

PSD/22/ **000296**

2nd August, 2022.

TO WHOMSOEVER IT MAY CONCERN

Re: All that piece and parcel of land or ground bearing Plot No. 8 admeasuring 4899.85 square metres (which includes Net Plot area, Open Space area and Road Widening area) carved out of sanction layout of part of Survey No. 145 Hissa No. 1 total admeasuring 1 Hectare 36 Ares assessed at Rs. 04=14 paise lying, being and situate at Village Wakad, Taluka Mulshi, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune, (Hereinafter referred to as "the said Land").

THIS IS TO CERTIFY THAT under the instructions of my clients **Samruddhi Properties - (AOP)**, an Association of Persons, through the hands of its Constituents/Members (i) Mr. Jaiprakash Pravinchandra Shroff, Residing at: Pankaj, 1215/2, Apte Road, Pune 411004 and (ii) Mr. Safish Chuharmal Shewari, Residing at: 288/361, Sind Society, Aundh, Pune 411007, I have caused online searches to be carried out in respect of the captioned said Land at the office of the Sub Registrar, Haveli Nos. 1 to 27 through my associate Mr. Rohit Walimbe, Advocate for the period commencing from the year 1992, I have also perused the photocopies of the Deeds and Documents given to me for my perusal pertaining to the right, title and interest of my clients to the said Land and have also relied upon certain information given to me by my clients. Pursuant thereto, I have to observe as follows:

(1) Flow of Title and History of the said Land

(a) It appears that pursuant to the Phalini in the year 1933, the said Survey No. 145/1 was original owned and possessed by one Mr. Genu Dhondur Wakadkar. The same is reflected vide mutation entry no. 10.

(b) It appears that the said Survey No. 145/1 was land under Patil Inam and pursuant to the provisions of The Watan Abolition Act, 1962, the said Survey No. 145/1 being a Inam Class land, the same was regranted and the name of Government was written on the 7/12 extract and below the same the name of the original watanidars were set out and kept as it is and made Khalsa land with effect from 1/1/1963 with certain terms and conditions. The same is reflected vide mutation entry no. 1652. It is clarified that the said mutation entry no. 1652 is partly torn and not legible.

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(c) It appears that the said Mr. Genu Dhandu Wakadkar had deposited the entire nazarana amount in the Government Treasury and pursuant thereto the said Survey No. 145/1 was regranted on new tenure to the original walandars. The same is reflected vide mutation entry no. 1847. It is clarified that the said mutation entry no. 1847 has not been made available at the time of issuance of this report and the said fact has been ascertained from the notings on the 7/12 extract only.

(d) It appears that mutation entry no. 2011 pertains to Maharashtra State Weights and Measures Enforcement Act, 1958 and Indian Coinage Act, 1955 and is applicable to the entire village.

(e) It appears that the said Mr. Genu Dhandu Wakadkar expired intestate leaving behind his legal heirs namely (i) Smt. Jaibai Genu Wakadkar - widow, (ii) Mrs. Housabai Sadu Jambulkar - daughter, (iii) Mrs. Thakubai Kanhu Lokhande - daughter and (iv) Mrs. Yamunabai Waman Gawhane - daughter. Pursuant thereto the names of the legal heirs were mutated in the revenue records. The same is reflected vide mutation entry no. 2137.

(f) It appears that the said Smt. Jaibai Genu Wakadkar expired intestate on 24/4/1989 leaving behind her legal heirs namely (i) Mrs. Housabai Sadu Jambulkar - daughter, (ii) Mrs. Thakubai Kanhu Lokhande - daughter and (iii) Mrs. Yamunabai Waman Gawhane - daughter. Pursuant thereto the names of the legal heirs were mutated in the revenue records. The same is reflected vide mutation entry no. 3938.

(g) It appears that the said Survey No. 145/1 was allotted on new tenure and pursuant to the Order passed by the Tahasildar bearing no. Watan/SR/1/1996 Paud dated 9/1/1996, the said Survey No. 145/1 was converted into old tenure land with a condition that in case of non agricultural use an amount equivalent to 50% of the market value as nazarana is required to be deposited and paid to the Government. Pursuant thereto the necessary mutation was effected in the revenue records pertaining to the said Survey No. 145/1. The same is reflected vide mutation entry no. 5670.

(h) It appears that by a Sale Deed dated 23/2/1996 registered with the office of the Sub Registrar Mulshi at serial no. 798/1996, the said Mrs. Housabai Sadu Jambulkar has sold and conveyed her 1/3rd right, title, interest and share in Survey No. 145/1 unto and in favour of Mr. Mohan Kanhayalal Sancheli, Mr. Dilip Gijappa Kamble and Mr. Madhav Shivba Khilare for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 7671.

14

(i) It appears that by a Sale Deed dated 23/2/1996 registered with the office of the Sub Registrar Mulshi at serial no. 799/1996, the said Mrs. Thakubai Kanhu Lokhande has sold and conveyed her 1/3rd right, title, interest and share in Survey No. 145/1 unto and in favour of Mr. Mohan Kanhayalal Sancheti, Mr. Dilip Girjappa Kamble and Mr. Madhav Shivba Khilare for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 7672.

(j) It appears that by a Sale Deed dated 23/2/1996 registered with the office of the Sub Registrar Mulshi at serial no. 800/1996, the said Mrs. Yamunabai Waman Gawhane has sold and conveyed her 1/3rd right, title, interest and share in Survey No. 145/1 unto and in favour of Mr. Mohan Kanhayalal Sancheti, Mr. Dilip Girjappa Kamble and Mr. Madhav Shivba Khilare for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 7673.

(k) It appears that by an Agreement/Sathekhat dated 18/2/1997, the said Mr. Mohan Kanhayalal Sancheti, Mr. Dilip Girjappa Kamble and Mr. Madhav Shivba Khilare have agreed to sell and convey the said Survey No. 145/1 unto and in favour of Mr. Namdeo Mahadeo Jambulkar for consideration and on certain terms and conditions.

(l) It appears that by a Development Agreement dated 17/3/2005 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 1897/2005, the said Mr. Mohan Kanhayalal Sancheti, Mr. Dilip Girjappa Kamble and Mr. Madhav Shivba Khilare along with Mr. Namdeo Mahadeo Jambulkar have granted the development rights in respect of the said Survey No. 145/1 unto and in favour of M/s. Bhasale Construction for consideration and on certain terms and conditions. In pursuance of the said Development Agreement dated 17/3/2005, the said Mr. Mohan Kanhayalal Sancheti, Mr. Dilip Girjappa Kamble and Mr. Madhav Shivba Khilare along with Mr. Namdeo Mahadeo Jambulkar have executed a Power of Attorney dated 17/3/2005 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 1898/2005 in favour of M/s. Bhasale Construction inter alia vesting in them with various powers and authorities to develop the said Survey No. 145/1.

(m) It appears that by a Deed of Confirmation dated 17/3/2005 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 1900/2005, the said Mrs. Housabai Sadu Jambulkar, Mrs. Thakubai Kanhu Lokhande and Mrs. Yamunabai Waman Gawhane have confirmed the execution and contents of the three Sale Deeds all dated 23/2/1996 registered with the office of the Sub Registrar Mulshi at serial nos. 798/1996, 799/1996 and 800/1996 executed in favour of Mr. Mohan Kanhayalal Sancheti, Mr. Dilip Girjappa Kamble and Mr. Madhav Shivba Khilare and

confirmed that they have received the entire consideration payable thereunder. The same is reflected vide mutation entry no. 10102.

(n) It appears that the said M/s. Bhosale Construction on behalf of the land owners have deposited the necessary nazarana being 50% of the market value for non agricultural use to the tune of Rs. 21,26,944/- as was envisaged to be deposited with the Government Treasury as evidenced vide Order bearing no. watan/kavi/637/05 dated 29/9/2005. Pursuant thereto the effect to the said Order was mutated in the revenue records and the remark of payment of 50% of the market value for non agricultural use was deleted. The same is reflected vide mutation entry no. 10257.

(o) It appears that by a Sale Deed dated 10/10/2005 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 6226/2005, the said Mr. Mahan Kanhayalal Sancheti, Mr. Dilip Girappa Kamble and Mr. Madhav Shivba Khilare with the consent and confirmation of M/s. Bhosale Construction and Mr. Namdeo Mahadeo Jambulkar have sold and conveyed a portion admeasuring 1 Hectare 20 Ares carved out of Survey No. 145/1 unto and in favour of Mrs. Meena Chuhamal Shewani, Mrs. Sujata Jaiprakash Shroff, Mrs. Kanchan Pravinchandra Shroff, Mrs. Prerana Vardhman Jain, Mrs. Anupama Milind Talathi, Mr. Satish Chuhamal Shewani, Mr. Sanjay Chuhamal Shewani, Mr. Rajendra Vasantrao Kharade, Mr. Shrirang Trimbak Jog, Mr. Surendra Ramlal Agarwal, Mr. Shailesh Manohar Shelar and Mr. Aniket Arvind Patankar for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 10939.

(p) It appears that by a Development Agreement dated 10/10/2005 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 6227/2005, the said Mrs. Meena Chuhamal Shewani, Mrs. Sujata Jaiprakash Shroff, Mrs. Kanchan Pravinchandra Shroff, Mrs. Prerana Vardhman Jain, Mrs. Anupama Milind Talathi, Mr. Satish Chuhamal Shewani, Mr. Sanjay Chuhamal Shewani, Mr. Rajendra Vasantrao Kharade, Mr. Shrirang Trimbak Jog, Mr. Surendra Ramlal Agarwal, Mr. Shailesh Manohar Shelar and Mr. Aniket Arvind Patankar have granted the exclusive development rights and authority to develop the portion admeasuring 1 Hectare 20 Ares out of Survey No. 145/1 unto and in favour of Mr. Jaiprakash Pravinchand Shroff and Mr. Chuhamal Gangaram Shewani for consideration and on certain terms and conditions. In pursuance to the said Development Agreement dated 10/10/2005, the said Mrs. Meena Chuhamal Shewani, Mrs. Sujata Jaiprakash Shroff, Mrs. Kanchan Pravinchandra Shroff, Mrs. Prerana Vardhman Jain, Mrs. Anupama Milind Talathi, Mr. Satish Chuhamal Shewani, Mr. Sanjay Chuhamal Shewani, Mr. Rajendra Vasantrao Kharade, Mr. Shrirang Trimbak Jog, Mr. Surendra Ramlal Agarwal, Mr. Shailesh Manohar Shelar and Mr. Aniket Arvind Patankar have executed a Power of Attorney dated 10/10/2005 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 6228/2005 in favour Mr. Jaiprakash Pravinchand Shroff and Mr. Chuhamal

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Gangaram Shewani interalia vesting in them with several powers and authorities to develop the said portion admeasuring 1 Hectare 20 Ares out of Survey No. 145/1.

(q) It appears that by an Articles of Agreement dated 10/10/2005, the said Mr. Jaiprakash Pravinchand Shroff and Mr. Chuhamal Gangaram Shewani had agreed to jointly develop all that piece and parcel of land admeasuring 1 Hectare 20 Ares being Survey No. 145 Hissa No. 1 by forming an Association of Persons (AOP) to be known as "Samruddhi Properties (AOP)" and pursuant thereto had obtained the development rights in respect of the said Land from its owners under a Development Agreement dated 10/10/2005. We further declare that the said Mr. Jaiprakash Pravinchand Shroff and Mr. Chuhamal Gangaram Shewani for sake of convenience and taxation purposes formed the AOP to be known as Samruddhi Properties (AOP). In terms of the said Articles of Agreement dated 10/10/2005, the said Samruddhi Properties (AOP) was represented by its constituents (i) Mr. Jaiprakash Praveenchandra Shroff and (ii) Mr. Chuhamal Gangaram Shewani for and on behalf of M/s. Shewani Properties.

(r) It appears that by a Sale Deed dated 10/10/2005 registered with the office of the Sub Registrar Haveli at serial no. 6232/2005, the said Mr. Mohan Karthayalal Sancheti, Mr. Dilip Gijappa Kamble and Mr. Madhav Shivba Khilare have sold and conveyed a portion admeasuring 16 Ares out of Survey No. 145/1 unto and in favour of Mr. Namdeo Mahadeo Jambulkar and Mr. Ram Namdeo Jambulkar for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 10961. It is clarified that the said portion admeasuring 16 Ares is not the subject matter of this report.

(s) It appears that by a Sale Deed dated 30/12/2006 registered with the office of the Sub Registrar Haveli No. 2 at serial no. 161/2007 read with the Deed of Correction and Confirmation of Receipt and Sale dated 4/6/2008 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 3837/2008, the said Mr. Namdeo Mahadeo Jambulkar and Mr. Ram Namdeo Jambulkar have sold and conveyed an undivided share to the tune of 60% i.e. 9.6 Ares out of portion admeasuring 16 Ares out of Survey No. 145/1 unto and in favour of Mr. Kshor Sheshmal Porwal (HUF), Mrs. Meera Rajesh Khanna and Mr. Hemant Sharad Tarkar for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry nos. 11036 and 11516. It is clarified that the said undivided portion admeasuring 9.6 Ares is not the subject matter of this report.

(t) It appears that by a Sale Deed dated 10/9/2008 registered with the office of the Sub Registrar Haveli at serial no. 9047/2008 read with the Correction Deed dated 5/3/2009, the said Mr. Namdeo Mahadeo Jambulkar, Mr. Ram Namdeo Jambulkar, Mr. Kshor Sheshmal Porwal

[HUF] (for self and as karta and manager of the HUF and for its members), Mrs. Meera Rajesh Khanna and Mr. Hemant Sharad Tarkar have sold and conveyed portion admeasuring 16 Ares out of Survey No. 145/1 unto and in favour of Life Point Multi Specialty Hospital Pvt. Ltd. for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry nos. 11692 and 11828. It is clarified that the said portion admeasuring 16 Ares is not the subject matter of this report.

(u) It appears that by a Possession Deed dated 20/3/2012 registered with the office of the Sub Registrar Haveli No. 5 at serial no. 3039/2012, the said Life Point Multi Specialty Hospital Pvt. Ltd. have transferred and handed over possession of a portion admeasuring 32.50 square metres out of Survey No. 145/1 unto and in favour of Pimpri Chinchwad Municipal Corporation for consideration and certain terms and conditions. Pursuant thereto the name of Pimpri Chinchwad Municipal Corporation was mutated in the revenue records. The same is reflected vide mutation entry no. 13836. It is clarified that the said portion admeasuring 32.50 square metres is not the subject matter of this report.

(v) It appears that by a Possession Deed dated 18/8/2017 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 6573/2017, the said Mrs. Meena Chuharmal Shewani and others have transferred and handed over possession of a portion admeasuring 372.88 square metres out of Survey No. 145/1 unto and in favour of Pimpri Chinchwad Municipal Corporation for consideration and certain terms and conditions. Pursuant thereto the name of Pimpri Chinchwad Municipal Corporation was mutated in the revenue records. The same is reflected vide mutation entry no. 15973.

(w) It appears that the said Mrs. Meena Chuharmal Shewani expired on 14/8/2016 leaving behind her last Will and Testament dated 25/7/2016 and pursuant to the Letters of Administration issued by the Civil Judge Senior Division in M.A. No. 538/2017, the names of Mr. Satish Chuharmal Shewani, Mr. Sanjay Chuharmal Shewani and Mr. Rajesh Chuharmal Shewani were mutated in the revenue records. The same is reflected vide mutation entry no. 16885.

(x) It appears that Mr. Chuharmal Gangaram Shewani being a partner of M/s. Shewani Properties was representing M/s. Shewani Properties as its constituent in the said Samrudhhi Properties (AOP). It appears that the said M/s. Shewani Properties is a partnership firm constituted under a Deed of Partnership dated 23/7/2004 and having Mr. Chuharmal Gangaram Shewani, Mrs. Meena Chuhar Shewani, Mr. Rajesh Chuhar Shewani, Mr. Satish Chuhar Shewani and Mr. Sanjay Chuhar Shewani as its partners. IAT by a Deed of Reconstitution dated 1/8/2008 of M/s. Shewani Properties, the said Mrs. Meena Chuhar Shewani, retired from M/s. Shewani Properties as its partner and Mr. Chuharmal Gangaram Shewani, Mr. Rajesh Chuhar Shewani, Mr. Satish

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Chuhar Shewani and Mr. Sanjay Chuhar Shewani continued the business of the said firm and further by a Deed of Reconstitution dated 31/3/2011 of M/s. Shewani Properties, the said Mr. Chuhamal Gangaram Shewani, retired from M/s. Shewani Properties as its partner and Mr. Rajesh Chuhar Shewani, Mr. Satish Chuhar Shewani and Mr. Sanjay Chuhar Shewani continued the business of the said firm.

(y) It appears that pursuant to the retirement of Mr. Chuhamal Gangaram Shewani from M/s. Shewani Properties it was decided that Mr. Satish Chuhar Shewani would be representing M/s. Shewani Properties as its constituent in the said Samruddhi Properties (AOP) along with Mr. Jaiprakash Praveenchandra Shroff.

(z) It appears that by a Supplementary Agreement dated 2/1/2016, to the Articles of Agreement dated 10/10/2005 executed by Mr. Jaiprakash Praveenchandra Shroff and Mr. Satish Chuhar Shewani representing M/s. Shewani Properties it was recorded that Mr. Satish Chuhar Shewani would represent M/s. Shewani Properties as its constituent in the said Samruddhi Properties (AOP) along with Mr. Jaiprakash Praveenchandra Shroff.

(aa) It appears that the by an Articles of Agreement dated 10/10/2005 read with the Supplementary Deed dated 2/1/2016, the said Mr. Jaiprakash Praveenchandra Shroff and Mr. Satish Chuhar Shewani representing M/s. Shewani Properties read with the Declaration dated 21/7/2022 have agreed to develop the said Land of which they have jointly obtained the development rights by forming an Association of Persons (AOP) to be known as "Samruddhi Properties".

(bb) It appears that the said Owners had prepared a layout plan sub dividing the said Survey No. 145/1 into two Plots namely Plot No. A and Plot No. B and the Pune Municipal Corporation has sanctioned the said layout vide Commencement Certificate BP/Layout/Wakod/17/2015 dated 23/2/2015. Pursuant thereto the said Plot No. B as described in para 5 hereunder written is the subject matter of this report.

(2) Name of the Owners and Developers

(A) Name of the Owners: Mrs. Sujata Jaiprakash Shroff, Mrs. Kanchan Praveenchandra Shroff, Miss. Prerana Vardhman Jain, Mrs. Anupama Milind Talathi, Mr. Satish Chuhamal Shewani, Mr. Sanjay Chuhamal Shewani, Mr. Rajesh Chuhamal Shewani, Mr. Rajendra Vasantrao Kharade, Mr. Shrirang Trimbak Jog, Mr. Surendra Ramlal Agarwal, Mr. Shalish Manohar Shelar and Mr. Aniket Arvind Patankar.

(B) Name of the Developers : Samruddhi Properties – (AOP), an Association of Persons, through the hands of its Constituents/Members (i) Mr. Jaiprakash Praveenchandra Shroff, Residing at:

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Pankaj, 1215/2, Apte Road, Pune 411004 and (ii) Mr. Satish Chuharmal Shewani, Residing at: 288/361, Sind Society, Aundh, Pune 411007.

(3) Permissions and Sanctions

(a) The Deputy Collector and Competent Authority No. II, Pune Urban Agglomeration, Pune vide its Judgment in ULC Case No. 2078-S has held that the said Mr. Sanjay Chuharmal Shewani and others do not hold vacant land in excess of the ceiling limit as per the provisions of Urban Land (Ceiling and Regulation) Act, 1976 in Survey No. 145/1 of village Wakad.

(b) The Pimpri Chinchwad Municipal Corporation has sanctioned the layout and building plans in respect of the proposed buildings to be constructed on Survey No. 145/1 and has issued the Commencement Certificate bearing no. BP/Wakad/74/2011 dated 22/7/2011 and revised vide Commencement Certificate bearing Nos. BP/Wakad/149/11 dated 31/12/2011, BP/Layout/Wakad/17/2015 dated 23/2/2015, BP/Layout/ Wakad/166/2015 dated 26/10/2015, BP/Layout/Wakad/146/2016 dated 9/9/2016 and BP/Wakad/74/2018 dated 13/4/2018.

(c) The Pimpri Chinchwad Municipal Corporation has sanctioned the said layout vide Commencement Certificate BP/Layout/Wakad/17/2015 dated 23/2/2015 of the said Entire Land and has subdivided the same into Plot No. A and Plot No. B.

(d) The Collector, Pune vide its Order bearing no. PMH/NA/SR/532/11 dated 1/10/2012 has permitted the non agricultural use of Survey No. 145/1 less area under road widening.

(e) The Pimpri Chinchwad Municipal Corporation has issued the Completion Certificate bearing No. 251/2015 dated 26/10/2015 in respect of Wing No. "A" and Wing No. "B" which is constructed on Plot No. A out of Survey No. 145/1 and all the tenements therein and Completion Certificate bearing No. 201/2018 dated 27/4/2018 in respect of Wing No. "C" and all the tenements therein.

(f) The Pimpri Chinchwad Municipal Corporation has sanctioned the layout and building plans in respect of the proposed buildings to be constructed on Plot No. B carved out the said Entire Land being Plot No. B and has issued the Commencement Certificate bearing no. BP/Wakad/95/2022 dated 24/6/2022.

(g) The State Level Environment Impact Assessment Authority in its SEIAA meeting No. 240 and vide its Letter bearing No. SIA/MH/MIS/223174/2021 dated 23/4/2022 has granted the Environment Clearance for the proposed project to be developed on the said Land and issued the necessary issued the Environmental Clearance Letter dated 9/6/2022.

(h) The project "My Home Wakad" to be developed on the said Land has been registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority and the necessary Registration Certificate bearing No. P-52100046175 dated 20/6/2022 has been issued.

(4) Searches, Public Notices and Misc

(a) I have also caused to be carried out searches in the Index II registers available in the office of the Sub Registrar Haveli Nos. 1 to 27 for a period commencing from the year 1992 till date through my associate Mr. Rohit Walimbe, Advocate in respect of the said Land. From the available records during the searches by Mr. Rohit Walimbe, Advocate, save and except as herein before stated, he has not come across any entry evidencing any encumbrances of whatsoever nature in and upon the said Land. It is clarified that no physical searches have been carried out at the office of the Sub Registrar considering the COVID - 19 situation and the Notification dated 19/5/2020 issued by Inspector General of Registration and Controller of Stamps restricting physical searches and directing only for E- searches. I have also been informed by Mr. Rohit Walimbe, Advocate that during the searches they have found several Tenement Purchasers Agreements under the Maharashtra Ownership Flats Act, 1970 and The Real Estate (Regulation and Development) Act, 2016 in respect of various tenements in the buildings constructed on the said Land and which have been agreed to be sold by M/s. Samruddhi Properties (AOP) to various tenement purchasers. It is clarified that the said Agreements are in respect of the Wings/Buildings constructed on the said Plot No. A. It is clarified that since this report is restricted to the said Land and does not relate to any tenements in the building/s, the details of the said Tenement Purchasers Agreements are not discussed in this supplemental report.

(b) It is clarified that no public notice has been issued by me calling for objections or claims from public at large for the issuance of this Report at the specific instructions and request of my clients.

(c) It is clarified that the mutation entry no. 15584 pertains to corrections being made in the computerized 7/12 extracts pursuant to the order passed by the Tahasildar, Pune.

(d) It is clarified that there is one litigation pending before the Civil Judge Senior Division, Pune at Pune bearing Special Civil Suit No. 1984/2021 filed by one Cornerstone Estate Development Pvt. Ltd. against Mrs. Sujata Jaiprakash Siroff and others for Specific Performance, Injunction and other consequential reliefs in respect of a part out of the said Land. I have gone through the plaint and the other papers and documents pertaining to the said suit and in my opinion considering facts and position of law, the relief of specific performance would not be

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granted by the Hon'ble Court and at the most the alternative relief for payment of amount may be granted after hearing the matter on merits.

(e) It is clarified that this report is based on the searches carried out at the office of the Sub Registrar and on the documents produced before me inter alia title deeds and revenue records for my inspection and certain information supplied to me by my clients. It is further clarified that I have not conducted any litigation or court searches in respect of the said Land.

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

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

(h) It is further clarified that I am not certifying the boundaries of the said Land nor am I qualified to express my opinion on physical identification of the said Land.



(5) Description of the said Land

All that piece and parcel of well defined and demarcated land or ground bearing Plot No. B admeasuring 4899.85 square metres (which includes Net Plot area, Open Space area and Road Widening area) carved out of sanction layout of part of Survey No. 145 Hissa No. 1 total admeasuring 1 Hectare 36 Ares assessed at Rs. 04*14 paise lying, being and situate at Village Wakad, Taluka Mulshi, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune and bounded as follows:-

On or towards the East : By 18 metres wide D.P. Road.
On or towards the West : By Survey No. 143.
On or towards the North : By Survey No. 144/6.
On or towards the South : By Survey No. 145/2.

(6) Opinion

In view of what is stated herein above and subject to what is stated above, I certify that in my opinion, the persons mentioned in para 2 (A) hereinabove are well and sufficiently entitled to the said Land as the owners thereof and have a clear and marketable title to the same and that **Samruddhi Properties - (AOP)**, an Association of Persons, through the hands of its Constituents/Members (i) Mr. Jaiprakash Pravinchandra Shroff, Residing at: Pankaj, 1215/2, Aple Road, Pune 411004 and (ii) Mr. Satish Chhatmat Shewani, Residing at: 288/361, Sind Society, Aundh, Pune 411007 are entitled to develop the said Land and to sell and/or dispose the units/tenements in the building to be constructed thereon to any intending purchaser/s to be constructed therein in the project 'My Home Wakad' to any intending purchasers.

Dated this 2nd day of August, 2022.


Prasanna S Darade
Advocate



CHALLAN
MTR Form Number-6



GRN	MHC05784520202122E	BARCODE			Date	02/09/2021-15:39:30	Form ID	
Department				Inspector General Of Registration				
Type of Payment				Payer Details				
Search Fee				TAX ID / TAN (If Any)				
Other Items				PAN No.(If Applicable)				
Office Name				Full Name				
HVL1_HAVELI NO1 SUB REGISTRAR				Adv Rohit M Walimbe				
Location				Flat/Block No.				
PUNE								
Year				Premises/Building				
2021-2022 From 01/01/1992 To 02/09/2021								
Account Head Details				Amount In Rs.				
0030072201 SEARCH FEE				750.00				
				Road/Street				
				Dhayari				
				Area/Locality				
				Pune				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				Search Fee for 30 Years of Survey No 145 Hissa No 1 Village Wakar				
				Taluka Mulshi Pune				
				Amount In				
				Seven Hundred Fifty Rupees Only				
Total				Words				
750.00								
Payment Details				FOR USE IN RECEIVING BANK				
IDBI BANK								
Cheque/DD Details				Bank CIN				
				Ref. No.				
				69103332021090216804				
				2700386910				
Cheque/DD No.				Bank Date				
				RBI Date				
				02/09/2021-15:40:46				
				Not Verified with RBI				
Name of Bank				Bank-Branch				
				IDBI BANK				
Name of Branch				Scroll No. , Date				
				Not Verified with Scroll				

Department ID :

Mobile No. : 9011422626

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "कॉपी ऑफ पैमेंट" मात্রে नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करताच्या दस्तांसाठी लागू नाही.



CHALLAN
MTR Form Number-6



GRN	MH005908132202223E	BARCODE			Date	02/08/2022-14:30:21	Form ID	
Department				Inspector General Of Registration				
Search Fee				Payer Details				
Type of Payment				Other Items				
Office Name				HVL1_HAVELI NO1 SUB REGISTRAR				
Location				PUNE				
Year				2022-2023 From 01/01/2021 To 02/08/2022				
Account Head Details				Amount in Rs.				
0030072201 SEARCH FEE				300.00				
				Flat/Block No.				
				Premises/Building				
				Road/Street				
				Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				Search Fee for Plot B Out of Survey No 145/1 Village Wakad Taluka				
				Mulshi Pune				
				Amount In				
				Three Hundred Rupees Only				
Total				300.00				
Payment Details				IDBI BANK				
Cheque/DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN				
				Ref. No.				
				69103332022080215634				
				2759668558				
Name of Bank				Bank Date				
				RBI Date				
				02/08/2022-14:31:27				
				Not Verified with RBI				
Name of Branch				Bank-Branch				
				IDBI BANK				
				Scroll No. , Date				
				Not Verified with Scroll				

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
संदर्भ चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तावादी लागू नाही.

Mobile No. : 9011422626