

Format-A

(Circular 28/2021 dated 08/03/2021)

To,

MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

6th & 7th Floor, Housefin Bhavan, Plot No: C - 21, E-Block,
Bandra Kurla Complex, Bandra (E), Mumbai 400051

LEGAL TITLE REPORT

SUBJECT: Title clearance with respect to the property described herein below situated at Village: Hinjewadi, Taluka: Mulshi, District: Pune. (hereinafter referred as 'the said land')

1. I have investigated the title of the said land on the request of **M/S. AURIGAA REALTORS** through it's Authorized Partner; **MR. VINOD PREMCHAND CHANDWANI** and the following documents-

1) **DESCRIPTION OF THE PROPERTY:**

ALL THAT PIECE AND PARCEL of the land admeasuring about **9255.46 Square Meters** [the subject land along with the fixed Development Potential] bearing land **Sector R 9** carved out of the land bearing **S. No. 119P to 171, 173 (Part), 106** and **others** covered under present Blue Ridge Township Project lying, being and situated at Village: **Hinjewadi**, Taluka: **Mulshi**, District: **Pune** and within the Registration District, Pune, Sub-Registration District Mulshi (Paud), Taluka: Mulshi and within the limits of Grampanchayat Hinjewadi, Taluka Panchayat, Mulshi and Zilla Parishad and which is bounded as follows:

On or towards East : By Sector EH1 and Sector R3
On or towards South : By Sector G7 and OS
On or towards West : By 18 Meters wide road and Sector PG1
alongwith 9 meters wide access road
On or towards North : By Sector PS + SS

Together with all the rights of easement and hereditaments and benefits attached thereto.

2) **THE DOCUMENTS OF ALLOTMENT OF LAND:**

S. NO.	DESCRIPTION OF THE DOCUMENT	REGISTRATION NUMBER	DATE OF EXECUTION/ REGISTRATION
	Sector R 9 [For area up to the extent of 9255.46 Square Meters		

PUNE: 209 - C+D, IInd Floor, Rainbow Plaza, (Above Dominos / Axis Bank) Near Jagtap Dairy, Shivar Chowk, Rahatani, Pune - 411017. **voice:** +91 20 27206569 / 6570, **fax:** +91 20 27206570

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DELHI: Chamber No. 202, New Building, Block - III, High Court of Delhi.
C-3/166, Sector - 36, Noida - UP (201303)

UTTAR PRADESH: Plot No 49, Gyan Khand - 1, Indirapuram, Ghaziabad, Uttar Pradesh - 201010,
voice: +91 7678125729 **e-mail:** ncr@triyama.com

e-mail: legal@triyama.com **web:** <https://legal.triyama.com/>

1.	Deed of Conveyance	29924/2023 [Mushi No. 2]	26/12/2023 [27/12/2023]
2.	Agreement to Sell	29922/2023 [Mushi No. 2]	26/12/2023 [27/12/2023]
3.	7/12 Extract and relevant Pher-Phar		

3) 7/12 extract issued by Talathi and relevant Mutation Entry for period 1993 to 2024.

4) Title Verification and Search Report for 30 years from 1993 to 2024.

2. On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of **M/S. AURIGAA REALTORS** through it's Authorized Partner; **MR. VINOD PREMCHAND CHANDWANI** is clear, marketable and without any encumbrances.

3. **OWNERS OF THE LAND;**

[Relevant of the purpose of present Title & search Report]:

M/S. AURIGAA REALTORS through it's Authorized Partner; **MR. VINOD PREMCHAND CHANDWANI**

[For area up to the extent of **60.00R**]

PARANJAPE SCHEMES (CONSTRUCTION) LTD

[For area up to the extent of **4103.50.91R**]

4. The report reflecting the flow of the title of **M/S. AURIGAA REALTORS** through it's Authorized Partner; **MR. VINOD PREMCHAND CHANDWANI** on the said land is herewith enclosed as annexure

Encl: Annexure

Sign:.....
Lalit Kumar Jhunjhunwala
Advocate

Date: 29/02/2024

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(Circular 28/2021 dated 08/03/2021)

FLOW OF TITLE OF THE SAID LAND

1. 7/12 EXTRACT dated 31/01/2024

2. MUTATION ENTRIES:

- 1) The present Title Verification and Search Report is prepared relying on the Search Report dated 02/03/2009 and Legal Title Report 04/10/2021 issued by Adv. Amit Sardesai.
- 2) That, FLAGSHIP INFRASTRUCTURE LTD. (erstwhile Flagship Infrastructure Pvt. Ltd.) (referred to as 'FIL') now merged with Paranjape Schemes Construction Ltd. (referred to as 'PSCL') had initially undertaken development and construction of a Special Township Project.
- 3) That, all that piece and parcel of land bearing Sector R9 admeasuring 9255.46 square meters forms part of the said Township Land and carved out of the old Survey Numbers 120/1, 120/2, 121/1, 121/2, 122, 123/2, 123/3, 123/4.
- 4) The acquisition details as per concerned Survey Numbers in respect of Sector R9 are as follows-

Sr. No.	Survey No.	Total Area of Survey No. in Ares	Name of registered deed/document	Name of erstwhile owners	Date of the deed	Registration Details and concerned Mutation Entry	M.E. No/ Purchaser
1	120/1	109.0000	Development Agreement and Power of Attorney	Sopan Jambhulkar and others	03.04.2006	Sub Registrar's Office: Mulshi DA Registration Sr. No. 1929/2006 PoA Registration Sr. No. 1930/2006	Paranjape Schemes (Construction Ltd.) M.E. 6679
			Subsequent Sale Deed		28.02.2007	Registration Sr. No. 1402/2007	
2	120/2	124.0000	Development Agreement and Power of Attorney	Sopan Jambhulkar and others	03.04.2006	Sub Registrar's Office: Mulshi DA Registration Sr. No. 1929/2006 PoA Registration Sr. No. 1930/2006	Paranjape Schemes (Construction Ltd.) M.E. 6679
			Subsequent Sale Deed		28.02.2007	Registration Sr. No. 1402/2007	
3	121/1	114.0000	Sale Deed	Baban Hulawade and others	07.02.2006	Sub Registrar's Office: Mulshi	Sunil Shamrao Patil

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						Registration Sr. No. 708/2006	
4	121/2	112.0000	Development Agreement and Power of Attorney	Sopan Jambhulkar and others	03.04.2006	Sub Registrar's Office: Mulshi DA Registration Sr. No. 1929/2006 PoA Registration Sr. No. 1930/2006	Paranjape Schemes (Construction Ltd.) M.E.6679
			Subsequent Sale Deed		28.02.2007	Registration Sr. No. 1402/2007	
5	122	243.0000	Sale Deed	Babu Jambhulkar and others	05.08.2005	Sub Registrar's Office: Mulshi Registration Sr. No. 4110/2005	Shashank Paranjape
6	123/2	86.0000	Sale Deed (two numbers)	1. Kashinath Dhankude and others(80R)	04.01.2005	Sub Registrar's Office: Mulshi Registration Sr. No. 116/2005 and	Shashank Paranjape
				2. Babu Jambhulkar and others (6R)	01.02.2006	Sub Registrar's Office: Mulshi Registration Sr. No. 574/2006	
7	123/3	76.0000	Sale Deed	Vasant Jambhulkar and others	27.03.2006	Sub Registrar's Office: Mulshi Registration Sr. No. 1797/2006	Sudhir Bapat
8	123/4	12.0000	Sale Deed (two numbers)	1. Vasant Jambhulkar and others	27.03.2006	Sub Registrar's Office: Mulshi Registration Sr. No. 1797/2006	Sudhir Bapat
				2. Bajirao Jambhulkar and others	02.12.2005	Sub Registrar's Office: Mulshi Registration Sr. No. 1797/2006	Shashank Paranjape
9	121/1	114.0000	Sale Deed	Sunil Shamrao Patil	07.06.2007	Sub Registrar's Office: Mulshi Registration Sr. No. 3927/2007	Paranjape Schemes (Construction Ltd.) M.E. 6807
10	122	243.0000	Sale Deed	Shashank Paranjape	07.06.2007	Sub Registrar's Office: Mulshi Registration Sr. No. 3927/2007	Paranjape Schemes (Construction Ltd.) M.E. 6807



11	123/2	86.0000	Sale Deed	Shashank Paranjape Sunil Shamrao Patil	15.02.2007	Sub Registrar's Office: Mulshi Registration Sr. No. 1121/2007	Paranjape Schemes (Constructi on Ltd.) M.E. 6672
12	123/3	76.0000	Sale Deed	Sudhir Bapat	07.06.2007	Sub Registrar's Office: Mulshi Registration Sr. No. 3927/2007	Paranjape Schemes (Constructi on Ltd.) M.E. 6807
13	123/4	12.0000	Sale Deed	Sudhir Bapat Shashank Paranjape	07.06.2007	Sub Registrar's Office: Mulshi Registration Sr. No. 3927/2007	Paranjape Schemes (Constructi on Ltd.) M.E. 6807

- 5) It appears from **Mutation Entry No. 6206** that as per the notification dated 14/09/2005 of the Labour Department, Mumbai Ministry and order dated 18/11/2005 bearing No. Bhus/SR/2/2005 of the Subdivisional Officer, Maval, Pune, land at S. No 168, 172, 176, 177, 178, 180, 182, 187, 188, 190, 191, 202, 204, 205, 206, 207, 208, 215, 216, 219 and 220 was acquired for industrial area. Accordingly, the remark 'M. I. D. C. acquisition' is recorded in the other right column of the respective 7/12 extract.
- 6) It appears from **Mutation Entry No. 7162** that Mr. Gulab Balwant Jambhulkar, Bhimabai Gulab Jambhulkar, Rajendra Gulab Jambhulkar (HUF and guardian of Priya), Rekha Rajendra Jambhulkar, Sanjay Gulab Jambhulkar, Manisha Mahadu Kemse, Shital Kailas Matere, Prabhakar Balwant Jambhulkar (HUF and guardian of Swati, Radhika, Ashwini, Pravin). Mukta Prabhakar Jamulkar, Vijay urf Viju Balwant Jambhulkar (HUF and guardian of Komal, Akshay) Sulabha Vijay urf Viju Jambhulkar, Shobha Raghu Parkhi, Sangita Nagesh Gaware released their rights in favor of Flagship Infrastructure Pvt. Ltd. through Director Mr. Shrikant Purushottam Paranjape on 17/06/2008 for a consideration of Rs. 10,00,000/- vide Release Deed bearing No. 4713/2008.
- 7) It appears from **Mutation Entry No. 7324** that M/s Flagship Infrastructure Pvt. Ltd. through Director Mr. Shrikant Purushottam Paranjape obtained Non-agricultural permission bearing No. PMA/NA/SR/336/08 dated 04/06/2008 from the Hon'ble Collector, Pune. Further the said with Survey number 119 (part) to 125, 154(part) to 160, 160/2 to 171, 173 were amalgamated by the Director/ Deputy Director Town Planning and said Township Land was given one combined 7/12 extract with Survey number "119 (part) to 125 + 154(part) to 160 + 160/2 to 171+ 173" totally admeasuring about 54 Hectares 93.31 Ares,
- 8) It appears from **Mutation Entry No. 7605** that M/s Flagship Infrastructure Pvt. Ltd. obtained loan of Rs. 100,00,00,000/- from Union Bank of India on 19/01/2010. Accordingly, mortgage deed was executed between M/s. Flagship Infrastructure Pvt. Ltd and Union Bank of India and which the said Deed is registered at Sr. No. 90/2010. Accordingly, the said effect was given in the other right rights column of the respective Survey Numbers.

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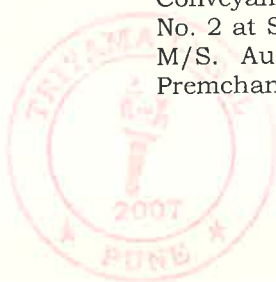
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- 9) It appears from **Mutation Entry No. 7904** that as per the order of the Hon'ble Collector, Pune bearing No. PMA/KAVI/1015/2010 dated 07/07/2010, Hon'ble Assistant Director, Town Planning Department bearing No. Pra. Yo. Pune/Visheshnagar/Hinjewadi/Blue ridge town/Pr. Su. Bruhan Arakhada Pune/ Du. Su/U san pu vi 633 dated 13/04/2010 and Mo. R. no. 1985/2010 of the Land Record Officer, Official Gazette dated 03/02/2010 of Govt. of India corrections were made and following new 7/12 extracts were prepared-

S. No.	Area	Owner
	Hectare Are	
119(p) to 125 + 154 to 160 + 160/2 to 171+ 173/Plot No. 1	43.56.74	M/s Flagship Infrastructure Pvt. Ltd.
119(p) to 125 + 154 to 160 + 160/2 to 171+ 173/Plot No. 2	10.13.26	M/s Flagship Infrastructure Pvt. Ltd.

- 10) It appears from **Mutation Entry No. 8292** that M/s Flagship Infrastructure Pvt. Ltd. repaid the loan of Rs, 100,00,00,000/- obtained from Union Bank of India on 19/01/2010. Accordingly, reconveyance deed was executed between Union Bank of India and M/s. Flagship Infrastructure Pvt. Ltd which the said Reconveyance Deed is registered at Sr. No. 3402/2012.
- 11) **Mutation Entry No. 9113:** This Mutation states that as per Govt. circular dated 07-05-2016, 7/12 extract converted from manual to computerized.
- 12) It appears from Mutation Entry **No. 9420** that as per the Government Notification bearing No. Ra. Bhu. A/Pr. Kr. 180/L-1 dated 07/05/2016 and order of the Tahsildar dated 20/09/2017, the computerized 7/12 extract of the Survey No. 119(p) to 125 + 154 to 160 + 160/2 to 171+ 173/Plot No. 1 was matched and corrected.
- 13) It appears from **Mutation Entry No. 10692** that as per the application preferred by Paranjape Scheme (Construction) Ltd. through Director Mr. Shashank Purushottam Paranjape, Declaration dated 21/10/2021 duly registered in the office of Sub-Registrar Mulshi No. 2 at Sr. No. 15104/2021, Order dated 30/01/2020 in the C.P. (C.A.A.) No. 3442/2018 along with C.P. (C.A.A.)/131/MB/2018 Scheme of Merger by Absorption, land name/Survey No. from Flagship Infrastructure Ltd. earlier known as Flagship Infrastructure Pvt. Ltd. Transferor Company No. 1 and Menthol Developers Pvt. Ltd. Transferor Company No. 2 merged with Paranjape Scheme (Construction) Ltd.
- 14) It appears from **Mutation Entry No. 11426** that Paranjape Scheme (Construction) Ltd. through Director Mr. Shashank Purushottam Paranjape through authorized representative Mr. Yash Shashank Paranjape sold land admeasuring about 6000 Square Meters from S. No. 119P to 125/154P to 160/160/2 to 171/173/Plot No.1 in favour of M/S. Aurigaa Realtors through it's Authorized Partner, Mr. Vinod Premchand Chandwani for a consideration of Rs. 69,34,00,000/- vide Deed of Conveyance which is duly registered in the office of Sub-Registrar Mulshi No. 2 at Sr. No. 29924/2023 on 27/12/2023. Accordingly, the name of M/S. Aurigaa Realtors through it's Authorized Partner, Mr. Vinod Premchand Chandwani is mutated in the revenue records of S. No. 119P



to 125/154P to 160/160/2 to 171/173/Plot No.1 as owner and occupier for area admeasuring 6000 Square Meters.

3. SEARCH FEE CHALLAN:

- Copy of Online Search Challan bearing GRN MH016509173202324E for the period of 30 Years (from Year 1993 to 2024) for Rs. 750/-, Hon'ble Sub Registrar, Mulshi 2, Pune dated 09/02/2024 in respect of the land described hereinabove in **Clause 2.**

4. TRANSACTIONS:

- **ACQUISITION OF OWNERSHIP RIGHTS BY M/S. AURIGAA REALTORS** *through it's Authorized Partner-* **MR. VINOD PREMCHAND CHANDWANI:**

[For area up to the extent of **6000 Square Meters**]

It appears from documents provided that Paranjape Scheme (Construction) Ltd. through Director Mr. Shashank Purushottam Paranjape *through authorized representative* Mr. Yash Shashank Paranjape sold land admeasuring about **6000 Square Meters** along with the fixed Development Potential (i.e. FSI admeasuring 44128.57 Square Meters) carved out of the land Sector R 9 admeasuring 9255.46 Square Meters in favour of M/S. Aurigaa Realtors *through it's Authorized Partner*, Mr. Vinod Premchand Chandwani for a consideration of Rs. 69,34,00,000/- vide Deed of Conveyance which is duly registered in the office of Sub-Registrar Mulshi No. 2 at Sr. No. 29924/2023 on 27/12/2023. Accordingly, the name of M/S. Aurigaa Realtors *through it's Authorized Partner*, Mr. Vinod Premchand Chandwani has acquired ownership rights in respect of the S. No. 119P to 125/154P to 160/160/2 to 171/173/Plot No.1 for area admeasuring 6000 Square Meters.

- **RIGHTS OF M/S. AURIGAA REALTORS** *through it's Authorized Partner-* **MR. VINOD PREMCHAND CHANDWANI:**

[For area up to the extent of **3299.46 Square Meters**]

It appears from documents provided that Paranjape Schemes (Construction) Ltd. *through authorized representative* Mr. Yash Shashank Paranjape has agreed to grant and convey the land admeasuring **3255.46 Square Meters** along with the fixed Development Potential (i.e. FSI admeasuring 20903.01 Square Meters) carved out of the land Sector R 9 admeasuring 9255.46 Square Meters in favour of M/S. Aurigaa Realtors through it's authorized partner- Mr. Vinod Premchand Chandwani vide Agreement to Sell dated 26/12/2023 which is duly registered in the office of Sub-Registrar Mulshi No. 2 at Sr. No. 29922/2023 on

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27/12/2023. Accordingly, M/S. Aurigaa Realtors through it's authorized partner- Mr. Vinod Premchand Chandwani has a charge on the land admeasuring 3255.46 Square Meters out of the land Sector R9 admeasuring 9255.46 Square Meters.

It is by the virtue of these indentures that of **M/S. AURIGAA REALTORS** through it's Authorized Partner; **MR. VINOD PREMCHAND CHANDWANI** have acquired ownership rights in respect of the land admeasuring about **6000 Square Meters** along with the fixed Development Potential (i.e. FSI admeasuring 44128.57 Square Meters) + acquired rights, interest and charge on land admeasuring **3255.46 Square Meters** along with the fixed Development Potential (i.e. FSI admeasuring 20903.01 Square Meters) carved out of the land Sector R 9 admeasuring 9255.46 Square Meters covered under present Blue Ridge Township Project [the subject land along with the fixed Development Potential (i.e. FSI admeasuring 65031.58 Square Meters)] lying, being and situated at Village: **Hinjewadi**, Taluka: **Mulshi**, District: **Pune** and within the Registration District, Pune, Sub-Registration District Mulshi (Paud), Taluka: Mulshi and within the limits of Grampanchayat Hinjewadi, Taluka Panchayat, Mulshi and Zilla Parishad.

- Further, That the Sector R 9 Land has an existing access via 18meter township road, and M/s Aurigaa Realtors have been perpetual and unconditional easementary right of way vide Deed of Conveyance dated 26/12/2023.
- Further, the Master Layout Plan presently procured for the Township Land crystallizes and records the FSI allocated on the Sector R 9 Land and also identifies the entire Sector R 9 Land as & separate sector/ phase under the ITP, to be used or integrated township project (ITP) purpose. The Government of Maharashtra, Urban Development Department has under Location Clearance dated 2nd August, 2022 bearing reference ON TPV-1/4012 issued by the Government of India read with Letter of Intent dated 30th August, the Office of the Collector Pune 2022 bearing reference No. 1467/2022 issued (Revenue Department) and the Master Layout Plan dated 20th October 2022 bearing reference No. BMU/Mou.Hinjewadi/Bruhat Arakhada/ Pra.Kra.816/22-23 issued by Pune Metropolitan Regional Development Authority, Pune to PSCL and Master Layout Plan dated 18/09/2023 bearing reference ON Pra.Kra.311/23-24/4759 issued Pune Metropolitan Regional Development Authority, Pune to PSCL for inclusion of the Sector R9 Land as Integrated Township Project (ITP) under the ITP Regulations.



- **ENCUMBRANCE:**

As per Mortgage Deed dated 25.03 2022, registered in the office of Sub. Registrar Mulshi No. 2 at Serial No.5206/2022, PSCL (alongwith one Man-Mandir Shelter Private Limited) mortgaged certain properties described therein of which the subject matter land forms a part, unto and in favour of the lender ADITYA BIRLA FINANCE LIMITED ("ABFL") towards security for loan facility received from ABFL. That, ABFL has granted its duly sealed No Objection Certificate dated 05/09 2023, giving its consent to the sale of the land admeasuring 6000 Sq. Mtrs. in favour of M/s Aurigaa Realtors on such terms and conditions as mentioned therein.

- **SANCTIONS:**

It appears from the documents provided that M/S: AURIGAA REALTORS through it's Authorized Partner, MR. VINOD PREMCHAND CHANDWANI applied for sanction of building plans and accordingly, Pune Metropolitan Regional Development Authority has sanctioned the building plans vide Commencement Certificate bearing reference No. BMU/Mou.Hinjewadi/S.NO. 119 and or Sector R9/Pra.Kr. 2257 /23-24/8514 dated 14/02/2024. That, the said Commencement Certificate mentions S. No. 119P to 171, 173 (Part), 106 and others however, the said Survey Numbers are now amalgamated and form on new renumbered S. No. 119(p) to 125 + 154 to 160 + 160/2 to 171+ 173/Plot No. 1. That, the client has undertaken to get the said Commencement Certificate revised to the correct Survey Number.

.....
Mr. Lalit Kumar Jhunjhunwala
Advocate

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