9 | 380 sq. mtrs | |
| 278/A/10 | 450 sq. mtrs | |
| TOTAL | 7580 sq. mtrs | |

27) Vide two separate Deeds of Sale both dated 18.4.2024 (duly registered under Serial No. 10078 and 10082 of 2024 with the Sub Registrar, Haveli 2, Pune) the said IGM and Ajax Estate LLP conveyed, assigned

and transferred their aforesaid holdings admeasuring in the aggregate 3780 sq. mtrs and 3800 sq. mtrs respectively to/in favour of Global Properties, however effect of the said Deeds of Sale are yet to be mutated in the Record of Rights.

28) In the circumstances, Global Properties became the holder of the above captioned lands admeasuring in the aggregate 19600 sq. mtrs.

29) It is represented to us that for the sake of convenience, Global Properties and Global Infrastructures being the holder of the adjacent plots admeasuring in the aggregate 25730 (comprised of Gat Nos. 277/A/1 to 4), came together (as both being the entities of the same Global Group) and applied for and obtained sanction of the layout of their respective holdings, vide Commencement Certificate dated 3.5.2024 bearing No. DP/BMU/Moz. Maan/S. no. 278/4 & Other/P. No.1764/23-24/773 issued by Pune Metropolitan Regional Development Authority, Pune, whereby their respective holdings are laid out in the manner below:

| Area | Holding of Global Infrastructures | Holding of Global Properties |
|-----------------|-----------------------------------|------------------------------|
| Net Plot | 18002.36 sq.mtr | 13634.64 sq.mtr |
| Open space 1 | 2565.64 sq.mtrs | 00 |
| Open space 2 | 00 | 1663.50 sq. mtr |
| Open Space 3 | 00 | 381.86 sq. mtr |
| Amenity Space 1 | 2951.59 sq. mtr | 3920 sq mtr |
| Amenity Space 2 | 2190.41 sq.mtr | 00 |
| Total | 25710 sq.mtr | 19600 sq.mtr |

30) Pursuant to the aforesaid sanctioned layout, Global Properties is fully entitled to carryout construction on net plot admeasuring 13634.64

sq.mtr subject to the compliances of the applicable Law, Notifications, Rules and Regulations.

Other Right Column

- 31) It appears from the Mutation Entry No. 4480 dated 10.04.1999 that pursuant to the Order dated 7.04.1999 passed by the Sub-Divisional Officer (Sub-Division Maval) as per Government Gazette dated 19.03.1999 certain lands in Village Maan were earmarked to acquire for industrial purpose and in the circumstances, remark of reservation for industrial use was entered in the Other Rights Column pertaining to, inter-alia, the said lands bearing Survey Nos. 278/1, 278/2, 278/3 and 278/4, Village Maan. Subsequently, the said Remark was deleted from the said lands bearing Nos. 278/1, 278/2, 278/3 and 278/4, Village Maan vide Mutation Entry No. 4509 dated 5.07.1999.
- 32) It appears from Mutation Entry No 4974 dated 23.11.2001 that the said Shri. Rajendra Bansilal Raisoni availed certain loan from the Vishweshwar Sahakari Bank Limited and accordingly, charge of the said Bank was entered in the Other Rights Column pertaining to the said lands bearing Survey Nos. 278/1, Village Maan. Subsequently, vide a Letter dated 31.03.2005, the said Vishweshwar Sahakari Bank Limited Pune issued its "NOC"/release of mortgage in respect of the sale of the said land bearing Survey No. 278/1 and accordingly, charge was deleted from the Other Rights Column vide Mutation Entry No. 5596 dated 10.05.2005.
- 33) It appears from Mutation Entry No 6004 dated 08.01.2008 that the said Ajax Estates Private Limited and RJB Estates Private Limited availed certain loan from the Janta Sahakari Bank Limited, Pune and accordingly, charge of the said Bank was entered in the Other Rights Column pertaining to the said land bearing Survey Nos. 278/4. Subsequently, on repayment of the loan amount to the said Janta



Sahakari Bank Limited, Pune, charge of the said Bank was deleted from the Other Rights Column of Record of Rights pertaining to the said Land bearing Survey No. 278/4, Maan vide Mutation Entry No. 6491 dated 19.04.2012.

34) Vide a Deed of Mortgage dated 30.12.2021 (duly registered under Serial No. 2168 of 2022 with the Sub registrar, Mulshi-2, Pune) the Global Properties mortgaged its holding to ARKA Fincap Limited, a company registered under section 45-1A of the Reserve bank of India Act, 1934 having its registered office at One Indiabulls Center, Senapati Bapat Marg, Mumbai 400013. Subsequently, vide a Reconveyance Deed dated 12.7.2027 (duly registered under Serial No. 15602 of 2023) the aforesaid charge of ARKA Fincap Limited was removed.

35) Thereafter again vide a Deed of Mortgage dated 12.7.2023 (duly registered under Serial No. 15603 of 2023) the Global Properties mortgaged, inter-alia, the above captioned Lands to ARKA Fincap Limited against the loan availed by them. Subsequently, vide a Deed of Partial Reconveyance dated 12.1.2024 (duly registered under serial no. 1246 of 2024 with the Sub Registrar, Mulshi, Pune) the said ARKA Fincap Limited released the holding of Global Properties from the said mortgage.

III. SEARCH REPORT

On the instruction of the said Owner, We have caused search to be taken through Shri. Rajesh Palse, Advocate who has taken search of the available, unmutilated and relevant Index II Record in the Offices of the concerned Sub-Registrar and on the website of Department of Registration and Stamps Government of Maharashtra for the relevant period of the past thirty years i.e. from 1994 to 05.5.2024 in respect of the above captioned Land and has given the Search Report dated 06.5.2024. Such search of the said Index II Record has not disclosed any outstanding encumbrance on or in respect of the above



captioned Land or any entry adverse to the title of the said Owner to the above captioned Land.

IV. ANY OTHER RELEVANT TITLE

----- Nil -----

V. LITIGATION

It is represented by the Owner that there is no pending litigation, proceedings, enquiry, etc before any court of law, Tribunal, etc in respect of the above captioned Lands and we have relied on the same and no separate search in the courts is carried out by us

VI. GENERAL

- a) This report is based on the review of photocopies of documents furnished to us by the Owner and also on the information furnished and representations made to us.
- b) The boundaries details as mentioned hereinabove are provided by the Owner to us as we are not qualified to express our opinion on physical identification of the above captioned Land.
- c) The Owner has represented to us that presently there is no other mortgage, charge, liens, attachments, claims, demands or other encumbrances on or against the above captioned Land and we have relied on the same.
- d) We have not inspected and perused the original documents in respect of the above captioned land.
- e) We express no view relating to reservation, FSI, plan, permission, approval or development potential of the above captioned land.



- f) For the purpose of this report, we have assumed the legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as photocopies.
- g) We have assumed the accuracy and completeness of all factual representation made in the documents.

Date: 06.05.2024

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