

## **M/S. RAJIV PATEL AND ASSOCIATES**

**ADVOCATES**

25, United Apartments, 1st Floor, 2407, Gen. Thimayya Marg, (East Street), Pune - 411 001.

Ref. No. :

Date :

### **CERTIFICATE OF TITLE**

**Re: The contiguous block of land admeasuring 18038 sq.mtrs formed of portions admeasuring 11963 sq.mtrs and 6075 sq.mtrs out of the lands bearing Hissa Nos.4 and 5 respectively of Survey No.69 situate, lying and being at Village Kharadi within the Registration Sub-District of Taluka Haveli, District Pune and within the extended limits of the Municipal Corporation of Pune and substantially falling in the "Residential" Zone under the Development Plan for the extended areas of the City of Pune with a portion thereof falling under "Green Belt" under the said Development Plan and which contiguous block admeasuring 18038 sq.mtrs is bounded as follows, that is to say:-**

- On or towards the East : By land bearing Hissa Nos.1 and 3 of Survey No.68, Kharadi
- On or towards the South : By Mula-Mutha River
- On or towards the West : By remaining portion out of land bearing Survey No.69, Kharadi
- On or towards the North : By Road

We have been instructed by MARVEL PROMOTERS AND DEVELOPERS (PUNE) PRIVATE LIMITED, a company limited by shares incorporated under the provisions of the Companies Act, 1956 having its Registered Office at A-10/1, Meera Nagar, Koregaon Park, Pune 411001 to investigate the title of:



- (I) CHAITANYA KAMAL INFRACON, a Limited Liability Partnership duly formed and registered under the provisions of the Limited Liability Partnership Act, 2008 having its Office at Cristal Tower, 801/802, 8<sup>th</sup> Floor, 48, Maruti Lane, Fort, Mumbai 400001,
- (II) C.N.SANGHVI & CO. (FORWARDS) PRIVATE LIMITED, a company limited by shares incorporated under the provisions of the Companies Act, 1956 having its Registered Office at 13, Vatsa House (Noble Chambers), 2<sup>nd</sup> Floor, Janmabhoomi Marg, Fort, Mumbai 400 001,
- (III) the said MARVEL PROMOTERS AND DEVELOPERS (PUNE) PRIVATE LIMITED to a portion admeasuring 8250 sq.mtrs [out of the land bearing Survey No.69 Hissa No.4, Kharadi] and out of the above captioned land and the title of
- (IV) ISC INFRAVENTURES PRIVATE LIMITED [formerly known as "MARVEL ZETA BUILDERS PRIVATE LIMITED], a company limited by shares incorporated under the provisions of the Companies At, 1956 having its Registered Office at S-2, "The Metropole", Adjacent to Inox, Pune 411001, to the remaining portion admeasuring 9788 sq.mtrs [formed of portions admeasuring 3713 sq.mtrs and 6075 sq.mtrs out of Hissa Nos.4 and 5 respectively of Survey No.69, Kharadi] out of the above captioned land. We have carried out such investigation and our observations in respect thereof are as under:-

**(I) PORTIONS ADMEASURING 8250 SQ.MTRS AND 3713 SQ.MTRS. OUT OF THE LAND BEARING SURVEY NO.69 HISSA NO.4, KHARADI.**

- 1) Kalu Piraji Pathare, Punaji Hari Pathare, Rangnath Shankar Pathare, Pandurang Laxman Pathare and Amruta Tukaram Pathare were the

holders of the land admeasuring 17 Acres 10 Gunthas bearing Survey No.69 Hissa No.4, situate at Village Kharadi, Taluka Haveli, District Pune.

- 2) A partition of the respective shares of the said Kalu Piraji Pathare and Four Others in the said land bearing Survey No.69 Hissa No.4, Kharadi on the basis of physical possession of each of them of portions thereof was effected and recorded before the concerned Revenue Authority. Effect of such partition was given in the Revenue Record vide Mutation Entry No.700 dated 04.09.1958 and the respective shares of the said Kalu Piraji Pathare and Four Others in the said land bearing Survey No.69, Kharadi were shown as below:-

(a) Kalu Piraji Pathare	3 Annas and 3 Pai
(b) Punaji Hari Pathare	3 Annas and 2 Pai
(c) Rangnath Shankar Pathare	3 Annas and 2 Pai
(d) Pandurang Laxman Pathare	3 Annas and 3 Pai
(e) Amruta Tukaram Pathare	3 Annas and 2 Pai

TOTAL -----  
16 Annas  
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- 3) The provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1953 were made applicable to Village Kharadi vide Mutation Entry No.865 dated 05.12.1968 and, consequently, the area of the said land bearing Survey No.69 Hissa No.4, Kharadi was shown to be "Hectares 06 = 99 Ares" instead of "17 Acres and 10 Gunthas".
- 4) In or around the year 1975, the said land bearing Survey No.69 Hissa No.4, Village Kharadi [and certain other lands in the said Village] were earmarked for acquisition for the Maharashtra Industrial Development



Corporation. However, as the Maharashtra Industrial Development Corporation did not require the said lands, such acquisition proposal was dropped. Such proposed acquisition and the deletion thereof was given effect to in the Revenue Record of such lands in Village Kharadi vide Mutation Entry No.1172 dated 19.02.1975 and Mutation Entry No.3576 dated 04.07.1991 respectively.

- 5) The said Pandurang Laxman Pathare availed of a Loan from the Bank of Maharashtra and, as security for due repayment of such Loan, created a charge in favour of the said Bank of Maharashtra on inter-alia, his share in the said land bearing Survey No.69 Hissa No.4, Kharadi. Such charge created in favour of the said Bank was entered in the "Other Rights" Column of the said land vide Mutation Entry No.1492 dated 08.08.1981. On repayment of all the dues of the said Bank of Maharashtra, the name of the said Bank was deleted from the "Other Rights" Column of the VII/XII Extract in respect of the said land bearing Survey No.69 Hissa No.4, Kharadi vide Mutation Entry No.8800 dated 13.10.1998.
- 6) The said Pandurang Laxman Pathare died on 19.09.1981 leaving behind him as his only heirs and next-of-kin his sons, Baban, Uttam, Jaihind and Kailash, his widow, Phulabai, and his daughters, Mangal Bhaguji Tarai, Bhikabai Vithal Gaikwad, Sindhubai Genbhau Sutre and his daughters-in-law, Hirabai Balu Pathare, Hirabai Narayan Gavate Rekha Shankar Pathare [daughter of the predeceased son of the late Pandurang Laxman Pathare, namely Shankar] and Parvati Shankar Pathare [daughter of the said predeceased son of the late Pandurang Laxman Pathare]. The names of the said heirs of the late Pandurang Laxman Pathare were duly entered on the Revenue Record pertaining to the said land bearing Survey No.69 Hissa No.4, Kharadi as the holders of the Share therein earlier held by the late Pandurang Pathare vide Mutation Entry No.1547 dated 12.08.1982.

7) Pursuant to Application made in that behalf by the said Amruta Tukaram Pathare to the Tehsildar, Taluka Haveli, on the ground that the share held by the said Amruta Tukaram Pathare in, inter-alia, the said land bearing Survey No.69 Hissa No.4, Kharadi was ancestral land and was held by the said Amruta Tukaram Pathare as the Karta and Manager of the Hindu Undivided Family of his father, Tukaram Pathare, the name of the brother of the said Amruta, namely, Namdev Tukaram Pathare was entered on the Revenue Record pertaining, inter-alia, the said land bearing Survey No.69 Hissa No.4, Kharadi as the joint holder of the share therein earlier shown to have been held by the said Amruta Tukaram Pathare vide Mutation Entry No.2921 dated 17.07.1990.

8) Vide a Deed of Partition dated 20.03.1992 [duly Registered under Serial No.P522 of 1992 with the Sub-Registrar, Haveli VII, Pune] the said Namdev Tukaram Pathare and his sons, Sitaram, Udaykumar and Ramdas purported to partition, inter-alia the holding of the said Namdev Tukaram Pathare in, inter-alia, the said land bearing Survey No.69 Hissa No.4, Kharadi in manner following, i.e.:

(a) Namdev Tukaram Pathare	Hectares 00 = 15 Ares
(b) Sitaram Namdev Pathare	Hectares 00 = 15.00 Ares
(c) Ramdas Namdev Pathare	Hectares 00 = 15.25 Ares
(d) Udaykumar Namdev Pathare	Hectares 00 = 15.25 Ares
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TOTAL	Hectares 00 = 60.50 Ares
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Effect of the said above mentioned partition was given in the Revenue Record pertaining to the said land bearing Survey No.69 Hissa No.4, Kharadi vide Mutation Entry No.5872 dated 12.09.1997.

- 9) Vide a Deed of Partition dated 29.09.1994 [duly Registered under Serial No.1846 of 1994 with the Sub-Registrar, Haveli VII, Pune] made by and between the widow and sons of the late Pandurang Laxman Pathare and the said Kalu (Kaluram) Piraji Pathare, Punaji Hari Pathare, Rangnath Shankar Pathare, Pandurang Laxman Pathare and Amruta & Namdev Tukaram Pathare and certain Members of their family, portions out of the said land bearing Survey No.69 Hissa No.4, came to the share of each of the parties to the said Deed of Partition dated 29.09.1994 in manner following:-

(a) Amruta and Namdev Tukaram Pathare	Hectares 01 = 18.40 Ares
(b) Baban Pandurang Pathare son of the late Pandurang Laxman Pathare	Hectares 01 = 54.90 Ares
(c) Rangnath Shankar Pathare	Hectares 01 = 10.90 Ares
(d) Punaji Hari Pathare	Hectares 01 = 41.90 Ares
(e) Kalu (Kaluram) Piraji Pathare	Hectares 01 = 14.90 Ares

A portion admeasuring Hectares 00 = 58 Ares out of the said land bearing Survey No.69 Hissa No.4, Kharadi was jointly retained by the said parties to the said Deed of Partition for the purposes of common roads.

- 10) The said Amruta Tukaram Pathare and his son, Popat Amruta Pathare, partitioned the share held by them in certain lands [including in the said

land bearing Survey No.69 Hissa No.4, Kharadi] vide a Deed of Partition Registered on 15.09.1993. On such partition, the share in the said land bearing Survey No.69 Hissa No.4, Kharadi held by the said Amruta Tukaram Pathare came to the said Popat Amruta Pathare. Effect of the said partition was given in the Revenue Record pertaining to land bearing Survey No.69 Hissa No.4, Kharadi vide Mutation Entry No.5560 dated 31.01.1997.

11)The said Kalu (Kaluram) Piraji Pathare died intestate on 01.06.1995 leaving behind him as his only heirs and next-of-kin his sons, Bhausahab and Maruti, his widow Chandrabhaga, and his daughters Suman Tukaram Gaikwad and Mathura Kundalik Gaikwad. The names of the said heirs of the late Kalu (Kaluram) Piraji Pathare were duly entered on the Revenue Record pertaining to the said land bearing Survey No.69 Hissa No.4, as the holders of the share therein shall earlier held by the said Kalu (Kaluram) Pathare vide Mutation Entry No.4991 dated 02.08.1995.

12)Bhausahab Kaluram Pathare availed of a Loan for purchase of a Tractor from the Canara Bank, Wagholi Branch, Pune and, as security for due repayment of the said Loan, a charge in favour of the said Bank was created on the share of the said Bhausahab Kaluram Pathare in, inter-alia, the land bearing Survey No.69 Hissa No.4, Kharadi and such charge was reflected in the "Other Rights" Column of the VII/XII Extract pertaining to the said land bearing Survey No.69 Hissa No.4, Kharadi vide Mutation Entry No.5045 dated 21.10.1995. On repayment of the said Loan to the Canara Bank, the charge of the said Bank on the share of the said Bhausahab Kaluram Pathare in the said land bearing Survey No.69 Hissa No.4, Kharadi was released and such release was given effect to in the Revenue Record pertaining to the said land vide Mutation Entry No.15261 dated 24.01.2005.



13)The said Punaji Hira Pathare died intestate on 08.01.1997 leaving behind him as his only heirs and next-of-kin his wife, Tarabai, his sons, Yashwant and Dyaneshwar, and his daughters, Parvatibai Baburao Thakur and Rakhmabai Gaurakh Choudhary. The names of the said heirs of the said Punaji Hira Pathare were duly entered on the Revenue Record pertaining to, inter-alia, the said land bearing Survey No.69 Hissa No.4, Kharadi as the holders of the share therein earlier held by the said Punaji Hira Pathare therein vide Mutation Entry No.11292 dated 11.12.2000.

14)The said Rangnath Shankar Pathare died on 19.03.2004 leaving behind him as his only heirs and next-of-kin his three sons, namely Balasaheb, Ramdas and Laxman, and his daughter, Dwarka Madhukar Diwate. The names of the said heirs of the late Rangnath Shankar Pathare were duly entered on the Revenue Record pertaining to the said land bearing Survey No.69 Hissa No.4, Kharadi as the holders of the share therein earlier held by the said Rangnath Shankar Pathare vide Mutation Entry No.15021 dated 11.10.2004.

15)The said Tarabai Punaji Pathare died on 18.10.2006 leaving behind her as her only heirs and next-of-kin her sons, Yashwant and Dyaneshwar Punaji Pathare and her said daughters, Rakhmabai Gaurakh Choudhary and Parvatibai Baburao Thakur. The said name of the said Tarabai Punaji Pathare was deleted as one of the holders of the said land bearing Survey No.69 Hissa No.4, Kharadi from the Revenue Record in respect thereof vide Mutation Entry No.16856 dated 03.05.2007.

16)The said married daughters of the late Punaji Pathare and Tarabai Punaji Pathare namely, Rakhmabai Choudhary and Parvatibai Thakur released

their undivided share in, inter-alia, the said land bearing Survey No.69 Hissa No.4, Kharadi vide a Deed of Release which was duly Registered under Serial No.823 of 2007 with the Sub-Registrar, Haveli VII, Pune. The names of the said Rakhmabai Choudhary and Parvatibai Thakur were deleted from the Revenue Record pertaining to, inter-alia, the land bearing Survey No.69 Hissa No.4, Kharadi was the holders of shares therein vide Mutation Entry No.16857 dated 03.05.2007.

17)The said Suman Tukaram Gaikwad and Mathura Kundalik Gaikwad [both married daughters of the said Kalu (Kaluram) Piraji Pathare] released all and whatsoever their undivided share in, inter-alia, the said land bearing Survey No.69 Hissa No.4, Kharadi in favour of their brothers, Bhausahab and Maruti Kalu (Kaluram) Pathare vide a Deed of Release dated 01.02.1996 duly Registered under Serial No.376 of 1996 with the Sub-Registrar, Haveli VII, Pune. The names of the said Suman Tukaram Gaikwad and Mathura Kundalik Gaikwad were deleted from the Revenue Record pertaining to, inter-alia, the said land bearing Survey No.69 Hissa No.4, Kharadi as the holders of shares therein vide Mutation Entry No.19421 dated 03.08.2010.

18)Meerabai Keshav Galande, Nirmala Bhagwat Walekar, Shobha Sampat Medhankar and Manjula Raju Rajguru [all married daughters of the late Namdev Tukaram Pathare] executed on 07.03.2008 a Deed of Release [which was duly Registered under Serial No.1803 of 2008 with the Sub-Registrar, Haveli XV, Pune] whereby they released all and whatsoever their claim, right, title or interest in, inter-alia, the said land bearing Survey No.69 Hissa No.4, Kharadi by virtue of being the heirs and next-of-kin the late Namdev Tukaram Pathare.



19) Vide a Deed of Conveyance dated 27.10.2010 [duly Registered under Serial No.10698 of 2010 with the Sub-Registrar, Haveli VIII, Pune] made by and between I (1) SHRI.BHAUSAHEB KALURAM PATHARE, (2) SOU.PUSHPABAI BHAUSAHEB PATHARE (3) SHRI.RAHUL BHAUSAHEB PATHARE (4) SOU.SWATI RAHUL PATHARE (5) KUMARI SHRAWANI RAHUL PATHARE (6) KUMARI MANSI RAHUL PATHARE (7) SHRI.VIKAS BHAUSAHEB PATHARE (8) SOU.PRIYANKA VIKAS PATHARE (9) SOU.SWATI ADINATH GALANDE (10) SHRI.MARUTI KALURAM PATHARE (11) SOU.VANDANA MARUTI PATHARE (12) KUMAR SWAPNIL MARUTI PATHARE (13) KUMARI SONAL MARUTI PATHARE and (14) SOU.SWAPNALI AJAY GARUD (15) SMT.CHANDRABHAGA KALURA, PATHARE Nos.(5) and (6) minors by the hand of their father and natural guardian SHRI.RAHUL BHAUSAHEB PATHARE and Nos.(13) and (14) minors by the hand of their father and natural guardian SHRI.MARUTI KALURAM PATHARE II (1) SHRI.BALASAHEB RANGHNATH PATHARE (2) SOU.SUMAN BALASAHEB PATHARE, (3) SHRI.KASHINATH BALASAHEB PATHARE (4) SHRI.NIKHIL BALASAHEB PATHARE (5) KUMAR VIJAY BALASAHEB PATHARE (6) SHRI.RAMDAS RAGHNATH PATHARE (7) SOU.ASHA RAMDAS PATHARE, (8) SHRI.SWAPNIL RAMDAS PATHARE (9) KUMARI SAIYALI RAMDAS PATHARE, (10) SHRI.LAXMAN RANGHNATH PATHARE (11) SOU.RANJANA LAXMAN PATHARE (12) KUMAR AKSHAY LAXMAN PATHARE (13) KUMAR SAURABH LAXMAN PATHARE (14) SHRI.DWARKA MADHUKAR DIWATE and (15) SOU.LILABAI RANGHNATH PATHARE Nos.(5) and (9) minors by the hand of their father and natural guardian SHRI.BALASAHEB RANGHNATH PATHARE and SHRI.RAMDAS RANGHNATH PATHARE, Nos.(12) and (13) minors by the hand of their father and natural guardian SHRI.LAXMAN RANGHNATH PATHARE III (1) SHRI YASHWANT PUMAJI PATHARE (2) SOU.NALINI YASHWANT

PATHARE (3) SHRI.SHARAD YASHWANT PATHARE (4) SHRI.BHARAT YASHWANT PATHARE (5) SHRI DNYANESHWAR PUMAJI PATHARE (6) SHRI.MANGAL DNYANESHWAR PATHARE (7) SHRI.RUSHIKESH DNYANESHWAR PATHARE (8) DARSHANA DNYANESHWAR PATHARE (9) KUMARI.ASHWINI DNYANESHWAR PATHARE and (10) KUMAR KEDAR DNYANESHWAR PATHARE, No.(10) minor by the hand of his father and natural guardian SHRI.DNYANESHWAR PUMAJI PATHARE of the One Part and the said (I) CHAITANYA KAMAL INFRACON the said (II) C.N.SANGHVI & CO. (FORWARDS) PRIVATE LIMITED and the said (III) MARVEL PROMOTERS AND DEVELOPERS (PUNE) PRIVATE LIMITED of the Other Part, the said Bhausaheb Kaluram Pathare and Others [named as No.(1) of the Vendors in the said Deed], the said Balasaheb Rangnath Pathare and Others [named as No.(2) of the Vendors in the said Deed] and the said Yeshwant Punaji Pathare and Others [named as No.(3) of the Vendors in the said Deed] assigned, transferred, assured and conveyed portions admeasuring 2750 sq.mtrs each out of their respective holdings out of the said land bearing Survey No.69 Hissa No.4, Kharadi to / in favour of the said Chaitanya Kamal Infracon and Two Others at or for the consideration and on the terms and conditions therein contained. The said three portions admeasuring 2750 sq.mtrs each form a contiguous block admeasuring 8250 sq.mtrs. Effect of the said Deed of Conveyance dated 27.10.2010 were duly entered on the Revenue Record pertaining to the said land bearing Survey No.69 Hissa No.4, Kharadi vide Mutation Entry No.19607 dated 28.10.2010. Archana Sachin Kate [daughter of the said Yashwant Punaji Pathare] confirmed the said Deed of Conveyance dated 27.10.2010 vide a Deed of Confirmation dated 22.11.2010 and which Deed of Confirmation was duly Registered under Serial No.11503 of 2010 with the Sub-Registrar, Haveli VIII, Pune.



20) Vide a Deed of Conveyance dated 24.02.2011 [duly Registered under Serial No.2346 of 2011 with the Sub-Registrar, Haveli VIII, Pune] made by and between (1) SHRI.NAMDEV TUKARAM PATHARE (2) SHRI.UDAYKUMAR NAMDEV PATHARE (2a) SOU.MEENA UDAYKUMAR PATHARE (2b) SHRI.SACHIN UDAYKUMAR PATHARE (2c) SOU.SARIKA SACHIN PATHARE (2d) SHRI.BHUSHAN UDAYKUMAR PATHARE (2e) SOU.ARCHANA BHUSHAN PATHARE (2f) SOU.SHUBHANGI SANJAY PARAKHI, (2g) SOU.RUPALI GANESH WALEKAR and (3) SHRI.RAMDAS NAMDEV PATHARE (3a) SOU.LATA RAMDAS PATHARE (3b) SHRI.DNYANESHWAR RAMDAS PATHARE and (3c) SHRI.SURAJ RAMDAS PATHARE [therein referred to collectively as "the First Vendors"] of the First Part, the said MARVEL PROMOTERS AND DEVELOPERS (PUNE) PRIVATE LIMITED [therein referred to as "the First Confirming Party / Developer] of the Second Part and the said (I) CHAITANYA KAMAL INFRACON, and the said (II) C.N.SANGHVI & CO. (FORWARDS) PRIVATE LIMITED [therein referred to jointly as "the Second Confirming Parties"] of the Third Part and the said MARVEL ZETA BUILDERS PRIVATE LIMITED, [therein referred to as "the Purchaser"] of the Fourth Part, the said Namdev Tukaram Pathare and others assigned, transferred, assured and conveyed a portion admeasuring 3713 sq.mtrs out of the said land bearing Survey No.69 Hissa No.4, Kharadi to / in favour of the said Marvel Zeta Builders Private Limited. Effect of the said Deed of Conveyance dated 04.02.2011 was duly given effect in the Revenue Record pertaining to, inter-alia the said land bearing Survey No.69 Hissa No.4, Kharadi vide Mutation Entry No.19989 dated 09.03.2011.

**(II) PORTION ADMEASURING 6075 SQ.MTRS OUT OF THE LAND BEARING SURVEY NO.69 HISSA NO.5, KHARADI.**

- 1) The said Amruta Tukaram, Pathare was the holder of the land admeasuring 4 Acres bearing Survey No.69 Hissa No.5, Kharadi, Taluka Haveli, District Pune.
- 2) The provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1953 were made applicable to Village Kharadi vide Mutation Entry No.865 dated 05.12.1968 and consequently the area of the said land bearing Survey No.69 Hissa No.4, Kharadi was shown to be "Hectares 01 = 62 Ares" instead of "4 Acres".
- 3) In or around the year 1975, the said land bearing Survey No.69 Hissa No.5, Village Kharadi [and certain other lands in the said Village] were earmarked for acquisition for the Maharashtra Industrial Development Corporation. However, as the Maharashtra Industrial Development Corporation did not require the said lands, such acquisition proposal was dropped. Such proposed acquisition and the deletion thereof was given effect to in the Revenue Record of such lands in Village Kharadi vide Mutation Entry No.1172 dated 19.02.1975 and Mutation Entry No.3576 dated 04.07.1991 respectively.
- 4) It appears that the said Amruta Tukaram Pathare availed of certain Loan from the Poona Jilha Sahakari Bhuvikas Bank Limited and created a Mortgage with Possession of the said land bearing Survey No.69 Hissa No.5, Kharadi in favour of the said Bank. Accordingly, vide Mutation Entry No.1036 the name of the said Bank was entered on the Revenue Record pertaining to the said land as the Mortgagee in possession thereof while the name of the said Amruta Tukaram Pathare was entered in the "Other



Rights" Column of the VII/XII Extract in respect of the said land vide said Mutation Entry. On repayment of all the dues of the said Bank to the Maharashtra State Co-operative Land Development Bank Limited, Mumbai Branch, Haveli, the Mortgage earlier held by the said Bank was released and the said release was given effect to in the Revenue Record pertaining to, inter-alia, the said land bearing Survey No.69 Hissa No.5, Kharadi vide Mutation Entry No.1853 dated 17.07.1986.

5) Pursuant to Application made in that behalf by the said Amruta Tukaram Pathare to the Tehsildar, Taluka Haveli, on the ground that the share held by the said Amruta Tukaram Pathare in, inter-alia, the said land bearing Survey No.69 Hissa No.5, Kharadi was ancestral land and was held by the said Amruta Tukaram Pathare as the Karta and Manager of the Hindu Undivided Family of his father, Tukaram Pathare, the name of the brother of the said Amruta, namely, Namdev Tukaram Pathare was entered on the Revenue Record pertaining, inter-alia, the said land bearing Survey No.69 Hissa No.5, Kharadi as the joint holder of the share therein earlier shown to have been held by the said Amruta Tukaram Pathare vide Mutation Entry No.2921 dated 17.07.1990.

6) Vide a Deed of Partition dated 20.03.1992 [duly Registered under Serial No.P522 of 1992 with the Sub-Registrar, Haveli VII, Pune] the said Namdev Tukaram Pathare and his sons, Sitaram, Udaykumar and Ramdas purported to partition, inter-alia the holding of the said Namdev Tukaram Pathare in, inter-alia, the said land bearing Survey No.69 Hissa No.5, Kharadi in manner following, i.e.:

(a) Namdev Tukaram Pathare      Hectares 00 = 20.25 Ares

(b) Sitaram Namdev Pathare      Hectares 00 = 20.25 Ares

(c) Ramdas Namdev Pathare      Hectares 00 = 20.25 Ares

(d) Uday Kumar Namdev Pathare Hectares 00 = 20.25 Ares

TOTAL      -----  
Hectares 00 = 81 Ares  
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Effect of the said above mentioned partition was given in the Revenue Record pertaining to the said land bearing Survey No.69 Hissa No.5, Kharadi vide Mutation Entry No.5872 dated 12.09.1997 on the Revenue Record .

7) Vide the above mentioned Deed of Conveyance dated 24.02.2011, the said Namdev Tukaram Pathare and Others assigned, transferred, assured and conveyed a portion admeasuring 6075 sq.mtrs out of the land admeasuring Hectares 01 = 62 Ares bearing Survey No.69 Hissa No.5, Kharadi to / in favour of the said Marvel Zeta Builders Private Limited and the name of the said Company was duly entered on the Revenue Record pertaining to the said land bearing Survey No.69 Hissa No.5, Kharadi as the holder of the said portion admeasuring 6075 sq.mtrs thereof vide Mutation Entry No.19989 dated 09.03.2011.

8) Vide the above Deed of Release dated 07.03.2008 [which was duly Registered under Serial No.1803 of 2008 with the Sub-Registrar, Haveli XV, Pune] the said Meerabai Keshav Galande, the said Nirmala Bhagwat Walekar, Shobha Sampat Medhankar and Manjula Raju Rajguru [all married daughters of the late Namdev Pathare] released all and whatsoever their claim, right, title or interest in, inter-alia, the said land bearing Survey No.69 Hissa No.5, Kharadi by virtue of being the heirs and next-of-kin the late Tukaram Pathare.



9) The said Marvel Promoters And Developers (Pune) Private Limited purported to create a mortgage of the rights of development held by it of the above captioned land in favour of HDFC Asset Management Company Limited and which was recorded vide a document styled as a "Memorandum of Entry" dated 23.12.2011.

**III)** M/s.Proxima Creations, a partnership firm having its Office at Pashankar Group Corporate Office, Level No.1, Pro-1 Business Centre, Senapati BapatRoad, Pune 411006, the said **(I)** CHAITANYA KAMAL INFRACON, the said **(II)** C.N.SANGHVI & CO. (FORWARDS) PRIVATE LIMITED, the said **(III)** MARVEL PROMOTERS AND DEVELOPERS PRIVATE LIMITED, the said MARVEL ZETA BUILDERS PRIVATE LIMITED, and SHRI.ASHOK RAMRAO PALANDE [the holders of portions out of the contiguous block of land admeasuring 35775 sq.mtrs formed of portions out of Hissa Nos.4 and 5 of Survey No.69, Kharadi lying to the south of the 6.09 Meter wide road running from west to east] executed on 08.12.2011 a Deed of Confirmation [which was duly Registered under Serial No.12681 of 2011 with the Sub-Registrar, Haveli VIII, Pune] confirming the locations of the respective holdings of the said parties to the said Deed in the said contiguous block admeasuring 35775 sq.mtrs.

**(IV)**

- 1) The provisions of the Urban Land (Ceiling & Regulation) Repeal Act, 1999 apply to the above captioned Land.
- 2) As part of investigation of title of the Vendors in the above recited Deed of Sale dated 27.10.2010 to their respective lands / portions we had Public Notices published in the daily newspapers "Indian Express" and "Prabhat" issued on 26.08.2010. As part of investigation of title of the Vendors in the above recited Deed of Sale dated 22.04.2012 to their respective lands

/ portions we had Public Notices in the daily newspapers "Indian Express" and "Prabhat" issued on 30.12.2010. We have not received any claim, objection or communication from any person or party in response to our said Public Notices.

- 3) We have had search of the available, unmutilated and relevant Index II Record in the Offices of the concerned Sub-Registrars, Taluka Haveli, District Pune in respect of the said lands bearing Survey No.69 Hissa Nos.4 and 5, Kharadi carried out for the past thirty years. Such search has not disclosed any outstanding encumbrance, charge, doubt, mortgage or claim or any entry prejudicial to the title of the respective Vendors of the above captioned land to the same.
- 4) The name of the said Marvel Zeta Builders Private Limited was changed to ISC Infraventures Private Limited vide Certificate of Change of Name issued by the Registrar of Companies, Maharashtra dated 01.02.2012.
- 5) The original of the Deed of Conveyance dated 27.10.2010 referred to in Sub-Paragraph 19 of Paragraph (I) above has been deposited with the said HDFC Asset Management Company Limited while the original of the Deed of Conveyance dated 24.02.2011 referred to in Sub-Paragraph 20 of Paragraph (I) above is in the possession of the said ISC Infraventures Private Limited.

As a result of such investigation of title carried out by us, we are of the opinion that the title of said (I) CHAITANYA KAMAL INFRACON, (II) C.N.SANGHVI & CO. (FORWARDS) PRIVATE LIMITED, (III) MARVEL PROMOTERS AND DEVELOPERS (PUNE) PRIVATE LIMITED to the said portion admeasuring 8250 sq.mtrs out of the said land bearing Survey No.69 Hissa No.4 out of the said land bearing Survey No.69 Hissa No.4, Village Kharadi, Taluka Haveli, District Pune and



the title of (IV) ISC INFRAVENTURES PRIVATE LIMITED [formerly known as "MARVEL ZETA BUILDERS PRIVATE LIMITED}], to the said portions admeasuring 3713 sq.mtrs and 6075 sq.mtrs out of the said land bearing Hissa Nos.4 and 5 respectively of Survey No.69, Kharadi and the beneficial title of the said MARVEL PROMOTERS AND DEVELOPERS (PUNE) PRIVATE LIMITED to the above captioned land is free, clear and marketable and that there are no outstanding encumbrances (save and except such mortgage purported to be created by the said Marvel Promoters And Developers (Pune) Private Limited in favour of the said HDFC Asset Management Company Limited) on or in respect thereof as far as can be diligently ascertained.

Dated this 4<sup>th</sup> day of October, 2013.



M/S. RAJIV PATEL & ASSOCIATES

PROPRIETOR

## **M/S. RAJIV PATEL & ASSOCIATES**

ADVOCATES

25, United Apartments, 1st Floor, 2407, Gen. Thimayya Marg. (East Street), Pune - 411001.

Ref No. :

Date :

### **ADDENDUM TO CERTIFICATE OF TITLE DATED 04.10.2013**

**Re: The contiguous block of land admeasuring 18038 sq.mtrs formed of portions admeasuring 11963 sq.mtrs and 6075 sq.mtrs out of the lands bearing Hissa Nos.4 and 5 respectively of Survey No.69 situate, lying and being at Village Kharadi within the Registration Sub-District of Taluka Haveli, District Pune and within the extended limits of the Municipal Corporation of Pune and substantially falling in the "Residential" Zone under the Development Plan for the extended areas of the City of Pune with a portion thereof falling under "Green Belt" under the said Development Plan and which contiguous block admeasuring 18038 sq.mtrs is bounded as follows, that is to say:-**

On or towards the East : By land bearing Hissa Nos.1 and 3 of Survey No.68, Kharadi.

On or towards the South : By Mula - Mutha River.

On or towards the West : By remaining portion out of land bearing Survey No.69, Kharadi.

On or towards the North : By Road.

On instructions received by us from MARVEL PROMOTERS AND DEVELOPERS (PUNE) PRIVATE LIMITED, a company limited by shares incorporated under the provisions of the Companies Act, 1956 having its Registered Office at A-10/1, Meera Nagar, Koregaon Park, Pune 411001 to investigate the title of:

- (I) CHAITANYA KAMAL INFRACON, a Limited Liability Partnership duly formed and registered under the provisions of the Limited Liability Partnership Act, 2008 having its Office at Cristal Tower, 801/802, 8<sup>th</sup> Floor, 48, Maruti Lane, Fort, Mumbai 400001,



(II) C.N.SANGHVI & CO. (FORWARDS) PRIVATE LIMITED, a company limited by shares incorporated under the provisions of the Companies Act, 1956 having its Registered Office at 13, Vatsa House (Noble Chambers), 2<sup>nd</sup> Floor, Janmabhoomi Marg, Fort, Mumbai 400 001,

(III) the said MARVEL PROMOTERS AND DEVELOPERS (PUNE) PRIVATE LIMITED

to a portion admeasuring 8250 sq.mtrs [out of the land bearing Survey No.69 Hissa No.4, Kharadi] and out of the above captioned land and the title of

(IV) ISC INFRAVENTURES PRIVATE LIMITED [formerly known as "MARVEL ZETABUILDERS PRIVATE LIMITED"], a company limited by shares incorporated under the provisions of the Companies Act, 1956 having its Registered Office at S-2, "The Metropole", Adjacent to Inox, Pune 411001, to the remaining portion admeasuring 9788 sq.mtrs [formed of portions admeasuring 3713 sq.mtrs and 6075 sq.mtrs out of Hissa Nos.4 and 5 respectively of Survey No.69, Kharadi] out of the above captioned land.

and the beneficial title of the said MARVEL PROMOTERS AND DEVELOPERS (PUNE) PRIVATE LIMITED to the same. We had investigated the title of the said holders of the said portions of the above captioned land and we had, on 04.10.2013, issued our Certificate of Title certifying that the title of the said (I) CHAITANYA KAMAL INFRACON, (II) C.N.SANGHVI & CO. (FORWARDS) PRIVATE LIMITED, (III) MARVEL PROMOTERS AND DEVELOPERS (PUNE) PRIVATE LIMITED to the said portion admeasuring 8250 sq.mtrs out of the said land bearing Survey No.69 Hissa No.4 Village Kharadi, Taluka Haveli, District Pune and the title of (IV) ISC INFRAVENTURES PRIVATE LIMITED [formerly known as "MARVEL ZETA BUILDERS PRIVATE LIMITED"], to the said portions admeasuring 3713 sq.mtrs and 6075 sq.mtrs out of the said land bearing Hissa Nos.4

and 5 respectively of Survey No.69, Kharadi and the beneficial title of the said MARVEL PROMOTERS AND DEVELOPERS (PUNE) PRIVATE LIMITED to the above captioned land to be free, clear and marketable. Prior to the issuance by us of the said Certificate of Title, we had search of the relevant, unmutiated and available Index II Record pertaining to the above captioned Land carried out for the past thirty years in the Offices of the concerned Sub-Registrar Haveli, Pune.

Vide an Indenture of Simple Deed of Mortgage dated 13.03.2014 (duly registered under Serial No.2489 of 2014 with the Sub-Registrar, Haveli VIII, Pune), the said MARVEL PROMOTERS AND DEVELOPERS (PUNE) PRIVATE LIMITED and Others created a mortgage without possession of the above captioned Land and the building/s to be constructed thereon [save and except the flats/units listed in the Annexure to the Deed of Mortgage already been sold to the prospective purchasers thereof by the said Marvel Promoters and Developers (Pune) Private Limited in the buildings under construction by it on the said Land] in favour of AXIS Bank Limited as security for re-payment of a Term Loan granted by the said AXIS Bank Limited to the said Marvel Promoters and Developers (Pune) Private Limited for implementation of a Project on the above mentioned Land together with Interest thereon.

At the instance of the said Marvel Promoters and Developers (Pune) Private Limited, we have now had search taken of the available and relevant Index II Record in the Offices of the concerned Sub-Registrars, Haveli, Pune for the period 04.10.2013 upto 11.07.2014 carried out. Such search of the said Index II Record has not disclosed any outstanding encumbrance, charge, doubts or claim on or in respect of the above captioned Land or any entry adverse to the title of the said (I) CHAITANYA KAMAL INFRACON, (II) C.N.SANGHVI & CO. (FORWARDS) PRIVATE LIMITED, (III) MARVEL PROMOTERS AND DEVELOPERS (PUNE) PRIVATE LIMITED and (IV) ISC INFRAVENTURES PRIVATE LIMITED to their respective holdings in the above captioned Land and/or to the beneficial title of the said Marvel Promoters and Developers (Pune) Private Limited to the same, save and except entries pertaining to above recited Deed



of Mortgage dated 13.03.2014 and also entries pertaining to Registration of Agreements for Sale of Flats/Units executed by the said Marvel Promoters and Developers (Pune) Private Limited in favour of the prospective purchasers of flats/units in the Housing Complex known as "MARVEL AQUANAS" under construction by the said Marvel Promoters and Developers (Pune) Private Limited on the above captioned Land.

Dated this 23<sup>rd</sup> day of July, 2014.



M/S. RAJIV PATEL & ASSOCIATES

A handwritten signature in black ink, appearing to be "Rajiv Patel".

PROPRIETOR

## **M/S. RAJIV PATEL & ASSOCIATES**

ADVOCATES

25, United Apartments, 1st Floor, 2407, Gen. Thimayya Marg. (East Street), Pune - 411001.

Ref No. :

Date :

### **SECOND ADDENDUM TO CERTIFICATE OF TITLE DATED 04.10.2013**

**Re: The contiguous block of land admeasuring 18038 sq.mtrs formed of portions admeasuring 11963 sq.mtrs and 6075 sq.mtrs out of the lands bearing Hissa Nos.4 and 5 respectively of Survey No.69 situate, lying and being at Village Kharadi within the Registration Sub-District of Taluka Haveli, District Pune and within the extended limits of the Municipal Corporation of Pune and substantially falling in the "Residential" Zone under the Development Plan for the extended areas of the City of Pune with a portion thereof falling under "Green Belt" under the said Development Plan and which contiguous block admeasuring 18038 sq.mtrs is bounded as follows, that is to say:-**

- On or towards the East : By land bearing Hissa Nos.1 and 3 of Survey No.68, Kharadi.
- On or towards the South : By Mula - Mutha River.
- On or towards the West : By remaining portion out of land bearing Survey No.69, Kharadi.
- On or towards the North : By Road.

On instructions received by us from MARVEL PROMOTERS AND DEVELOPERS (PUNE) PRIVATE LIMITED, a company limited by shares incorporated under the provisions of the Companies Act, 1956 having its Registered Office at A-10/1, Meera Nagar, Koregaon Park, Pune 411001 to investigate the title of:

- (I) CHAITANYA KAMAL INFRACON, a Limited Liability Partnership duly formed and registered under the provisions of the Limited Liability



Partnership Act, 2008 having its Office at Cristal Tower, 801/802, 8<sup>th</sup> Floor, 48, Maruti Lane, Fort, Mumbai 400001,

(II) C.N.SANGHVI & CO. (FORWARDS) PRIVATE LIMITED, a company limited by shares incorporated under the provisions of the Companies Act, 1956 having its Registered Office at 13, Vatsa House (Noble Chambers), 2<sup>nd</sup> Floor, JanmabhoomiMarg, Fort, Mumbai 400 001,

(III) the said MARVEL PROMOTERS AND DEVELOPERS (PUNE) PRIVATE LIMITED

to a portion admeasuring 8250 sq.mtrs [out of the land bearing Survey No.69 Hissa No.4, Kharadi] and out of the above captioned land and the title of

(IV) ISC INFRAVENTURES PRIVATE LIMITED [formerly known as "MARVEL ZETABUILDERS PRIVATE LIMITED], a company limited by shares incorporated under the provisions of the Companies At, 1956 having its Registered Office at S-2, "The Metropole", Adjacent to Inox, Pune 411001, to the remaining portion admeasuring 9788 sq.mtrs [formed of portions admeasuring 3713 sq.mtrs and 6075 sq.mtrs out of Hissa Nos.4 and 5 respectively of Survey No.69, Kharadi] out of the above captioned land.

and the beneficial title of the said MARVEL PROMOTERS AND DEVELOPERS (PUNE) PRIVATE LIMITED to the same, We had carried out such investigation and We had, on 04.10.2013, issued our Certificate of Title certifying the title of the said (I) CHAITANYA KAMAL INFRACON, (II) C.N.SANGHVI & CO. (FORWARDS) PRIVATE LIMITED, (III) MARVEL PROMOTERS AND DEVELOPERS (PUNE) PRIVATE LIMITED to the said portion admeasuring 8250 sq.mtrs out of the said land bearing Survey No.69 Hissa No.4 Village Kharadi, Taluka Haveli, District Pune and the title of (IV) ISC INFRAVENTURES

PRIVATE LIMITED [formerly known as "MARVEL ZETA BUILDERS PRIVATE LIMITED], to the said portions admeasuring 3713 sq.mtrs and 6075 sq.mtrs out of the said land bearing Hissa Nos.4 and 5 respectively of Survey No.69, Kharadi and the beneficial title of the said MARVEL PROMOTERS AND DEVELOPERS (PUNE) PRIVATE LIMITED to the above captioned land to be free, clear and marketable. Prior to the issuance by us of the said Certificate of Title, We had search of the relevant, unmutilated and available Index II Record pertaining to the above captioned Land carried out for the past thirty years in the Offices of the concerned Sub-Registrar Havell, Pune.

Vide an Indentura of Simple Deed of Mortgage dated 13.03.2014 (duly registered under Serial No.2489 of 2014 with the Sub-Registrar, Haveli VIII, Pune), the said MARVEL PROMOTERS AND DEVELOPERS (PUNE) PRIVATE LIMITED and Others created a mortgage without possession of the above captioned Land and the building/s to be constructed thereon [save and except the flats/units listed in the Annexure to the Deed of Mortgage which had already been agreed to be sold to the prospective purchasers thereof by the said Marvel Promoters and Developers (Pune) Private Limited in the buildings under construction by It on the said Land] in favour of AXIS Bank Limited as security for re-payment of a Term Loan granted by the said AXIS Bank Limited to the said Marvel Promoters and Developers (Pune) Private Limited for implementation of a Project on the above mentioned Land together with interest thereon.

On 23.07.2014, we issued an Addendum to our said Certificate of Title dated 04.10.2013 certifying that the title of the said (I) CHAITANYA KAMAL INFRACON, (II) C.N.SANGHVI & CO. (FORWARDS) PRIVATE LIMITED, (III) MARVEL PROMOTERS AND DEVELOPERS (PUNE) PRIVATE LIMITED and (IV) ISC INFRAVENTURES PRIVATE LIMITED to their respective holdings in the above captioned Land and the beneficial title of the said MARVEL PROMOTERS AND DEVELOPERS (PUNE) PRIVATE LIMITED to the same to be free, clear and marketable [subject only to the said Mortgage created in favour of the said AXIS Bank. While issuing the said Addendum to the Certificate of Title dated 04.10.2013, we had taken search of the available and relevant Index II Record in



the Offices of the concerned Sub-Registrars, Haveli, Pune from the period 04.10.2013 upto 11.07.2014.

Vide a Deed of Transfer dated 28.04.2014 (duly registered under Serial No.2745 of 2014 with the Sub-Registrar Haveli XII Pune), the said Marvel Promoters and Developers (Pune) Private Limited and Others assigned and transferred the Amenity Space admeasuring 1751.59 sq.mtrs. out of the sanctioned Layout in respect of the above captioned land to/in favour of the Municipal Corporation of Pune.

Vide a Deed of Transfer dated 20.12.2014 (duly registered under Serial No.12166 of 2014 with the Sub-Registrar Haveli VIII Pune), the said Marvel Promoters and Developers (Pune) Private Limited and Others assigned and transferred an area admeasuring 4005.82 sq.mtrs falling under the Thirty Metre Wide Development Plan Road out of the sanctioned Layout in respect of the above captioned land to/in favour of the said Municipal Corporation of Pune.

On re-payment by the said Marvel Promoters and Developers (Pune) Private Limited of the said loan availed from the said AXIS Bank Limited, the said AXIS Bank Limited executed a Deed of Release dated 21.07.2016 (duly registered under Serial No.6395 of 2016 with the Sub-Registrar, Haveli VIII, Pune) in favour of the said Marvel Promoters and Developers (Pune) Private Limited.

Vide an Indenture of Mortgage dated 20.10.2016 (duly registered under Serial No.9712 of 2016 with the Sub-Registrar, Haveli VIII, Pune), the said Marvel Promoters and Developers (Pune) Private Limited created a mortgage without possession of the above captioned Land in favour of AASAN CORPORATE SOLUTIONS PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 having its Registered Office at 4th Floor, Piramal Towers Annexe, Ganpatrao Kadam Marg, Lower Parel (West), Mumbai 400013, as security for re-payment of a Term Loan granted by the said AASAN CORPORATE SOLUTIONS PRIVATE LIMITED to the said Marvel

Promoters and Developers (Pune) Private Limited for implementation of a Project on the above mentioned Land together with interest thereon.

At the instance of the said Marvel Promoters and Developers (Pune) Private Limited, we have now had search taken of the available and relevant Index II Record in the Offices of the concerned Sub-Registrars, Haveli, Pune for the period 11.07.2014 upto 24.10.2016 carried out. Such search of the said Index II Record has not disclosed any outstanding encumbrance, charge, doubts or claim on or in respect of the above captioned Land or any entry adverse to the title of the said (I) CHAITANYA KAMAL INFRACON, (II) C.N.SANGHVI & CO. (FORWARDS) PRIVATE LIMITED, (III) MARVEL PROMOTERS AND DEVELOPERS (PUNE) PRIVATE LIMITED and (IV) ISC INFRAVENTURES PRIVATE LIMITED to their respective holdings in the above captioned Land and/or to the beneficial title of the said Marvel Promoters and Developers (Pune) Private Limited to the same, save and except entries pertaining to above recited Deed of Mortgage dated 13.03.2014, Deed of Transfer dated 28.04.2014, Deed of Transfer dated 20.12.2014, Deed of Release dated 21.07.2016, Indenture of Mortgage dated 20.10.2016 and also entries pertaining to Registration of Agreements for Sale of Flats/Units executed by the said Marvel Promoters and Developers (Pune) Private Limited in favour of the prospective purchasers of flats/units in the Housing Complex known as "MARVEL AQUANAS" under construction by the said Marvel Promoters and Developers (Pune) Private Limited on the above captioned Land.

Dated this 24th day of October, 2016.



M/S. RAJIV PATEL & ASSOCIATES

PROPRIETOR

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