

Legal Realty LLP

Adv. Janak Lunkad, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 09371991992

FORMAT- A (Circular No.: 28 / 2021)

To,
MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect of land admeasuring about 504.32 sq. mtr. out of Survey No. 189, CTS No. 4856/1 and land admeasuring about 5657.03 sq. mtr. out of Survey No. 190 (P), CTS No. 4856, Village Pimpri Waghore, Taluka Haveli, within the limits of the Pimpri Chinchwad Municipal Corporation, District Pune. (hereinafter referred as the said land)

I have investigated the title of the said land on the request of M/s. Siddhivinayak Skylish Developers (formerly Known as M/s. Siddhivinayak Kohinoor Vastu) and following documents:

1. DESCRIPTION OF THE PROPERTY:

- A. All that piece and parcel land admeasuring about 504.32 sq. mtr. out of Survey No. 189, CTS No. 4856/1 at Village Pimpri Waghore, Taluka Haveli, within the limits of the Pimpri Chinchwad Municipal Corporation, District Pune.
- B. All that piece and parcel land admeasuring about 5657.03 sq. mtr. out of Survey No. 190 (P) , CTS No. 4856 at Village Pimpri Waghore, Taluka Haveli, within the limits of the Pimpri Chinchwad Municipal Corporation, District Pune.

and which land is collectively bounded as follows:

On or towards East	: By Nalla and partly by Pune Mumbai Road
On or towards South	: By Railway Line
On or towards West	: By Railway line and partly by Survey No. 191
On or towards North	: By Mumbai Pune Road

(Hereinafter called and referred to as the 'said land' for the sake of brevity and convenience)

2. DOCUMENTS OF ALLOTMENT OF SAID LAND:

- 2.1 Sale Deed dated 03.04.1962, which is duly registered in the office of Sub Registrar Haveli No. 2, at Serial No. 498/1962 by Mr. Dnyanoba Maruti Kate in favour of Serson Industries Pvt. Ltd.
- 2.2 Agreement to Sell dated 06.07.2006, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 5392/2006 by Serson Industries Pvt. Ltd. in favour of M/s. Siddhivinayak Kohinoor Vastu.
- 2.3 Power of Attorney dated 06.07.2006, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 5393/2006 by Serson Industries Pvt. Ltd. in favour of M/s. Siddhivinayak Kohinoor Vastu.
- 2.4 Sale Deed dated 04.11.2006, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 8835/2006 on 08.11.2006 by Serson Industries Pvt. Ltd. in favour of M/s. Siddhivinayak Kohinoor Vastu.
- 2.5 Joint Development Agreement dated 30.12.2014, which is duly registered in the office of Sub Registrar Haveli No. 11, at Serial No. 308/2015 on 12.01.2015 between M/s. Siddhivinayak Kohinoor Vastu and M/s. Amar Builders and Developers.

2.6 Power of Attorney dated 30.12.2014, which is duly registered in the office of Sub Registrar Haveli No. 11, at Serial No. 309/2015 on 12.01.2015 between M/s. Siddhivinayak Kohinoor Vastu and M/s. Amar Builders and Developers.

2.7 Deed of Cancellation dated 01.09.2017, which is duly registered in the office of Sub Registrar Haveli No. 11, at Serial No. 8371/2017 on 04.09.2017 between M/s. Siddhivinayak Kohinoor Vastu and M/s. Amar Builders and Developers.

2.8 Sale Deed dated 12.01.2018, which is duly registered in the office of Sub Registrar Haveli No. 13, at Serial No. 536/2018 by M/s. Siddhivinayak Kohinoor Vastu in favour of Maruti Suzuki India Limited.

2.9 Deed of Undertaking dated 01.07.2022 between Serson Industries Pvt. Ltd., Homie E. Eduljee, Mr. Cyrus S. Ruttonsha, Mr. Zareer S. Ruttonsha, Mr. Firdaus S. Ruttonsha, Nargis D. Poonegar, Mrs. Phiroza S. Ruttonsha. (Notarized)

2.10 Possession Receipt Dated 13.09.2023, which is duly registered in the office of Sub registrar Haveli No. 5 at serial No.19771/2023 on 20.09.2023 by M/s. Siddhivinayak Skylish Developers in favour of PCMC.

2.11 Deed of Hypothecation dated 24.03.2023, which is duly registered in the office of Sub registrar Haveli No. 24 at serial No. 6600/2023 on 28.03.2023 by M/s. Siddhivinayak Skylish Developers and others in favour of Prachay Capital Pvt. Ltd.

2.12 Facility Cum Mortgage Deed dated 24.03.2023, which is duly registered in the office of Sub registrar Haveli No. 24 at serial No. 6599/2023 on 28.03.2023 by M/s. Siddhivinayak Skylish Developers and others in favour of Prachay Capital Pvt. Ltd.

2.13 Order dated 04.09.2006 ULC case no. 406, issued by Competent Authority Pune Urban Agglomeration Pune.

2.14 Permission dated 18.10.2006, bearing no. ULC/A-2-2/SR-26/11-249/2006, by Competent Authority Pune Urban Agglomeration Pune.

2.15 Deed of Retirement cum Admission of Partners cum Reconstitution of Partnership dated 15.12.2022. (Notarized)

2.16 Order dated 11.10.2017 of Special Civil Suit No. 929/2002, passed by Hon'ble Civil Judge Senior Division, Pune.

2.17 Revised Commencement Certificate dated 31.10.2023 bearing No. B.P./Pimpri/64/2023 issued by PCMC.

3. Search report for 30 years from 1994 till 2023.

4. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. Siddhivinayak Skylish Developers (formerly Known as M/s. Siddhivinayak Kohinoor Vastu) to the land mentioned below is clear, marketable except the charge of Prachay Capital Pvt. Ltd. and encumbrances mentioned in the Annexure.

Sr. No.	CTS No / Survey No	Area Sq. Mtr.	Land Owner/Promoter
1	Survey No. 189, CTS No. 4856/1	504.32	M/s. Siddhivinayak Skylish Developers (formerly known as M/s. Siddhivinayak Kohinoor Vastu)
2	Survey No. 190 (p), CTS No. 4856	5657.03	
Total		6161.35	

5. OWNER/PROMOTER OF THE LAND:

The said land is owned by M/s. Siddhivinayak Skylish Developers (formerly Known as M/s. Siddhivinayak Kohinoor Vastu)

6. The report reflecting the flow of the title of the M/s. Siddhivinayak Skylish Developers (formerly Known as M/s. Siddhivinayak Kohinoor Vastu) on the said land is enclosed herewith as annexure.

Date: 02.11.2023



Dinesh

DINESH GHADGE
Advocate
For Legal Realty LLP

Legal Realty LLP

Adv. Janak Lunkad, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 09371991992

FORMAT- A (Circular No.: 28 / 2021)

1. FLOW OF TITLE OF THE SAID LAND:

Survey No. 189 admeasuring about 2682 sq. mtr

- 1.1 That the land at Survey No. 189 admeasuring about 27R belonged to Mr. Dnyanoba Maruti Kate prior to the year 1954.
- 1.2 That thereafter the said Mr. Dnyanoba Maruti Kate sold the land admeasuring about 03Acre 16 Guntha out of Survey No. 189 & 190 to Serson Industries Pvt. Ltd. vide Sale Deed dated 03.04.1962, which is duly registered in the office of Sub Registrar Haveli No. 2, at Serial No. 498/1962. In furtherance of the same the name of Serson Industries Pvt. Ltd. was mutated on the 7/12 extract vide Mutation Entry No. 1765.
- 1.3 That according to the Order dated 30.06.1962, bearing no. LND/SR/IV/4/31/62, issued by Collector Pune granted permission for No Agricultural use of Survey No. 189 & 190.
- 1.4 That thereafter the said Survey No. 189 was given corresponding CTS No. 4856/1. In furtherance of the same the name of Serson Industries Pvt. Ltd. was mutated on the property card extract of CTS No. 4856/1 admeasuring about 2700 sq. mtr.
- 1.5 That thereafter the said Homie E. Eduljee, Mr. Cyrus S. Ruttonsha, Mr. Zareer S. Ruttonsha, Mr. Firdaus S. Ruttonsha, Nargis D. Poonegar, Mrs. Phiroza S. Ruttonsha Directors & Chairman of Serson Industries Pvt. Ltd. agreed to sell the land admeasuring about 03Acre 16Guntha out of Survey No. 189 & 190 in favour of Mr. Rajeshkumar Naupatal Sankp and Mr. Krishnakumar Kishorilal Goyal (Partner of M/s. Siddhivinayak Kohinoor Vastu)vide Deed of Undertaking dated 01.07.2002. (Notarized)
- 1.6 That thereafter the said Mr. Ram U. Panjabi and Mr. Sunder U. Panjabi filed Special Civil Suit No. 929/2002 against Mr. Cyrus S. Ruttonsha, Mr. Zareer S. Ruttonsha, Mr. Firdaus S. Ruttonsha, Mrs. Phiroza S. Ruttonsha, Serson Industries Pvt. Ltd, Homie E. Eduljee and Nargis D. Poonegar for specific performance of the contract relating to the transfer of shares of Serson Industries Pvt. Ltd, before The Hon'ble Civil Judge Senior Division, Pune. That the aforesaid Suit is disposed vide Order dated 11.10.2017 and the said proceeding is closed.
- 1.7 That thereafter the said Serson Industries Pvt. Ltd. agreed to sell the land admeasuring about 2682 sq. mtr. out of Survey No. 189, CTS No. 4856/1 and land admeasuring about 8755.35 sq. mtr. out of Survey No. 190 CTS No. 4856 alongwith construction thereon admeasuring about 2855.51 sq. mtr. to M/s. Siddhivinayak Kohinoor Vastu vide Agreement to Sell dated 06.07.2006, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 5392/2006 and Power of Attorney dated 06.07.2006, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 5393/2006.
- 1.8 That thereafter the said Serson Industries Pvt. Ltd. sold the land admeasuring about 2682 sq. mtr. out of Survey No. 189, CTS No. 4856/1 and land admeasuring about 8755.35 sq. mtr. out of Survey No. 190 CTS No. 4856 alongwith construction thereon admeasuring about 2855.51 sq. mtr. to M/s. Siddhivinayak Kohinoor Vastu vide Sale Deed dated 04.11.2006, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 8835/2006 on 08.11.2006. In furtherance of the same the name of M/s. Siddhivinayak Kohinoor Vastu was mutated on the 7/12 extract vide Mutation Entry No. 7127 and same effect was mutated on the property card extract.

1.9 That thereafter the said M/s. Siddhivinayak Kohinoor Vastu and M/s. Amar Builders and Developers agreed to jointly develop the land admeasuring about 2035 sq. mtr. out of Survey No. 189, CTS No. 4856/1 and land admeasuring about 8009.35 sq. mtr. out of Survey No. 190, CTS No. 4856 on the basic of gross sale proceeds vide (owners share 45% & developer share 55%) vide Joint Development Agreement dated 30.12.2014, which is duly registered in the office of Sub Registrar Haveli No. 11, at Serial No. 308/2015 on 12.01.2015 and Power of Attorney dated 30.12.2014, which is duly registered in the office of Sub Registrar Haveli No. 11, at Serial No. 309/2015 on 12.01.2015.

1.10 That thereafter the said aforesaid Joint Development Agreement and Power of Attorney was canceled between the parties vide Deed of Cancellation dated 01.09.2017, which is duly registered in the office of Sub Registrar Haveli No. 11, at Serial No. 8371/2017 on 04.09.2017.

1.11 That thereafter the said M/s. Siddhivinayak Kohinoor Vastu agreed to allot 4000 sq. ft. Saleable area of Commercial office on first floor in favour of Mr. Ram U. Panjabi and Smt. Kausalya Sunar Punjabi, Mr. Jitu alias Jitendra Sundar Pujabi, Mrs. Mehak Kamal Panjawani, Mrs. Asha alias Ashu Pradip Sundarani, Mrs. Nisha Sunil Sundarani, Mr. Govind Udharam Panjabi, and Mr. Moti Udharam Panjabi within period of 3 years from the date of execution of Agreement OR from the date of allotment of the said agreed units, vide Memorandum of Understanding dated October 2017.

1.12 That thereafter the said M/s. Siddhivinayak Kohinoor Vastu sold the land admeasuring about 647 sq. mtr. out of land admeasuring about 2682 sq. mtr. of Survey No. 189, CTS No. 4856/1 and land admeasuring about 746 sq. mtr. of land admeasuring about 8755.35 sq. mtr. out of Survey No. 190 CTS No. 4856 total land admeasuring about 1393 sq. mtr. to Shell India marketing Pvt. Ltd. vide Deed of Conveyance dated 07.05.2008, which is duly registered in the office of Sub Registrar Haveli No. 1, at Serial No. 4075/2008. In furtherance of the same the name of Shell India marketing Pvt. Ltd. was mutated on the 7/12 extract vide Mutation Entry No. 7355 and same effect was mutated on the property card extract vide Mutation Entry No. 802.

Survey No. 190 admeasuring about 5746 sq. mtr.

1.13 That the land at Survey No.190 admeasuring about 2H18R belonged to Mr. Dnyanoba Maruti Kate prior to the year 1954.

1.14 That thereafter the said Mr. Dnyanoba Maruti Kate sold the land admeasuring about 03Acre 16 Guntha out of Survey No. 189 & 190 to Serson Industries Pvt. Ltd. vide Sale Deed dated 03.04.1962, which is duly registered in the office of Sub Registrar Haveli No. 2, at Serial No. 498/1962. In furtherance of the same the name of Serson Industries Pvt. Ltd. was mutated on the 7/12 extract vide Mutation Entry No. 1765.

1.15 That according to the Order dated 30.06.1962, bearing no. LND/SR/IV/4/31/62, issued by Collector Pune granted permission for No Agricultural use of Survey No. 189 & 190.

1.16 That thereafter the said Survey No. 190 was given corresponding CTS No. 4856. In furtherance of the same the name of Serson Industries Pvt. Ltd. was mutated on the property card extract of CTS No. 4856 admeasuring about 11059.35 sq. mtr.

1.17 That thereafter the said Homie E. Eduljee, Mr. Cyrus S. Ruttonsha, Mr. Zareer S. Ruttonsha, Mr. Firdaus S. Ruttonsha, Nargis D. Poonegar, Mrs. Phiroza S. Ruttonsha Directors & Chairman of Serson Industries Pvt. Ltd. agreed to sell the land admeasuring about 03Acre 16Guntha out of Survey No. 189 & 190 in favour of Mr. Rajeshkumar Naupatal Sanklp and Mr. Krishnakumar Kishorilal Goyal (partner of M/s. Siddhivinayak Kohinoor Vastu) vide Deed of Undertaking dated 01.07.2002. (Notarized)

1.18 That thereafter the said Mr. Ram U. Panjabi and Mr. Sunder U. Panjabi filed Special Civil Suit No. 929/2002 against Mr. Cyrus S. Ruttonsha, Mr. Zareer S. Ruttonsha, Mr. Firdaus S. Ruttonsha, Mrs. Phiroza S. Ruttonsha, Serson Industries Pvt. Ltd., Homie E. Eduljee and Nargis D. Poonegar for specific performance of the contract relating to the transfer of shares of Serson Industries Pvt. Ltd., before The Hon'ble Civil Judge Senior Division, Pune. That the aforesaid Suit was Withdraw vide Order dated 11.10.2017.

1.19 That thereafter the said Serson Industries Pvt. Ltd. agreed to sell the land admeasuring about 2682 sq. mtr. out of Survey No. 189, CTS No. 4856/1 and land admeasuring about 8755.35 sq. mtr. out of Survey No. 190 CTS No. 4856 alongwith construction thereon admeasuring about 2855.51 sq. mtr. to M/s. Siddhivinayak Kohinoor Vastu vide Agreement to Sell dated 06.07.2006, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 5392/2006 and Power of Attorney dated 06.07.2006, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 5393/2006.

1.20 That thereafter the said Serson Industries Pvt. Ltd. sold the land admeasuring about 2682 sq. mtr. out of Survey No. 189, CTS No. 4856/1 and land admeasuring about 8755.35 sq. mtr. out of Survey No. 190 CTS No. 4856 alongwith construction thereon admeasuring about 2855.51 sq. mtr. to M/s. Siddhivinayak Kohinoor Vastu vide Sale Deed dated 04.11.2006, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 8835/2006 on 08.11.2006. In furtherance of the same the name of M/s. Siddhivinayak Kohinoor Vastu was mutated on the 7/12 extract vide Mutation Entry No. 7127 and same effect was mutated on the property card extract.

1.21 That thereafter the said M/s. Siddhivinayak Kohinoor Vastu and M/s. Amar Builders and Developers agreed to jointly develop the land admeasuring about 2035 sq. mtr. out of Survey No. 189, CTS No. 4856/1 and land admeasuring about 8009.35 sq. mtr. out of Survey No. 190, CTS No. 4856 on the basic of gross sale proceeds vide (owners share 45% & developer share 55%) vide Joint Development Agreement dated 30.12.2014, which is duly registered in the office of Sub Registrar Haveli No. 11, at Serial No. 308/2015 on 12.01.2015 and Power of Attorney dated 30.12.2014, which is duly registered in the office of Sub Registrar Haveli No. 11, at Serial No. 309/2015 on 12.01.2015.

1.22 That thereafter the said aforesaid Joint Development Agreement and Power of Attorney was canceled between the parties vide Deed of Cancellation dated 01.09.2017, which is duly registered in the office of Sub Registrar Haveli No. 11, at Serial No. 8371/2017 on 04.09.2017.

1.23 That thereafter the said M/s. Siddhivinayak Kohinoor Vastu agreed to allot 4000 sq. ft. Saleable area of Commercial office on first floor in favour of Mr. Ram U. Panjabi and Smt. Kausalya Sunar Panjabi, Mr. Jitu alias Jitendra Sundar Pujabi, Mrs. Mehak Kamal Panjawani, Mrs. Asha alias Ashu Pradip Sundarani, Mrs. Nisha Sunil Sundarani, Mr. Govind Udharam Panjabi and Mr. Moti Udharam Panjabi within period of 3 years from the date of execution of Agreement OR from the date of allotment of the said agreed units, vide Memorandum of Understanding dated October 2017.

1.24 That thereafter the said M/s. Siddhivinayak Kohinoor Vastu sold the land admeasuring about 3009 sq. mtr. out of Survey No. 190, CTS No. 4856 to Maruti Suzuki India Limited vide Sale Deed dated 12.01.2018, which is duly registered in the office of Sub Registrar Haveli No. 13, at Serial No. 536/2018. In furtherance of the same the name of Maruti Suzuki India Limited was mutated on the 7/12 extract vide Mutation Entry No. 7868 and same effect was mutated on the property card extract.

1.25 That thereafter the said Mr. Krishnakumar Kishorilal Goyal, Mr. Rajeshkrishakumar Goyal and Mr. Ramesh Yugraj Kavediya retired from M/s. Siddhivinayak Kohinoor Vastu partnership firm and Mr. Rushabh Rajesh Sakla, M/s. Keys Infra Project LLP, M/s. Bluediamond Infracorn LLP were introduced as new partners, further the name of the firm M/s. Siddhivinayak Kohinoor Vastu was changed to M/s. Siddhivinayak Skylish Developers vide Deed of Retirement cum Admission of Partners cum Reconstitution of Partnership dated 15.12.2022.

1.26 That thereafter the said M/s. Siddhivinayak Skylish Developers, M/s. Key Infra Projects LLP, M/s. Blue Diamond Infracon LLP, Mr. Rajeshkumar Naupatilal Sankla, Mr. Rushabh Rajesh Sakla, Mr. Jigarr Jayant Vyass and Mr. Vikas Kundanmal Gundecha availed project loan from Prachay Capital Pvt. Ltd. by creating charge over the said land vide Facility Cum Mortgage Deed dated 24.03.2023, which is duly registered in the office of Sub registrar Haveli No. 24 at serial No. 6599/2023 on 28.03.2023.

1.27 That thereafter the said M/s. Siddhivinayak Skylish Developers, M/s. Key Infra Projects LLP, M/s. Blue Diamond Infracon LLP, Mr. Rajeshkumar Naupatilal Sankla, Mr. Rushabh Rajesh Sakla, Mr. Jigarr Jayant Vyass and Mr. Vikas Kundanmal Gundecha availed loan from Prachay Capital Pvt. Ltd. by creating charge on all present and future receivables of the project constructed on the said land vide Deed of Hypothecation dated 24.03.2023, which is duly registered in the office of Sub registrar Haveli No. 24 at serial No. 6600/2023 on 28.03.2023.

1.28 That M/s. Siddhivinayak Skylish Developers (formerly known as M/s. Siddhivinayak Kohinoor Vastu) have handed over land admeasuring about 422.30 sq. mtr. to Pimpri Chinchwad Municipal Corporation, reserved for Public Utly and Amenities, vide Possession Receipt Dated 13.09.2023, which is duly registered in the office of Sub registrar Haveli No. 5 at serial No.19771/2023 on 20.09.2023.

1.29 That in the aforesaid manner the said M/s. Siddhivinayak Skylish Developers (formerly known as M/s. Siddhivinayak Kohinoor Vastu) became absolute owner of the land admeasuring about 2682 sq. mtr. out of Survey No. 189, CTS No. 4856/1 and land admeasuring about 5746 sq. mtr. out of Survey No. 190, CTS No. 4856.

2. OTHER TRANSACTIONS:

Mutation Entry No.	Transaction
8293	That according to the Mutation Entry No. 8293 the encumbrance of deficit stamp duty 858175/- has been removed form the 7/12 extract of Survey No. 189 & 190-CTS No. 4856/1, 4856 and same effect was mutated on the property cared extract.
7744	That according to the Order dated 20.05.2010, bearing no. RRC/3200/2010, issued by Collector Pune, Deficit stamp duty of Rs. 858175/- paid on Survey No. 189 & 190 mutated on the other right column of 7/12 extract.

3. POSSESSION:

It appears from the documentary records that M/s. Siddhivinayak Skylish Developers (formerly known as M/s. Siddhivinayak Kohinoor Vastu) is having true and legal possession of the said property.

4. ULC PERMISSION:

4.1 That as per Order dated 04.09.2006 ULC case no. 406, issued by Competent Authority Pune Urban Agglomeration Pune, Serson Industries Pvt. Ltd. is not holding any vacant land as per the provisions of Urban Land Ceiling Act.

4.2 That as per Order dated 26.02.2007 ULC case no. 275, issued by Competent Authority Pune Urban Agglomeration Pune, M/s. Siddhivinayak Kohinoor Vastu is not holding any vacant land as per the provisions of Urban Land Ceiling Act.

4.3 That according to the Permission dated 18.10.2006, bearing no. ULC/A-2-2/SR-26/11-249/2006, by Competent Authority Pune Urban Agglomeration Pune to Serson Industries Pvt. Ltd. to transfer the land admeasuring about 2682 sq. mtr. out of Survey No. 189, CTS No. 4856/1

and land admeasuring about 8755.35 sq. mtr. out of Survey No. 190 CTS No. 4856 in favour of M/s. Siddhivinayak Kohinoor Vastu.

4.4 That thereafter the said M/s. Siddhivinayak Kohinoor Vastu has application dated 03.04.2007 for redevelopment permission u/s 22 of Urban Land Act 1976, That officer of the Additional Collector and Competent Authority Pune Urban Agglomeration Pune, issued Order dated 19.05.2007.

5. **N. A. PERMISSION:**

That the Collector Pune granted permission for the Non Agricultural use of the part of the said land, vide its Order dated 30.06.1962, bearing no. LND/SR/IV/4/31/62.

6. **SANCTION PLAN:**

That the Pimpri Chinchwad municipal Corporation sanctioned the building plan in respect of the building proposed to be constructed on the part of the said land vide Commencement Certificate dated 29.11.1973, bearing no. BP./PIMPRI/403/73, Revised Commencement Certificate dated 31.10.2023 bearing No. B.P./Pimpri/64/2023 issued by PCMC.

7. **LITIGATION:**

It has been informed to me that there is no litigation pending on the said land.

8. **ENCUMBRANCE:**

8.1 That thereafter the said M/s. Siddhivinayak Skylish Developers (formerly Known as M/s. Siddhivinayak Kohinoor Vastu) through its partners M/s. Key Infra Projects LLP and M/s. Blue Diamond Infracom LLP, Mr. Rajeshkumar Naupatal Sankla, Mr. Rushabh Rajesh Sakla, Mr. Jigarr Jayant Vyass and Mr. Vikas Kundanmal Gundecha availed project loan from Prachay Capital Pvt. Ltd. by creating charge over the said land vide Facility Cum Mortgage Deed dated 24.03.2023, which is duly registered in the office of Sub registrar Haveli No. 24 at serial No. 6599/2023 on 28.03.2023.

8.2 That thereafter the said M/s. Siddhivinayak Skylish Developers (formerly Known as M/s. Siddhivinayak Kohinoor Vastu) through its partners M/s. Key Infra Projects LLP and M/s. Blue Diamond Infracom LLP, Mr. Rajeshkumar Naupatal Sankla, Mr. Rushabh Rajesh Sakla, Mr. Jigarr Jayant Vyass and Mr. Vikas Kundanmal Gundecha availed loan from Prachay Capital Pvt. Ltd. by creating charge on all present and future receivables of the project constructed on the said land vide Deed of Hypothecation dated 24.03.2023, which is duly registered in the office of Sub registrar Haveli No. 24 at serial No. 6600/2023 on 28.03.2023.

9. **OWNERS / PROMOTER OF THE LAND:**

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion the title of the M/s. Siddhivinayak Skylish Developers (formerly Known as M/s. Siddhivinayak Kohinoor Vastu) to the land mentioned below is valid, clean, clear and marketable except the charge of Prachay Capital Pvt. Ltd. subject to whatever has been mentioned herein above.

Sr. No.	CTS No / Survey No	Area Sq. Mtr.	Land Owner/Promoter
1	Survey No. 189, CTS No. 4856/1	504.32	M/s. Siddhivinayak Skylish Developers (formerly known as M/s. Siddhivinayak Kohinoor Vastu)
2	Survey No. 190, CTS No. 4856	5657.03	
Total		6161.35	

10. Note - This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property.

Date: 02.11.2023.



DINESH GHADGE
Advocate
For Legal Realty LLP

Housiey.com



CHALLAN
MTR Form Number-6



Department ID : **NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document**
संसद चलान 'टाइप ऑफ पेमेंट' मध्ये नमुद कारणासाठीच तागु आहे. इतर कारणासाठी यित्या नोंदणी न करावयाच्या दस्तावेती तागु नाही.



CHALLAN
MTR Form Number-6



GRN	MH010491564202324E	BARCODE			Date	02/11/2023-15:38:05	Form ID
Department			Payer Details				
Search Fee			TAX ID / TAN (If Any)				
Type of Payment			PAN No.(If Applicable)				
Office Name			Full Name		LEGAL REALTY LLP		
HVL5_HAVELI 5 JOINT SUB-REGISTRAR							
Location			PUNE				
Year			2023-2024 One Time		Flat/Block No.		SURVEY NO. 189 AND 190
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			25.00	Road/Street	PIMPRI WAGHERE		
				Area/Locality	HAVELI PUNE		
				Town/City/District			
				PIN			
				Remarks (If Any)			
				SEARCH			
Total			25.00	Amount In	Twenty Five Rupees Only		
Payment Details			IDBI BANK	Words			
Cheque-DD Details			Bank CIN	Ref. No.	69103332023110213005	733748851	
Cheque/DD No.		Bank Date	RBI Date	02/11/2023-15:39:00	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Mobile No. : 0000000000

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सरकार द्वारा "टाइप ऑफ पर्मिट" गटारे गम्भीर कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोटपैपी व कन्ट्रावयाच्या दस्तावेसाठी लागू नाही.