



WADIA GHANDY & CO. (PUNE)

ADVOCATES & SOLICITORS

301, Amelia, 1102 A/6, Shivajinagar, Lakaki Road, Model Colony, Pune - 411 016, India.

Tel: +91 20 2567 0051, +91 20 2567 0061

General e-mail: contact@wadiaghandy.com | Personal e-mail: firstname.lastname@wadiaghandy.com

Ref.: NL-AAG-10208/Kohinoor Wagholi/2022-2023/010A

Date: June 2, 2022

To,

MahaRERA

Housefin Bhavan, Plot no.C-21, E Block,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051

LEGAL TITLE REPORT

Sub: Title Certificate with respect to all those pieces and parcels of land or ground bearing (i) **Gat no.1321 Hissa nos.1 to 7/1 admeasuring 5 Hectares 53.40 Ares**, (ii) **Gat no.1321 Hissa nos.1 to 7/2 admeasuring 4 Hectares 85.62 Ares**, (iii) **Gat no.1321 Hissa nos.1 to 7/3 admeasuring 80 Ares** and (iv) **Gat no.1321 Hissa nos.1 to 7/4 admeasuring 1 Hectare 58.98 Ares**, all situate, lying and being at **Village Wagholi, Taluka Haveli and District Pune**, and admeasuring **12 Hectares 78 Ares in the aggregate** (the "Lands")

A. We, **M/s. Wadia Ghandy & Co. (Pune), Advocates and Solicitors**, have investigated the title of the Lands at the request of our client, **Intofinity Promoters Private Limited**, a private limited company duly incorporated under the provisions of the Companies Act, 2013, bearing CIN: U45201PN2021PTC205973 and having its registered office at A-102, MCCIA Trade Towers, Senapati Bapat Road, Pune – 411 016 (the "Company"). The summary of the investigation of title undertaken by us is as follows:

1. Description of the property:

All those pieces and parcels of land or ground bearing (i) **Gat no.1321 Hissa nos.1 to 7/1 admeasuring 5 Hectares 53.40 Ares**, (ii) **Gat no.1321 Hissa nos.1 to 7/2 admeasuring 4 Hectares 85.62 Ares**, (iii) **Gat no.1321 Hissa nos.1 to 7/3 admeasuring 80 Ares** and (iv) **Gat no.1321 Hissa nos.1 to 7/4 admeasuring 1 Hectare 58.98 Ares**, all situate, lying and being at **Village Wagholi, Taluka Haveli and District Pune**, and admeasuring **12 Hectares 78 Ares in the aggregate** (the "Lands").

2. Documents of allotment of plot:

The Company has purchased the Lands, then identified as **Gat no.1321 Hissa nos.1, 2, 3, 4, 5, 6 and 7**, under a Deed of Conveyance dated December 8, 2021, registered with the office of the Sub-Registrar, Haveli no.11, at Serial no.19134 of 2021, from **Goel Ganga India Private Limited, Jaiprakash Sitaram Goel, Atul Jaiprakash Goel and Amit Jaiprakash Goel**. The aforementioned transaction was mutated on the records of the lands bearing **Gat no.1321 Hissa nos.1 to 7** vide Mutation Entry no.17173 dated December 17, 2021.

3. VII/XII Extracts / Property Card:

Upon perusal of the VII/XII extracts dated May 31, 2022 in respect of the Lands, it is observed that the name of the Company is reflected as the holder of the Lands having areas as set out hereunder. Further, the respective other rights column reflect a remark stating 'Stay in respect of stamp duty vide Writ Petition no.9046 of 2019 before the Bombay High Court as per Mutation Entry no.16336'. The other rights column in respect of the land bearing **Gat no.1321 Hissa no.1 to 7/4** also reflects a

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remark stating, "Amenity Space I". The extracts also bear a remark stating that since the land has been converted to non-agricultural use, Village Form no.XII is not required.

Sr. no.	Gat no.	Area (in Ares)
1.	1321/1 to 7/1	553.40
2.	1321/1 to 7/2	485.62
3.	1321/1 to 7/3	80
4.	1321/1 to 7/4	158.89

The details pertaining to Writ Petition no.9046 of 2019 as well as Mutation Entry no.16336 are more particularly set out in our Title Report dated June 2, 2022 (enclosed herewith as **Annexure 'C'**).

4. **Searches in the Office of the Sub-Registrar:**

- We have caused searches to be carried out with the offices of the Sub-Registrars of Assurances, Haveli nos.1 to 27, Pune, for the period 1970 to 2022. The searches for the year 2022 have been carried out up to May 20, 2022. The details of the Search Reports have been set out in our Title Report dated June 2, 2022 (enclosed herewith as **Annexure 'C'**).
- We have also undertaken other steps as stated in our Title Report dated June 2, 2022 (enclosed herewith as **Annexure 'C'**) in relation to investigation of title of the Lands.

- B. On perusal of the aforementioned documents, as well as the other documents as set out in our Title Report dated June 2, 2022 (enclosed herewith as **Annexure 'C'**), and based on the steps and observations as set out in our Title Report dated June 2, 2022 (enclosed herewith as **Annexure 'C'**), we are of the opinion that the Company is the owner of the Lands and its title thereto is clear and marketable, subject to the qualifications / observations as set out at **Annexure 'B'** hereto.
- C. The Title Report dated June 2, 2022 prepared by us reflecting the flow of title to the Lands and other connected matters, is enclosed herewith as **Annexure 'C'** and all persons are advised to read the same.

For M/s. Wadia Ghandy & Co. (Pune)



Partner

Encl.:

- Annexure 'A' (Flow of title to the said Land)
- Annexure 'B' (Qualifications to title)
- Annexure 'C' (Title Report dated June 2, 2022)
- Annexure 'D-1' (Search Report dated July 3, 2021 issued by Adv. V. T. Jadhav)
- Annexure 'D-2' (Search Report dated May 20, 2022 issued by Adv. V. T. Jadhav)

ANNEXURE 'A'
FLOW OF TITLE

1. **VII/XII Extracts / P.R. Cards:**

Upon perusal of the VII/XII extracts dated May 31, 2022 in respect of the Lands, it is observed that the name of the Company is reflected as the holder of the Lands having areas as set out hereunder. Further, the respective other rights column reflect a remark stating 'Stay in respect of stamp duty vide Writ Petition no.9046 of 2019 before the Bombay High Court as per Mutation Entry no.16336'. The other rights column in respect of the land bearing Gat no.1321 Hissa no.1 to 7/4 also reflects a remark stating, "Amenity Space I". The extracts also bear a remark stating that since the land has been converted to non-agricultural use, Village Form no.XII is not required.

Sr. no.	Gat no.	Area (in Ares)
1.	1321/1 to 7/1	553.40
2.	1321/1 to 7/2	485.62
3.	1321/1 to 7/3	80
4.	1321/1 to 7/4	158.89

The details pertaining to Writ Petition no.9046 of 2019 as well as Mutation Entry no.16336 are more particularly set out in our Title Report dated June 2, 2022 (enclosed herewith as **Annexure 'C'**). The name of the Company has been mutated on the VII/XII extracts in respect of the said Lands (then identified as Gat no.1321 Hissa nos.1, 2, 3, 4, 5, 6 and 7) vide Mutation Entry no.17173 dated December 17, 2021.

2. **Mutation Entry no.:** Mutation Entry no. 17173 dated December 17, 2021 reflected on the VII/XII extracts, as mentioned in Point no.1 above.

3. **Search Report:** We have caused searches to be undertaken in respect of the at the offices of the Sub-Registrars of Assurances for a period of about 52 years, as follows:

- Search Report dated July 3, 2021 issued by Adv. V. T. Jadhav, in respect of the searches conducted at the offices of the Sub-Registrar, Haveli nos.1 to 27, at Pune and from the Government of Maharashtra website (i.e., www.igrmaharashtra.gov.in) for the period 1970 to 2021. On account of the Covid-19 pandemic, physical searches at the offices of the Sub-Registrar of Assurances, Haveli nos.1 and 2, Pune for the period 1970 to 1990, and at the office of the Sub-Registrar of Assurances, Haveli no.7, Pune for the period 1991 to 2001 could not be undertaken, as per the Letter of the Inspector General of Registration and Controller of Stamps bearing no. Ka.9/Astha-7/Upayojana/2021/112/2021 dated April 6, 2021; and,
- Search Report dated May 20, 2022 issued by Adv. V. T. Jadhav in respect of the online searches conducted from the State Government of Maharashtra site (i.e., www.igrmaharashtra.gov.in) for all offices of the Sub-Registrar, Haveli, Pune for the period 2021 to 2022.

Details of the Search Reports have been set out in our Title Report dated June 2, 2022 (enclosed herewith as **Annexure 'C'**). The aforementioned Search Reports dated July 3, 2021 and May 20, 2022 are also annexed herewith and marked as **Annexure 'D-1'** and **'D-2'**, respectively.

4. **Any other relevant title:** The Title Report dated June 2, 2022 prepared by us reflecting the flow of title to the Lands and other connected matters, is enclosed herewith as Annexure 'C'.

5. **Litigations:**

- a. Special Civil Suit no.49 of 2009 filed before the Civil Judge Senior Division, Pune by (i) Rajaram Jaywantrao Lokhande and (ii) M/s. Bharti Constructions against (i) Balasaheb Sitaram Bhadale, (ii) Kalawati Balasaheb Bhadale, (iii) Vilas Balasaheb Bhadale, (iv) Neelam Vilas Bhadale, (v) Mayur Vilas Bhadale, (vi) Rushikesh Vilas Bhadale, (vii) Kailas Balasaheb Bhadale, (viii) Seema Kailas Bhadale, (ix) Swapnil Kailas Bhadale, (x) Ranjeet Kailas Bhadale, (xi) Pandit Namdev Jadhav alias Bhadale, (xii) Mangala Pandit Jadhav alias Bhadale, (xiii) Yuvraj Pandit Jadhav alias Bhadale, (xiv) Sheetal Pandit Jadhav alias Bhadale, (xv) Sushma Sachin Ranawade, (xvi) Shailaja Dattatraya Thorve, (xvii) Amrut Namdev Jadhav alias Bhadale, (xviii) Surekha Amrut Jadhav alias Bhadale, (xix) Rahul Amrut Jadhav alias Bhadale, (xx) Kiran Amrut Jadhav alias Bhadale, (xxi) Pramod Amrut Jadhav alias Bhadale, (xxii) Bhanudas Namdev Jadhav alias Bhadale, (xxiii) Shakuntala Bhanudas Jadhav alias Bhadale, (xxiv) Sarika Bhanudas Jadhav alias Bhadale, (xxv) Raosaheb Bhanudas Jadhav alias Bhadale, (xxvi) Chandrakala Vishnu Kadam, (xxvii) Jayashree alias Surekha Narayan Bahirat, (xxviii) Vidya Umesh Harpale, (xxix) Popat Namdev Jadhav alias Bhadale, (xxx) Ranjana Popat Jadhav alias Bhadale, (xxxi) Atul Popat Jadhav alias Bhadale, (xxxii) Sitaram Popat Jadhav alias Bhadale, (xxxiii) Suvarna Nilesh Gadute, (xxxiv) Arun Sampatrao Patil, (xxxv) M/s. Suryakant Kakade Associates – Soul Space Projects Limited, through its partners, Suryakant Dattatraya Kakade and Soul Space Projects Limited, and (xxxvi) Lilabai Sitaram Bhadale;
- b. Special Civil Suit no.578 of 2021 has been filed before the Civil Judge Senior Division, Pune by M/s. Suryakant Kakade and Associates - Soul Space Project Limited (the "Plaintiff") against (1) Lilabai Sitaram Bhadale, (2) Jaiprakash Sitaram Goel, (3) Subhash Sitaram Goel, (4) Rajendra Sitaram Goel, (5) Namdev Ganpat Jadhav (deceased, through his legal heirs (a) Tarabai Namdev Jadhav (deceased), (b) Bhanudas Namdev Jadhav, (c) Popat Namdev Jadhav (since deceased, through (c) (i) Ranjana Popat Bhadale, (c) (ii) Atul Popat Bhadale, (c) (iii) Sitaram Popat Bhadale, (c) (iv) Suvarna Nilesh Gadute, (d) Subhadra Sudam Thorve, (e) Ujjwala Shamrao Gadute), (6) Balasaheb Sitaram Bhadale (deceased through (a) Kalavati Balasaheb Bhadale, (b) Kailas Balasaheb Bhadale and (c) Vilas Balasaheb Bhadale), (7) Pandit Namdev Jadhav (deceased, through (a) Mangala Pandit Jadhav (Bhadale), (b) Yuvraj Pandit Jadhav (Bhadale), (c) Sushma Sachin Ranwade, (d) Shailaja Dattatraya Thorve and (e) Shital Pramod Pathare), (8) Amrut Namdev Jadhav (deceased, through Rahul Amrut Jadhav), (9) Rajaram Jaywant Lokhande, (10) Subhash Tipanna Nelge, (11) Babita Subhash Nelge, (12) Shivkumar Tipanna Nelge, (13) Arun Sampatrao Patil and (14) Goel Ganga India Private Limited; and,
- c. Civil Miscellaneous Application no.184 of 2021 in Execution Proceeding no.135 of 2018 filed before the Civil Judge Senior Division, Pune, by M/s. Suryakant Kakade Associates – Soul Space Projects Limited against (i) Lilabai Sitaram Bhadale, (ii) Jaiprakash Sitaram Goel, (iii) Subhash Sitaram Goel, (iv) Rajendra Sitaram Goel, (v) Namdev Ganpat Jadhav, deceased, through LRs, (vi) Balasaheb Sitaram

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Bhadale, deceased, through LRs, (vii) Pandit Namdev Jadhav, deceased, through LRs, (viii) Amrut Namdev Jadhav, (ix) Rajaram Jaywant Lokhande, (x) Subhash Tipanna Nelge, (xi) Babita Subhash Nelge, (xii) Shivkumar Tipanna Nelge and (xiii) Arun Sampatrao Patil.

Date: June 2, 2022

For M/s. Wadia Ghandy & Co. (Pune)



Partner

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ANNEXURE 'B'
QUALIFICATIONS TO TITLE

1. Outcome of the litigations enumerated in Annexure 'A'; and,
2. Compliance by the Company with the provisions of applicable law and approvals obtained in relation to the development of the Lands.

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