

PSD/24/000292

18th June, 2024.

FORMAT-A
(Circular No. 28/2021)

To,
Maha RERA
Bandra Kurla Complex,
Bandra (East),
Mumbai 400 051.

LEGAL TITLE REPORT

Sub.: Title Clearance Report with respect to all those pieces and parcels of well defined and demarcated non agricultural land collectively admeasuring 6407.20 square meters being Plot No. D+DA+DB+DC New Survey No. 27/10/10, 27/10/11, 27/10/14, 10/2A/8, 10/2A/3(P), 10/2A/20, 10/2A/21 and 10/2A/22 at Village Kharadi, Taluka Haveli, District Pune as per sanctioned plans corresponding to (i) Survey No. 10/2A/20 admeasuring 2789.27 square meters (ii) Survey No. 10/2A/21 admeasuring 315.47 square meters, (iii) Survey No. 10/2A/22 admeasuring 50 square meters, (iv) Survey No. 27/10/10 admeasuring 904 square meters, (v) Survey No. 27/10/11 admeasuring 904 square meters, (vi) Survey No. 27/10/14 admeasuring 442 square meters, (vii) a portion admeasuring 680 square meters carved out of Survey No. 10/2A/8 total admeasuring 3660 square meters and (viii) a portion admeasuring 322 square meters carved out of Survey No. 10/2A/3 total admeasuring 1750 square meters (nos. (i) to (viii) being Plot No. D+Da+Db+Dc admeasuring 6407.20 square meters in the sanctioned layout as per revised Commencement Certificate No. CC/3204/23 Dated 13/03/2024. (no. (i) to (viii) with its total buildable potential as per UDCPR) and situate at village Kharadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune along with an unutilized FSI/ FAR admeasuring 4005 square meters (Hereinafter referred to as "the said Land").

(1) I have the investigated the title of the said Land based on the request of M/s. **Prasun Associates**, a registered partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its office at 1st floor, Prasun Arcade, Station Road, Pimpri, Pune 411018, through the hands of its Authorised Partner Mr. Sunil Nandlal Chawla and based on the following documents and information viz.

(i) **Description of the said Land**

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All those pieces and parcels of contiguous land collectively admeasuring 6407.20 square metres being (i) Survey No. 10/2A/20 admeasuring 2789.27 square meters (ii) Survey No. 10/2A/21 admeasuring 315.47 square meters, (iii) Survey No. 10/2A/22 admeasuring 50 square meters, (iv) Survey No. 27/10/10 admeasuring 904 square meters, (v) Survey No. 27/10/11 admeasuring 904 square meters, (vi) Survey No. 27/10/14 admeasuring 442 square meters, (vii) a portion admeasuring 680 square meters carved out of Survey No. 10/2A/8 total admeasuring 3660 square meters and (viii) a portion admeasuring 322 square meters carved out of Survey No. 10/2A/3 total admeasuring 1750 square meters (nos. (i) to (viii) being Plot No. D+Da+Db+Dc admeasuring 6407.20 square meters in the sanctioned layout as per revised Commencement Certificate No. CC/3204/23 Dated 13/03/2024, (no. (i) to (viii) with its total buildable potential as per UDCPR) and situate at village Kharadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune and are collectively bounded as under:

- On or towards the East : By part of Survey No. 10, road and land held by Mr. Edward and Mr. Gupta.
- On or towards the West : By Road running South- North.
- On or towards the South : By 12 metres wide D.P Road.
- On or towards the North : By part of Survey No. 10 and land held by Deepak Industries.

Description of the said FSI/FAR

All that FSI/FAR admeasuring 4005 square meters carved out of the said FSI/ FAR admeasuring 6314 square meters to be generated from the said (i) Land bearing Survey No. 10/2A/33 admeasuring an area 2109.40 square meters reserved for 12 meter D.P. Road, (ii) Land bearing Survey No. 10/2A/35 admeasuring an area 1189.324 square meters reserved for 18 meter D.P. Road and (iii) Land bearing Survey No. 10/2A/36 admeasuring an area 18972.97 square meters reserved for Amenity Space of village Kharadi, Taluka Haveli, District Pune and to be loaded and consumed on the said Land described above.

(2) Documents of the said Land

- 7/12 extracts for the year 1960 till date.
- All mutation entries referred to in the flow of title save and except as otherwise stated.
- All documents referred to in the flow of title save and except as otherwise stated.
- All permissions and sanctions referred to in the flow of title save and except as otherwise stated.

(3) 7/12 extract issued by Talathi and Tahsildar, Pune

	Survey No.	Mutation Entry Nos.
1	(i) Survey Nos. 10/2A/20, 10/2A/21, 10/2A/22, 27/10/10, 27/10/11, 27/10/14, 10/2A/8, 10/2A/3, 10/2A/33, 10/2A/35 and 10/2A/36	19712, 19843, 19841, 19842, 23160, 24486, 26934, and 27257.

Prasanna S Darade

B.S.L., LL.B.
Advocate

(4) **Search Report for 30 years from 1993 till 2024:** Issued by Mr. Rohit Wallimbe, Advocate.

(2) On perusal of the above-mentioned documents and other documents pertaining to the title of the said Land, I am of the opinion that the title of **M/s. Prasun Associates**, a registered partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its office at 1st floor, Prasun Arcade, Station Road, Pimpri, Pune 411018, through the hands of its Authorised Partner Mr. Sunil Nandlal Chawla is clear and marketable and without encumbrances and they have exclusive right and authority to develop the said Land being all those pieces and parcels of well defined and demarcated non agricultural land collectively admeasuring collectively admeasuring 6407.20 square meters being Plot No. D+DA+DB+DC New Survey No. 27/10/10, 27/10/11, 27/10/14, 10/2A/8, 10/2A/3(P), 10/2A/20, 10/2A/21 and 10/2A/22 at Village Kharadi, Taluka Haveli, District Pune as per sanctioned plans and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli No. 1 to 27, Pune subject to obtaining the necessary permissions and sanctions.

(1) **Owners /Developers of the said Land:** **MM/s. Prasun Associates**, a registered partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its office at 1st floor, Prasun Arcade, Station Road, Pimpri, Pune 411018, through the hands of its Authorised Partner Mr. Sunil Nandlal Chawla.

(2) **Qualifying Comments/Remarks if any:** Separately mentioned in para (3) (III) of the Flow of Title annexed hereto and marked as Annexure "1".

(3) The Report reflecting the flow of title and rights in respect M/s. Prasun Associates to the said Land is annexed hereto and marked as Annexure "1".

Dated this 18th day of June, 2024.


Prasanna S Darade
Advocate

Encl.: Annexure "1"

ANNEXURE "1"
FORMAT-A
(Circular No. 28/2021)
FLOW OF THE TITLE OF THE SAID LAND

- (1) **7/12 extracts as on date of application for registration.**
I have been furnished the copies of the 7/12 extracts and have perused the same.

- (2) **Mutation Entry Nos.**

	Survey No.	Mutation Entry Nos.
1	(i) Survey Nos. 10/2A/20, 10/2A/21, 10/2A/22, 27/10/10, 27/10/11, 27/10/14, 10/2A/8, 10/2A/3, 10/2A/33, 10/2A/35 and 10/2A/36	19712, 19843, 19841, 19842, 23160, 24486, 26934, and 27257.

- (3) **Search Report for 30 years from the year 1994 till 2024 taken from the office of the Sub Registrar Haveli Nos. 1 to 27, Pune**

- (I) **Flow of Title and History**

(A) It is clarified that the said Land is comprised of portions being out of the layout and other lands and hence in this report the same have been dealt with in accordance with the layout and other portions of land

- (B) **Plot No. D out of the Original Layout**

- (a) **Survey No. 10 Hissa No. 2/1+2/1A admeasuring 24 Ares**

The Owners Nos. 1 to 3 and 6 as stated in Annexure "2" annexed hereto were the owners of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land bearing Survey No. 10 Hissa No. 2/1+2/1A admeasuring 24 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 1". The said Owners Nos. 1 to 3 and 6 have purchased the said land No. 1 from its erstwhile owners namely Mrs. Subhadra Khandu Dhawale and others by and under a Sale Deed dated 14/11/1990 registered with the office of the Sub Registrar Haveli No. 2 at serial no. 16566/1990. It is clarified that the said Sale Deed is not available at the time of issuance of this report and the fact has been ascertained from the recital in Development Agreement dated 15/2/2005 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 1364/2005.

- (b) **Survey No. 10 Hissa No. 2/1+2/1B admeasuring 24 Ares**

The Owner Nos. 1 to 5 as stated in Annexure "2" annexed hereto were the owners of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land bearing Survey No. 10 Hissa No. 2/1+2/1B admeasuring 24 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 2". The said Owners Nos. 1 to 5 have purchased the said land No. 2 from its erstwhile owners namely Mrs. Subhadra Khandu Dhawale and others by and under a Sale Deed dated 9/7/1990 registered with the office of the Sub Registrar Haveli No. 2 at serial no. 10377/1990. It is clarified that the said Sale Deed is not available at the time of issuance of this report and the fact has been ascertained from the recital in Development Agreement dated 15/2/2005 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 1362/2005.

- (c) **Portion admeasuring 185.86 square metres i.e. 2000 square feet carved out of Survey No. 10 Hissa No. 2/1+2/2/2 admeasuring 10 Ares**

The Owner Nos. 7 and 8 as stated in Annexure "2" annexed hereto were the owners of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land admeasuring 185.86 square metres i.e. 2000 square feet carved out of Survey No. 10 Hissa No. 2/1+2/2/2 admeasuring 10 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 3". The said land No. 3 was originally owned by Mr. Raju Shrinath Yadav and who sold the same to Mr. Vasant Bandu Bagul under a Sale Deed dated 7/4/1998 registered with the office of the Sub Registrar Haveli No. 7 at serial no 934/1998. The said Owners Nos. 7 and 8 have purchased the said land No. 3 from its erstwhile owners namely Mr. Vasant Bandu Bagul by and under a Sale Deed dated

24/10/2004 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 4692/2004. It is clarified that the said Sale Deed dated 7/4/1998 is not available at the time of issuance of this report and the fact has been ascertained from the recital in Development Agreement dated 13/1/2005 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 403/2005.

(d) Survey No. 10 Hissa No. 2/1+2/2/3 admeasuring 13 Ares

The Owner No. 9 as stated in Annexure "2" annexed hereto were the owners of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land bearing Survey No. 10 Hissa No. 2/1+2/2/3 admeasuring 13 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 4". The said Owners No. 9 has purchased a portion admeasuring 7 Ares out of the said land No. 4 from its erstwhile owners namely Mr. Omkarnath Santram Sood and another by and under a Sale Deed dated 22/1/1996 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 244/1996. The said Owners Nos. 9 has purchased a portion admeasuring 6 Ares out of the said land No. 4 from its erstwhile owners namely Mr. Omkarnath Santram Sood and another by and under a Sale Deed dated 22/1/1996 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 245/1996. It is clarified that the said two Sale Deeds dated 22/1/1996 are not available at the time of issuance of this report and the fact has been ascertained from the recital in Development Agreement dated 15/2/2005 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 1366/2005.

(e) Portion admeasuring 464.68 square metres carved out of Survey No. 26 Hissa No. 2/1+2/3 admeasuring 2 Hectare 70 Ares

The Owner No. 10 as stated in Annexure "2" annexed hereto were the owners of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land admeasuring 464.68 square metres carved out of Survey No. 26 Hissa No. 2/1+2/3 admeasuring 2 Hectare 70 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 5". The said Owners No. 10 has purchased the said land No. 5 from its erstwhile owners namely Mr. Vitthal Shankar Galande by and under a Sale Deed dated 24/9/1996 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 3043/1996.

(f) Portion admeasuring 269.51 square metres carved out of Survey No. 26 Hissa No. 2/1+2/3 admeasuring 2 Hectare 70 Ares

The Owner No. 11 as stated in Annexure "2" annexed hereto was the owner of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land admeasuring 269.51 square metres carved out of Survey No. 26 Hissa No. 2/1+2/3 admeasuring 2 Hectare 70 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 6". The said Owners No. 11 has purchased the said land No. 6 from its erstwhile owners namely Mr. Vitthal Shankar Galande by and under a Sale Deed dated 23/9/1996 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 3042/1996.

(g) Portion admeasuring 464.68 square metres carved out of Survey No. 26 Hissa No. 2/1+2/3 admeasuring 2 Hectare 70 Ares

The Owner No. 12 as stated in Annexure "2" annexed hereto was the owner of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land admeasuring 464.68 square metres carved out of Survey No. 26 Hissa No. 2/1+2/3 admeasuring 2 Hectare 70 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 7". The said Owners No. 12 has purchased the said land No. 7 from its erstwhile owners namely Mr. Vitthal Shankar Galande by and under a Sale Deed dated 23/9/1996 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 3046/1996.

(h) Portion admeasuring 464.68 square metres carved out of Survey No. 26 Hissa No. 2/1+2/3 admeasuring 2 Hectare 70 Ares

The Owner No. 13 as stated in Annexure "2" annexed hereto was the owner of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land admeasuring 464.68 square metres carved out of Survey No. 26 Hissa No. 2/1+2/3 admeasuring 2 Hectare 70 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 8". The said Owners No. 13 has purchased the said land No. 8 from its erstwhile owners namely Mr. Vitthal Shankar Galande by and under a Sale Deed dated 23/9/1996 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 3044/1996. It is clarified that the said Sale Deed dated 23/9/1996 is not available at the time of issuance of this report and the fact has been ascertained from the recital in Development Agreement dated 15/2/2005 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 1380/2005.

(i) Portion admeasuring 539 square metres carved out of Survey No. 26 Hissa No. 2/1+2/3 admeasuring 2 Hectare 70 Ares

The Owner No. 14 to 19 herein as stated in Annexure "2" annexed hereto were the owners of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land admeasuring 539 square metres carved out of Survey No. 26 Hissa No. 2/1+2/3 admeasuring 2 Hectare 70 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 9". The said Owners Nos. 14 and Mr. Kantilal Poonamchand Dhadiwal have purchased the said land No. 9 from its erstwhile owners namely Mr. Vitthal Shankar Galande by and under a Sale Deed dated 23/9/1996 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 3745/1996. It is clarified that the said Sale Deed dated 23/9/1996 is not available at the time of issuance of this report and the fact has been ascertained from the recital in Development Agreement dated 12/8/2004 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 3426/2004. The said Mr. Kantilal Poonamchand Dhadiwal expired intestate on 30/4/1997 leaving behind his legal heirs namely Owner Nos. 15 to 19.

(j) Portion admeasuring 464 square metres carved out of Survey No. 10 Hissa No. 2/1+2/2/4 admeasuring 4.64 Ares

The Owner No. 20 herein as stated in Annexure "2" annexed hereto was the owner of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land admeasuring 464 square metres carved out of Survey No. 10 Hissa No. 2/1+2/2/4 admeasuring 4.64 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 10". The said Owner No. 20 has purchased the said land No. 10 from its erstwhile owners namely Mr. Somnath Bhiku Dhawale by and under a Sale Deed dated 10/1/1991 registered with the office of the Sub Registrar Haveli No. 2 at serial no. 671/1991. It is clarified that the said Sale Deed dated 10/1/1991 is not available at the time of issuance of this report and the fact has been ascertained from the recital in Development Agreement dated 13/12/2004 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 5585/2004.

(k) Portion admeasuring 139.35 square metres i.e. 1500 square feet carved out of Survey No. 10 Hissa No. 2/1+2/2 admeasuring 17.50 Ares

The Owner No. 21 as stated in Annexure "2" annexed hereto was the owner of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land admeasuring 139.35 square metres i.e. 1500 square feet carved out of Survey No. 10 Hissa No. 2/1+2/2 admeasuring 17.50 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 11". The said Owner No. 21 and Mr. Jyotiram Pandurang Sawant has purchased an area admeasuring 3000 square feet out of Survey No. 10/2/1+2/2 (comprising of the said land No. 11 from its erstwhile owners namely Mr. Somnath Bhiku Dhawale by and under a Sale Deed dated 28/7/1993 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 1029/1993.

(l) Survey No. 27 Hissa No. 10/5 admeasuring 5.30 Ares i.e. 530 square metres

The Owner No. 22 as stated in Annexure "2" annexed hereto was the owner of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land bearing Survey No. 27 Hissa No. 10/5 admeasuring 5.30 Ares i.e. 530 square metres of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 12". The said Owner No. 22 has purchased the said land No. 12 from its erstwhile owners namely Mr. Sarjerao Shripati Pathare and others by and under a Sale Deed dated 8/5/1991 registered with the office of the Sub Registrar Haveli No. 2 at serial no. 7676/1991. It is clarified that the said Sale Deed dated 8/5/1991 is not available at the time of issuance of this report and the fact has been ascertained from the recital in Development Agreement dated 20/9/2005 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 8092/2005.

(m) Portion admeasuring 628.71 square metres carved out of Survey No. 26 Hissa No. 2/1 +2/3 admeasuring 2 Hectare 70 Ares

The Owner No. 23 A & B herein as stated in Annexure "2" annexed hereto were the owners of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land admeasuring 628.71 square metres carved out of Survey No. 26 Hissa No. 2/1 +2/3 admeasuring 2 Hectare 70 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 13". The said Owner No. 23 A & B have purchased the said land No. 13 from its erstwhile owners namely Mr. Vitthal Shankar Galande by and under a Sale Deed dated 27/1/1997 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 260/1997. It is clarified that the said Sale Deed dated 27/1/1997 is not available at the time of issuance of this report and the fact has been ascertained from the recital in Development Agreement dated 17/1/2005 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 676/2005.

(n) Portion admeasuring 92.93 square metres i.e. 1000 square feet carved out of Survey No. 10 Hissa No. 2/1 +2/3 admeasuring 44.36 Ares

The Owner No. 24 as stated in Annexure "2" annexed hereto was the owner of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land admeasuring 92.93 square metres i.e. 1000 square feet carved out of Survey No. 10 Hissa No. 2/1 +2/3 admeasuring 44.36 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 14". The said Owner No. 24 has purchased the said land No. 14 from its erstwhile owners namely Mr. Somnath Bhiku Dhawale and others by and under a Sale Deed dated 14/6/2004 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 2446/2004. It is clarified that the said Sale Deed dated 14/6/2004 is not available at the time of issuance of this report and the fact has been ascertained from the recital in Development Agreement dated 15/10/2005 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 8764/2005.

(o) Portion admeasuring 111.52 square metres i.e. 1200 square feet carved out of Survey No. 10 Hissa No. 2/1 +2/2 admeasuring 17.50 Ares

The Owner No. 25 as stated in Annexure "2" annexed hereto was the owner of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land admeasuring 111.52 square metres i.e. 1200 square feet carved out of Survey No. 10 Hissa No. 2/1 +2/2 admeasuring 17.50 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 15". The said Owner No. 25 has purchased the said land No. 15 from its erstwhile owners namely Mr. Somnath Bhiku Dhawale by and under a Sale Deed dated 20/3/1992 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 523/1992. It is clarified that the said Sale Deed dated 20/3/1992 is not available at the time of issuance of this report and the fact has been ascertained from the recital in Development Agreement dated 10/10/2005 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 8572/2005.

(p) Survey No. 27 Hissa No. 10/6 admeasuring 5.30 Ares i.e. 530 square metres

The Owner No. 26 as stated in Annexure "2" annexed hereto was the owner of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land bearing Survey No. 27 Hissa No. 10/6 admeasuring 5.30 Ares i.e. 530 square metres of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 16". The said Owner No. 26 has purchased the said land No. 16 from its erstwhile owners namely Mr. Sarjerao Shripati Pathare by and under a Sale Deed dated 8/5/1991 registered with the office of the Sub Registrar Haveli No. 2 at serial no. 7677/1991. It is clarified that the said Sale Deed dated 8/5/1991 is not available at the time of issuance of this report and the fact has been ascertained from the recital in Development Agreement dated 31/10/2005 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 9536/2005.

(q) Survey No. 27 Hissa No. 10 (old Hissa No. 3C/1/2/2) admeasuring 5.00 Ares

The Owner No. 27 as stated in Annexure "2" annexed hereto was the owner of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land bearing Survey No. 27 Hissa No. 10 (old Hissa No. 3C/1/2/2) admeasuring 5.00 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 17". The said Owner No. 27 has purchased the said land No. 17 from its erstwhile owners namely Mr. Sarjerao Shripati Pathare and others by and under a Sale Deed dated 26/4/1988 registered with the office of the Sub Registrar Haveli No. 2 at serial no. 6349/1988. It is clarified that the said Sale Deed dated 26/4/1988 is not available at the time of issuance of this report and the fact has been ascertained from the recital in Development Agreement dated 28/5/2005 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 3744/2005.

(r) Survey No. 27 Hissa No. 10/8 admeasuring 4.11 Ares

The Owner No. 27 and 28 as stated in Annexure "2" annexed hereto were the owners of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land bearing Survey No. 27 Hissa No. 10/8 admeasuring 4.11 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 18". The said Owner Nos. 27 and 28 have purchased the said land No. 18 from its erstwhile owners namely Mr. Chandrashekhar Sakharam Bapat by and under a Sale Deed dated 30/12/2004 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 5907/2004.

(s) Portion admeasuring 3.75 Ares i.e. 371.05 square metres i.e. 3994 square feet carved out of bearing Survey No. 27 Hissa No. 10 (old Hissa No. 3C) admeasuring 2 Hectare 00.81 Ares

The Owner No. 29 as stated in Annexure "2" annexed hereto was the owner of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land admeasuring 3.75 Ares i.e. 371.05 square metres i.e. 3994 square feet carved out of bearing Survey No. 27 Hissa No. 10 (old Hissa No.

AM

3C) admeasuring 2 Hectare 00.81 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 19". The said Owner No. 29 has purchased the said land No. 19 from its erstwhile owners namely Mr. Sarjerao Shripati Pathare by and under a Sale Deed dated 20/6/1991 registered with the office of the Sub Registrar Haveli No. 2 at serial no. 9737/1991. It is clarified that the said Sale Deed dated 20/6/1991 is not available at the time of issuance of this report and the fact has been ascertained from the recital in Development Agreement dated 7/2/2005 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 1401/2005.

(t) Portion admeasuring 5.75 Ares i.e. 557.41 square metres carved out of bearing Survey No. 27 Hissa No. 10 (old Hissa No. 3C) admeasuring 2 Hectare 00.81 Ares

The Owner No. 30 as stated in Annexure "2" annexed hereto was the owner of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land admeasuring 5.75 Ares i.e. 557.41 square metres carved out of bearing Survey No. 27 Hissa No. 10 (old Hissa No. 3C) admeasuring 2 Hectare 00.81 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 20". The said Owner No. 30 has purchased the said land No. 20 from its erstwhile owners namely Mr. Sarjerao Shripati Pathare by and under a Sale Deed dated 20/6/1991 registered with the office of the Sub Registrar Haveli No. 2 at serial no. 9736/1991. It is clarified that the said Sale Deed dated 20/6/1991 is not available at the time of issuance of this report and the fact has been ascertained from the recital in Development Agreement dated 7/2/2005 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 1403/2005.

(u) Portion admeasuring 9.75 Ares i.e. 929.02 square metres i.e. 10000 square feet carved out of bearing Survey No. 27 Hissa No. 10 (old Hissa No. 3C) admeasuring 2 Hectare 00.81 Ares

The Owner No. 31 as stated in Annexure "2" annexed hereto was the owner of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land admeasuring 9.75 Ares i.e. 929.02 square metres i.e. 10000 square feet carved out of bearing Survey No. 27 Hissa No. 10 (old Hissa No. 3C) admeasuring 2 Hectare 00.81 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 21". The said Owner No. 31 has purchased the said land No. 21 from its erstwhile owners namely Mr. Sarjerao Shripati Pathare by and under a Sale Deed dated 20/6/1991 registered with the office of the Sub Registrar Haveli No. 2 at serial no. 9738/1991. It is clarified that the said Sale Deed dated 20/6/1991 is not available at the time of issuance of this report and the fact has been ascertained from the recital in Development Agreement dated 7/2/2005 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 1399/2005.

(v) Survey No. 27 Hissa No. 10/9 admeasuring 5.30 Ares i.e. 530.41 square metres

The Owner No. 32 as stated in Annexure "2" annexed hereto was the owner of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land bearing Survey No. 27 Hissa No. 10/9 admeasuring 5.30 Ares i.e. 530.41 square metres of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 22". The said Owners No. 32 has purchased the said land No. 22 from its erstwhile owners namely Mr. Appa Sarjerao Pathare and another by and under a Sale Deed dated 8/5/1991 registered with the office of the Sub Registrar Haveli No. 2 at serial no. 7680/1991. It is clarified that the said Sale Deed dated 8/5/1991 is not available at the time of issuance of this report and the fact has been ascertained from the recital in Development Agreement dated 19/4/2005 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 3482/2005.

(w) Survey No. 27 Hissa No. 10 (old Hissa No. 3C/1/2/4) admeasuring 10 Ares i.e. 1000 square metres

The Owner No. 33 as stated in Annexure "2" annexed hereto was the owner of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land bearing Survey No. 27 Hissa No. 10 (old Hissa No. 3C/1/2/4) admeasuring 10 Ares i.e. 1000 square metres of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 23". The said Owner No. 33 has purchased the said land No. 23 from its erstwhile owners namely Mr. Sarjerao Shripati Pathare and others by and under a Sale Deed dated 26/4/1988 registered with the office of the Sub Registrar Haveli No. 2 at serial no. 6348/1988. It is clarified that the said Sale Deed dated 26/4/1988 is not available at the time of issuance of this report and the fact has been ascertained from the recital in Development Agreement dated 19/4/2005 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 3484/2005.

(x) Survey No. 27 Hissa No. 19 admeasuring 6 Ares

The Owner No. 34 as stated in Annexure "2" annexed hereto was the owner of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land bearing Survey No. 27

Hissa No. 19 admeasuring 6 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 24".

(y) Survey No. 27 Hissa No. 20 admeasuring 7 Ares

The Owner No. 35 as stated in Annexure "2" annexed hereto was the owner of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land bearing Survey No. 27 Hissa No. 20 admeasuring 7 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 25".

(z) Survey No. 27 Hissa No. 21 admeasuring 7 Ares

The Owner No. 36 as stated in Annexure "2" annexed hereto was the owner of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land bearing Survey No. 27 Hissa No. 21 admeasuring 7 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 26".

(aa) Survey No. 27 Hissa No. 22 admeasuring 6 Ares

The Owner No. 37 as stated in Annexure "2" annexed hereto was the owner of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land bearing Survey No. 27 Hissa No. 22 admeasuring 6 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 27".

(bb) Survey No. 27 Hissa No. 23 admeasuring 6 Ares

The Owner No. 38 as stated in Annexure "2" annexed hereto was the owner of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land bearing Survey No. 27 Hissa No. 23 admeasuring 6 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 28".

(cc) Portion admeasuring 10 Ares carved out of Survey No. 27 Hissa No. 10 (Old Hissa No. 3C/1/2/13 admeasuring 2 Hectare 00.81 Ares

The Owner No. 39 as stated in Annexure "2" annexed hereto was the owner of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land admeasuring 10 Ares carved out of Survey No. 27 Hissa No. 10 (Old Hissa No. 3C/1/2/13 admeasuring 2 Hectare 00.81 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 29". The said Owner No. 39 has purchased the said land No. 29 from its erstwhile owners namely Mr. Sarjerao Shripati Pathare and others by and under a Sale Deed dated 27/4/1988 registered with the office of the Sub Registrar Haveli No. 2 at serial no. 6423/1988. It is clarified that the said Sale Deed dated 27/4/1988 is not available at the time of issuance of this report and the fact has been ascertained from the recital in Development Agreement dated 7/2/2005 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 1397/2005.

(dd) Portion admeasuring 10 Ares carved out of Survey No. 27 Hissa No. 10 (old Hissa No. 3C/1/2/3) admeasuring 2 Hectare 00.81 Ares

The Owner No. 40 as stated in Annexure "2" annexed hereto was the owner of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land admeasuring 10 Ares carved out of Survey No. 27 Hissa No. 10 (old Hissa No. 3C/1/2/3) admeasuring 2 Hectare 00.81 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 30". The said Owner No. 40 has purchased the said land No. 30 from its erstwhile owners namely Mr. Sarjerao Shripati Pathare and others by and under a Sale Deed dated 27/4/1988 registered with the office of the Sub Registrar Haveli No. 2 at serial no. 6429/1988. It is clarified that the said Sale Deed dated 27/4/1988 is not available at the time of issuance of this report and the fact has been ascertained from the recital in Development Agreement dated 7/2/2005 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 1405/2005.

(ee) Portion admeasuring 682.57 square metres carved out of Survey No. 10 Hissa No. 2/1+2/3 admeasuring 44.36 Ares

The Owner No. 42 as stated in Annexure "1" annexed hereto was the owner of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land admeasuring 682.57 square metres carved out of Survey No. 10 Hissa No. 2/1+2/3 admeasuring 44.36 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 31". The said Owner No. 41 has purchased the said land No. 31 from its erstwhile owners namely Mr. Baidabai Balasaheb Sakore and others by and under a Sale Deed dated 13/5/2005 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 4245/2005.

(ff) Portion admeasuring 576.20 square metres carved out of Survey No. 10 Hissa No. 2/1+2/2 admeasuring 17.50 Ares

The Owner No. 42 as stated in Annexure "2" annexed hereto was the owner of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land admeasuring 576.20 square metres carved out of Survey No. 10 Hissa No. 2/1+2/2 admeasuring 17.50 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 32". The said Owner No. 42 has purchased the said land No. 32 from its erstwhile owners namely Mr. Somnath Bhiku Dhawale by and under a Sale Deed dated 13/10/2005 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 8657/2005. It is clarified that the said Sale Deed dated 13/10/2005 is not available at the time of issuance of this report and the fact has been ascertained from the recital in Development Agreement dated 5/9/2006 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 8012/2006.

(gg) Portion admeasuring 5.00 Ares carved out of Survey No. 27 Hissa No. 10 (old Hissa No. 16) admeasuring 2 Hectare 00.81 Ares

The Owner No. 43 as stated in Annexure "2" annexed hereto was the owner of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land admeasuring 5.00 Ares carved out of Survey No. 27 Hissa No. 10 (old Hissa No. 16) admeasuring 2 Hectare 00.81 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 33". The said Owner No. 43 has purchased the said land No. 33 from its erstwhile owners namely Mr. Kashinath Narsinha Marathe by and under a Sale Deed dated 13/10/2005 registered with the office of the Sub Registrar Haveli No. 2 at serial no. 8660/2005. It is clarified that the said Sale Deed dated 13/10/2005 is not available at the time of issuance of this report and the fact has been ascertained from the recital in Development Agreement dated 5/9/2006 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 8017/2006.

(hh) Survey No. 25 Hissa No. 1A admeasuring 1 Hectare 87 Ares

The Owner No. 44 to 46 as stated in Annexure "2" annexed hereto were the owners of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land bearing Survey No. 25 Hissa No. 1A admeasuring 1 Hectare 87 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 34". The said Survey No. 25/1A was owned by Mr. Rambhau Raoji Galande and others, who sold the said land no. 34 to Mr. Jivraj Fattaji Jain and Owner No. 44 by a Sale Deed dated 7/5/1973 registered with the office of the Sub Registrar Haveli No. 2 at serial no. 1524/1973. The said Mr. Jivraj Fattaji Jain expired on 11/1/1999 leaving behind his Last Will and Testament whereby he bequeathed his share in the said land no. 34 unto and in favour of Owner Nos. 45 and 46. It is clarified that the said Sale Deed dated 7/5/1973 is not available at the time of issuance of this report and the fact has been ascertained from the recital in Development Agreement dated 28/1/2005 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 815/2005.

(ii) Survey No. 26 Hissa No. 1 admeasuring 3 Hectare 12 Ares

The Owner No. 44 to 46 as stated in Annexure "2" annexed hereto were the owner of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land bearing Survey No. 26 Hissa No. 1 admeasuring 3 Hectare 12 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 35". The said Survey No. 26/1 was owned by Mr. Rambhau Raoji Galande and others, who sold the said land no. 34 to Mr. Jivraj Fattaji Jain and Owner No. 44 by a Sale Deed dated 21/6/1973 registered with the office of the Sub Registrar Haveli No. 2 at serial no. 1523/1973. The said Mr. Jivraj Fattaji Jain expired on 11/1/1999 leaving behind his Last Will and Testament whereby he bequeathed his share in the said land no. 35 unto and in favour of Owner Nos. 45 and 46. It is clarified that the said Sale Deed dated 21/6/1973 is not available at the time of issuance of this report and the fact has been ascertained from the recital in Development Agreement dated 28/1/2005 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 815/2005.

(jj) Survey No. 27 Hissa No. 12 admeasuring 14 Ares

The Owner No. 47 to 57 as stated in Annexure "2" annexed hereto were the owners of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land bearing Survey No. 27 Hissa No. 12 admeasuring 14 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 36".

(kk) Survey No. 27 Hissa No. 13 admeasuring 6 Ares

The Owner No. 58 to 62 as stated in Annexure "2" annexed hereto were the owners of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land bearing Survey No. 27 Hissa No. 13 admeasuring 6 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 37".

(ll) Survey No. 27 Hissa No. 24 admeasuring 6 Ares

The Owner No. 58 to 62 as stated in Annexure "2" annexed hereto were the owners of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land bearing Survey No. 27 Hissa No. 24 admeasuring 6 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 38".

(mm) Survey No. 27 Hissa No. 15 admeasuring 11 Ares

The Owner No. 63 to 75 as stated in Annexure "2" annexed hereto were the owners of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land bearing Survey No. 27 Hissa No. 15 admeasuring 11 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 39".

(nn) Survey No. 27 Hissa No. 26 admeasuring 6 Ares

The Owner No. 63 to 75 as stated in Annexure "2" annexed hereto were the owners of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land bearing Survey No. 27 Hissa No. 26 admeasuring 6 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 40".

(oo) Survey No. 27 Hissa No. 11 admeasuring 13 Ares

The Owner No. 76 to 82 as stated in Annexure "2" annexed hereto were the owners of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land bearing Survey No. 27 Hissa No. 11 admeasuring 13 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 41".

(pp) Portion land admeasuring 4870.35 square metres out of Survey No. 26 Hissa No. 2/1 and 2/3 total admeasuring 3 Hectare 92 Ares

The Owner No. 83 to 90 as stated in Annexure "2" annexed hereto were the owners of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land admeasuring 4870.35 square metres out of Survey No. 26 Hissa No. 2/1 and 2/3 total admeasuring 3 Hectare 92 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 42". The said Owner No. 83(a) has purchased a portion admeasuring 564 square metres out of the said land No. 42 from its erstwhile owners namely Mr. Vitthal Shankar Galande by and under a Sale Deed dated 20/3/1997 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 904/1997. The said Owner No. 84(a) and (b) have purchased a portion admeasuring 508.35 square metres out of the said land No. 42 from its erstwhile owners namely Mr. Vitthal Shankar Galande by and under a Sale Deed dated 12/3/1997 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 803/1997. The said Owner No. 85(a) and (c) have purchased a portion admeasuring 934.20 square metres out of the said land No. 42 from its erstwhile owners namely Mr. Vitthal Shankar Galande by and under a Sale Deed dated 6/3/1997 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 733/1997. The said Owner No. 86 has purchased a portion admeasuring 744 square metres out of the said land No. 42 from its erstwhile owners namely Owner No. 85(a) and 85 (c) by and under a Sale Deed dated 12/12/1997 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 902/1997. The said Owner No. 87 (a) and (b) have purchased a portion admeasuring 851.85 square metres out of the said land No. 42 from its erstwhile owners namely Mr. Vitthal Shankar Galande by and under a Sale Deed dated 20/3/1997 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 903/1997. The said Owner No. 88(a) has purchased a portion admeasuring 516.55 square metres out of the said land No. 42 from its erstwhile owners namely Mr. Vitthal Shankar Galande by and under a Sale Deed dated 12/3/1997 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 805/1997. The said Owner No. 89 has purchased a portion admeasuring 987.95 square metres out of the said land No. 42 from its erstwhile owners namely Mr. Vitthal Shankar Galande by and under a Sale Deed dated 6/3/1997 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 730/1997. The said Owner No. 90 (a) has purchased a portion admeasuring 508.35 square metres out of the said land No. 42 from its erstwhile owners namely Mr. Vitthal Shankar Galande by and under a Sale Deed dated 20/3/1997 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 905/1997.

(qq) Portion admeasuring 950.30 square metres out of Survey No. 26 Hissa No. 2/1 and 2/3 total admeasuring 3 Hectare 92 Ares

The Owner No. 85 as stated in Annexure "2" annexed hereto was the owners of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece or parcel of land admeasuring 950.30 square metres out of Survey No. 26 Hissa No. 2/1 and 2/3 total admeasuring 3 Hectare 92 Ares of village Kharadi, Taluka Haveli, District: Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune and hereinafter referred to as the "said land No. 43". The said Owner No. 85(a) has purchased the said land No. 43 from its erstwhile owners namely Mr. Vitthal

Shankar Galande by and under a Sale Deed dated 12/3/1997 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 804/1997.

(rr) The said land No.1 to land no. 43 referred to hereinabove are collectively hereafter referred to as "the Entire Land".

(ss) By and under diverse Development Agreements and Powers of Attorney as detailed herein below certain Owners as stated in Annexure "1" annexed hereto have collectively and/or individually granted unto and in favour of the M/s. K. D. Associates, a duly registered partnership firm under the provisions of the Indian Partnership Act, 1932 having its address at 191, MG Road, Pune herein the exclusive development rights and authority to develop the portion out of the said Entire Land for consideration and on certain terms and conditions. The details of the said various Development Agreements and Powers of Attorney executed in favour of M/s. K. D. Associates is set out herein below:

No.	Nature of Document and date	Executed by	Registration No.
1	Development Agreement dated 21/4/2004 for land no. 1 and 2	Owner No. 1 to 6	1640/2004, Sub Registrar Haveli No. 7, Pune.
2	Power of Attorney dated 21/4/2004	Owner No. 1 to 6	1641/2004, Sub Registrar Haveli No. 7, Pune.
5	Development Agreement dated 21/4/2004 land no. 4	Owner No. 9	1640/2004, Sub Registrar Haveli No. 7, Pune.
6	Power of Attorney dated 21/4/2004 land no. 4	Owner No. 9	1641/2004, Sub Registrar Haveli No. 7, Pune.

(tt) By and under diverse Development Agreements and Powers of Attorney as detailed herein below certain Owners as stated in Annexure "2" annexed hereto have collectively and/or individually granted unto and in favour of the M/s. Galaxy Construction Company, a duly registered partnership firm under the provisions of the Indian Partnership Act, 1932 having its address at 6, Moledina Road, Pune 411001 herein the exclusive development rights and authority to develop the portion out of the said Entire Land for consideration and on certain terms and conditions. The details of the said various Development Agreements and Powers of Attorney executed in favour of M/s. Galaxy Construction Company is set out herein below:

No.	Nature of Document and date	Executed by	Registration No.
1	Development Agreement dated 12/8/2004 land no. 5	Owner No. 10	3434/2004, Sub Registrar Haveli No. 7, Pune.
2	Power of Attorney dated 12/8/2004 land no. 5	Owner No. 10	3435/2004, Sub Registrar Haveli No. 7, Pune.
3	Development Agreement dated 12/8/2004 land no. 6	Owner No. 11	3430/2004, Sub Registrar Haveli No. 7, Pune.
4	Power of Attorney dated 12/8/2004 land no. 6	Owner No. 11	3431/2004, Sub Registrar Haveli No. 7, Pune.
5	Development Agreement dated 12/8/2004 land no. 7	Owner No. 12	3428/2004, Sub Registrar Haveli No. 7, Pune.
6	Power of Attorney dated 12/8/2004 land no. 7	Owner No. 12	3429/2004, Sub Registrar Haveli No. 7, Pune.
7	Development Agreement dated 12/8/2004 land no. 8	Owner No. 13	3432/2004, Sub Registrar Haveli No. 7, Pune.
8	Power of Attorney dated 12/8/2004 land no. 8	Owner No. 13	3433/2004, Sub Registrar Haveli No. 7, Pune.
9	Development Agreement dated 12/8/2004 land no. 9	Owner No. 14 to 19	3426/2004, Sub Registrar Haveli No. 7, Pune.
10	Power of Attorney dated 12/8/2004 land no. 9	Owner No. 14 to 19	3427/2004, Sub Registrar Haveli No. 7, Pune.
11	Development Agreement dated 23/7/2004 land no. 24	Owner No. 34	3100/2004, Sub Registrar Haveli No. 7, Pune.
12	Power of Attorney dated 23/7/2004 land no. 24	Owner No. 34	3101/2004, Sub Registrar Haveli No. 7, Pune.
13	Development Agreement dated 14/12/2004 land no. 25	Owner No. 35	5547/2004, Sub Registrar Haveli No. 7, Pune.
14	Power of Attorney dated 14/12/2004 land no. 25	Owner No. 35	5548/2004, Sub Registrar Haveli No. 7, Pune.
15	Development Agreement dated 21/7/2004 land no. 26	Owner No. 36	3047/2004, Sub Registrar Haveli No. 7, Pune.
16	Power of Attorney dated 21/7/2004 land no. 26	Owner No. 36	3077/2004, Sub Registrar Haveli No. 7, Pune.
17	Development Agreement	Owner No. 37	3073/2004, Sub Registrar

	dated 21/7/2004 land no. 27		Haveli No. 7, Pune.
18	Power of Attorney dated 21/7/2004 land no. 27	Owner No. 37	3074/2004, Sub Registrar Haveli No. 7, Pune.
19	Development Agreement dated 22/7/2004 land no. 28	Owner No. 38	3075/2004, Sub Registrar Haveli No. 7, Pune.
20	Power of Attorney dated 22/7/2004 land no. 28	Owner No. 38	3076/2004, Sub Registrar Haveli No. 7, Pune.

(iii) By and under diverse Development Agreements and Powers of Attorney as detailed herein below the Owners as stated in Annexure "2" annexed hereto and/or M/s. K.D. Associates and M/s. Galaxy Construction Company herein have collectively and/or individually granted unto and in favour of the M/s. Ganraj Developers, a proprietary concern of Mr. Harakchand Gulabchand Dhoka having its office at Office No. 202, Ganraj Market, Plot Nos. 438 to 441, Market Yard, Pune 411037 herein the exclusive development rights and authority to develop the portion out of the said Entire Land for consideration and on certain terms and conditions. The details of the said various Development Agreements and Powers of Attorney executed in favour of M/s. Ganraj Developers is set out herein below:

No.	Nature of Document and date	Executed by	Registration No.
1	Development Agreement dated 15/2/2005 land no. 2	Owner No. 1 to 5 and K D Associates	1362/2005, Sub Registrar Haveli No. 7, Pune
2	Power of Attorney dated 15/2/2005 land no. 2	Owner No. 1 to 5 and K D Associates	1363/2005, Sub Registrar Haveli No. 7, Pune
3	Development Agreement dated 15/2/2005 land no. 1	Owner No. 1 to 3, 6 & K D Associates	1364/2005, Sub Registrar Haveli No. 7, Pune
4	Power of Attorney dated 21/4/2005 land no. 1	Owner No. 1 to 3, 6 & K D Associates	1365/2005, Sub Registrar Haveli No. 7, Pune
5	Development Agreement dated 14/1/2005 land no. 3	Owner No. 7 and 8	403/2005, Sub Registrar Haveli No. 7, Pune
6	Power of Attorney dated 14/1/2005 land no. 3	Owner No. 7 and 8	404/2005, Sub Registrar Haveli No. 7, Pune
7	Development Agreement dated 15/2/2005 land no. 4	Owner No. 9 and K D Associates	1366/2005, Sub Registrar Haveli No. 7, Pune
8	Power of Attorney dated 15/2/2005 land no. 4	Owner No. 9 and K D Associates	1367/2005, Sub Registrar Haveli No. 7, Pune
9	Development Agreement dated 15/2/2005 land no. 5	Owner No. 10 and Galaxy Construction Co.	1384/2005, Sub Registrar Haveli No. 7, Pune
10	Power of Attorney dated 15/2/2005 land no. 5	Owner No. 10 and Galaxy Construction Co.	1385/2005, Sub Registrar Haveli No. 7, Pune
11	Development Agreement dated 15/2/2005 land no. 6	Owner No. 11 and Galaxy Construction Co.	1388/2005, Sub Registrar Haveli No. 7, Pune
12	Power of Attorney dated 15/2/2005 land no. 6	Owner No. 11 and Galaxy Construction Co.	1389/2005, Sub Registrar Haveli No. 7, Pune
13	Development Agreement dated 15/2/2005 land no. 7	Owner No. 12 and Galaxy Construction Co.	1382/2005, Sub Registrar Haveli No. 7, Pune
14	Power of Attorney dated 15/2/2005 land no. 7	Owner No. 12 and Galaxy Construction Co.	1383/2005, Sub Registrar Haveli No. 7, Pune
15	Development Agreement dated 15/2/2005 land no. 8	Owner No. 13 and Galaxy Construction Co.	1380/2005, Sub Registrar Haveli No. 7, Pune
16	Power of Attorney dated 15/2/2005 land no. 8	Owner No. 13 and Galaxy Construction Co.	1381/2005, Sub Registrar Haveli No. 7, Pune
17	Development Agreement dated 15/2/2005 land no. 9	Owner No. 14 to 19 and Galaxy Construction Co.	1377/2005, Sub Registrar Haveli No. 7, Pune
18	Power of Attorney dated 15/2/2005 land no. 9	Owner No. 14 to 19 and Galaxy Construction Co.	1378/2005, Sub Registrar Haveli No. 7, Pune
19	Development Agreement dated 13/12/2004 land no. 10	Owner No. 20	5585/2004, Sub Registrar Haveli No. 7, Pune
20	Power of Attorney dated 13/12/2004 land no. 10	Owner No. 20	5586/2004, Sub Registrar Haveli No. 7, Pune
21	Development Agreement dated 13/1/2005 land no. 11	Owner No. 21	405/2005, Sub Registrar Haveli No. 7, Pune
22	Power of Attorney dated 13/1/2005 land no. 11	Owner No. 21	406/2005, Sub Registrar Haveli No. 7, Pune
23	Development Agreement dated 21/9/2005 land no. 12	Owner No. 22	8092/2005, Sub Registrar Haveli No. 7, Pune

24	Power of Attorney dated 21/9/2005 land no. 12	Owner No. 22	8093/2005, Sub Haveli No. 7, Pune	Registrar
25	Development Agreement dated 17/1/2005 land no. 13	Owner No. 23	676/2005, Sub Haveli No. 7, Pune	Registrar
26	Power of Attorney dated 17/1/2005 land no. 13	Owner No. 23	677/2005, Sub Haveli No. 7, Pune	Registrar
27	Development Agreement dated 15/10/2005 land no. 14	Owner No. 24	8764/2005, Sub Haveli No. 7, Pune	Registrar
28	Power of Attorney dated 15/10/2005 land no. 14	Owner No. 24	8765/2005, Sub Haveli No. 7, Pune	Registrar
29	Development Agreement dated 10/10/2005 land no. 15	Owner No. 25	8572/2005, Sub Haveli No. 7, Pune	Registrar
30	Power of Attorney dated 10/10/2005 land no. 15	Owner No. 25	8573/2005, Sub Haveli No. 7, Pune	Registrar
31	Development Agreement dated 31/10/2005 land no. 16	Owner No. 26	9536/2005, Sub Haveli No. 7, Pune	Registrar
32	Power of Attorney dated 31/10/2005 land no. 16	Owner No. 26	9537/2005, Sub Haveli No. 7, Pune	Registrar
33	Development Agreement dated 28/4/2005 land no. 17	Owner No. 27	3744/2005, Sub Haveli No. 7, Pune	Registrar
34	Power of Attorney dated 28/4/2005 land no. 17	Owner No. 27	3745/2005, Sub Haveli No. 7, Pune	Registrar
35	Development Agreement dated 28/4/2005 land no. 18	Owner No. 27 and 28	3746/2005, Sub Haveli No. 7, Pune	Registrar
36	Power of Attorney dated 28/4/2005 land no. 18	Owner No. 27 and 28	3747/2005, Sub Haveli No. 7, Pune	Registrar
37	Development Agreement dated 7/2/2005 land no. 19	Owner No. 29	1401/2005, Sub Haveli No. 7, Pune	Registrar
38	Power of Attorney dated 7/2/2005 land no. 19	Owner No. 29	1402/2005, Sub Haveli No. 7, Pune	Registrar
39	Development Agreement dated 7/2/2005 land no. 20	Owner No. 30	1403/2005, Sub Haveli No. 7, Pune	Registrar
40	Power of Attorney dated 7/2/2005 land no. 20	Owner No. 30	1404/2005, Sub Haveli No. 7, Pune	Registrar
41	Development Agreement dated 7/2/2005 land no. 21	Owner No. 31	1399/2005, Sub Haveli No. 7, Pune	Registrar
42	Power of Attorney dated 7/2/2005 land no. 21	Owner No. 31	1400/2005, Sub Haveli No. 7, Pune	Registrar
43	Development Agreement dated 19/4/2005 land no. 22	Owner No. 32	3482/2005, Sub Haveli No. 7, Pune	Registrar
44	Power of Attorney dated 19/4/2005 land no. 22	Owner No. 32	3483/2005, Sub Haveli No. 7, Pune	Registrar
45	Development Agreement dated 19/4/2005 land no. 23	Owner No. 33	3484/2005, Sub Haveli No. 7, Pune	Registrar
46	Power of Attorney dated 19/4/2005 land no. 23	Owner No. 33	3485/2005, Sub Haveli No. 7, Pune	Registrar
47	Development Agreement dated 15/2/2005 land no. 24	Owner No. 34 and Galaxy Construction Co.	1375/2005, Sub Haveli No. 7, Pune	Registrar
48	Power of Attorney dated 15/2/2005 land no. 24	Owner No. 34 and Galaxy Construction Co.	1376/2005, Sub Haveli No. 7, Pune	Registrar
49	Development Agreement dated 15/2/2005 land no. 25	Owner No. 35 and Galaxy Construction Co.	1390/2005, Sub Haveli No. 7, Pune	Registrar
50	Power of Attorney dated 15/2/2005 land no. 25	Owner No. 35 and Galaxy Construction Co.	1391/2005, Sub Haveli No. 7, Pune	Registrar
51	Development Agreement dated 15/2/2005 land no. 26	Owner No. 36 and Galaxy Construction Co.	1359/2005, Sub Haveli No. 7, Pune	Registrar
52	Power of Attorney dated 15/2/2005 land no. 26	Owner No. 36 and Galaxy Construction Co.	1360/2005, Sub Haveli No. 7, Pune	Registrar
53	Development Agreement dated 15/2/2005 land no. 27	Owner No. 37 and Galaxy Construction Co.	1357/2005, Sub Haveli No. 7, Pune	Registrar
54	Power of Attorney dated 15/2/2005 land no. 27	Owner No. 37 and Galaxy Construction Co.	1358/2005, Sub Haveli No. 7, Pune	Registrar

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55	Development Agreement dated 15/2/2005 land no. 28	Owner No. 38 and Galaxy Construction Co.	1355/2005, Sub Registrar Haveli No. 7, Pune
56	Power of Attorney dated 15/2/2005 land no. 28	Owner No. 38 and Galaxy Construction Co.	1356/2005, Sub Registrar Haveli No. 7, Pune
57	Development Agreement dated 7/2/2005 land no. 29	Owner No. 39	1397/2005, Sub Registrar Haveli No. 7, Pune
58	Power of Attorney dated 7/2/2005 land no. 29	Owner No. 39	1398/2005, Sub Registrar Haveli No. 7, Pune
59	Development Agreement dated 7/2/2005 land no. 30	Owner No. 40	1405/2005, Sub Registrar Haveli No. 7, Pune
60	Power of Attorney dated 7/2/2005 land no. 30	Owner No. 40	1406/2005, Sub Registrar Haveli No. 7, Pune

(vv) By a Development Agreement dated 16/12/2005 and registered with the office of the Sub Registrar Haveli No. 7 at serial no. 10427/2005, read with the Deed of Rectification dated 6/2/2008 and registered with the office of the Sub Registrar Haveli No. 7 at serial no. 1007/2008, M/s. Ganraj Developers as the Assignor therein, the said Esquire Realtors Pvt. Ltd. as the Developers therein and the Owner No. 1 to 8 as the Consenting Party therein and M/s. K.D. Associates as the Confirming Party therein, the said M/s. Ganraj Developers have with the consent and confirmation of the Owner Nos. 1 to 8 as stated in Annexure "2" annexed hereto and M/s. K.D. Associates have granted unto and in favour of Esquire Realtors Pvt. Ltd. the exclusive development rights and authority to develop all those pieces and parcels of land bearing land no. 1 to 3 for consideration and on the certain terms and conditions. Pursuant thereto the Owner Nos. 1 to 8 as stated in Annexure "2" annexed hereto along with M/s. Ganraj Developers and M/s. K.D. Associates have also executed a Power of Attorney dated 16/12/2005 and registered with the office of the Sub Registrar Haveli No. 7 at serial no. 10428/2005 in favour of the nominee and Director of the Esquire Realtors Pvt. Ltd. interalia vesting in her several powers and authorities to develop the said land no. 1, 2 and 3.

(ww) By a Development Agreement dated 23/12/2005 and registered with the office of the Sub Registrar Haveli No. 2 at serial No. 211/2006, M/s. Ganraj Developers as the Owner therein, the said Mrs. Anjalika Kripalani as the Developers therein and the Owner No. 9 to 20 as stated in Annexure "2" annexed hereto as the Consenting Party therein and M/s. Galaxy Construction Company and M/s. K.D. Associates as the Confirming Party therein, the said M/s. Ganraj Developers have with the consent and confirmation of the Owner Nos. 9 to 20 as stated in Annexure "2" annexed hereto and M/s. Galaxy Construction Company and M/s. K.D. Associates have granted unto and in favour of Mrs. Anjalika Kripalani the exclusive development rights and authority to develop all those pieces and parcels of land bearing land nos. 4 to 10 for consideration and on the certain terms and conditions. Pursuant thereto the Owner Nos. 9 to 20 as stated in Annexure "2" annexed hereto along with M/s. Ganraj Developers, M/s. Galaxy Construction Company and M/s. K.D. Associates have also executed a Power of Attorney dated 23/12/2005 and registered with the office of the Sub Registrar Haveli No. 2 at serial no. 214/2006 in favour of Mrs. Anjalika Kripalani interalia vesting in her several powers and authorities to develop the said land nos. 4 to 10.

(xx) By an Assignment of Development Agreement dated 5/9/2006 and registered with the office of the Sub Registrar Haveli No. 7 at serial No. 8019/2006, M/s. Ganraj Developers as the Assignor therein, the said M/s. B. U. Bhandari Schemes as the Assignee therein and the Owner No. 21 to 26 as stated in Annexure "2" annexed hereto as the Consenting Party therein, the said M/s. Ganraj Developers have with the consent and confirmation of the Owner Nos. 21 to 26 as stated in Annexure "2" annexed hereto have granted unto and in favour of M/s. B.U. Bhandari Schemes the exclusive development rights and authority to develop all those pieces and parcels of land bearing land nos. 11 to 16 for consideration and on the certain terms and conditions. Pursuant thereto the Owner Nos. 21 to 26 along with M/s. Ganraj Developers have also executed a Power of Attorney dated 5/9/2006 and registered with the office of the Sub Registrar Haveli No. 7 at serial no. 8020/2006 in favour of nominees and partners of M/s. B. U. Bhandari Schemes interalia vesting in them several powers and authorities to develop the said land nos. 11 to 16.

(yy) By an Assignment of Development Agreement dated 9/11/2005 and registered with the office of the Sub Registrar Haveli No. 19 at serial No. 3777/2005 read with the Deed of Correction dated 23/10/2009 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 1219/2010, M/s. Ganraj Developers as the Assignor therein, the said M/s. B. U. Bhandari Schemes as the Assignee therein and the Owner No. 27 to 40 as stated in Annexure "2" annexed hereto as the Consenting Party therein and M/s. Galaxy Construction Co as Consenting Party No. 2, the said M/s. Ganraj Developers have with the consent and confirmation of the Owner Nos. 27 to 40 and Galaxy Construction Co have granted unto and in favour of M/s. B.U. Bhandari Schemes the exclusive development rights and authority to develop all those pieces and parcels of land bearing land nos. 17 to 30 for consideration and on the certain terms and conditions. Pursuant thereto the Owner Nos. 27 to 40 as stated in Annexure "2" annexed hereto along with M/s. Galaxy Construction Co. and M/s. Ganraj Developers have also executed a Power of Attorney dated

9/11/2005 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 3778/2005 in favour of nominees and partners of M/s. B. U. Bhandari Schemes inter alia vesting in them several powers and authorities to develop the said land nos. 17 to 30.

(zz) By a Development Agreement dated 5/9/2006 and registered with the office of the Sub Registrar Haveli No. 7 at serial No. 8118/2006 read with the Deed of Confirmation dated 22/8/2007 registered with the office of the Sub Registrar Haveli No. 13 at serial no. 5329/2007, the said M/s. Ganraj Developers I.e. Owner No. 41 as stated in Annexure "2" annexed hereto as the Owners have granted unto and in favour of M/s. B.U. Bhandari Schemes the exclusive development rights and authority to develop all that piece and parcel of land bearing land no. 31 for consideration and on the certain terms and conditions. Pursuant thereto M/s. Ganraj Developers have also executed a Power of Attorney dated 5/9/2006 and registered with the office of the Sub Registrar Haveli No. 7 at serial no. 8119/2006 read with the Deed of Confirmation dated 22/8/2007 registered with the office of the Sub Registrar Haveli No. 13 at serial no. 5329/2007 in favour of nominees and partners of M/s. B. U. Bhandari Schemes inter alia vesting in them several powers and authorities to develop the said land no. 31.

(aaa) By a Development Agreement dated 5/9/2006 and registered with the office of the Sub Registrar Haveli No. 7 at serial No. 8012/2006, the Owner No. 42 as stated in Annexure "2" annexed hereto as the Owners has granted unto and in favour of M/s. B.U. Bhandari Schemes the exclusive development rights and authority to develop all that piece and parcel of land bearing land no. 32 for consideration and on the certain terms and conditions. Pursuant thereto Owner No. 42 as stated in Annexure "2" annexed hereto has also executed a Power of Attorney dated 5/9/2006 and registered with the office of the Sub Registrar Haveli No. 7 at serial no. 8013/2006 in favour of nominees and partners of M/s. B. U. Bhandari Schemes inter alia vesting in them several powers and authorities to develop the said land no. 32.

(bbb) By a Development Agreement dated 5/9/2006 and registered with the office of the Sub Registrar Haveli No. 7 at serial No. 8017/2006, the Owner No. 43 as stated in Annexure "2" annexed hereto as the Owners has granted unto and in favour of M/s. B.U. Bhandari Schemes the exclusive development rights and authority to develop all that piece and parcel of land bearing land no. 33 for consideration and on the certain terms and conditions. Pursuant thereto Owner No. 43 as stated in Annexure "2" annexed hereto has also executed a Power of Attorney dated 5/9/2006 and registered with the office of the Sub Registrar Haveli No. 7 at serial no. 8018/2006 in favour of nominees and partners of M/s. B. U. Bhandari Schemes inter alia vesting in them several powers and authorities to develop the said land no. 33.

(ccc) By an Agreement for Sale cum Development Agreement dated 28/1/2005 and registered with the office of the Sub Registrar Haveli No. 7 at serial No. 815/2005, the Owner No. 44 to 46 as stated in Annexure "2" annexed hereto as the Owners have granted unto and in favour of M/s. B.U. Bhandari Schemes the exclusive development rights and authority to develop a portion admeasuring 20280 square metres out of the said land no. 34 and 35 for consideration and on the certain terms and conditions. Pursuant thereto Owner No. 44 to 46 as stated in Annexure "2" annexed hereto have also executed a Power of Attorney dated 28/1/2005 and registered with the office of the Sub Registrar Haveli No. 7 at serial no. 820/2005 in favour of nominees and partners of M/s. B. U. Bhandari Schemes inter alia vesting in them several powers and authorities to develop the portion admeasuring 20280 square metres out of the said land no. 34 and 35.

(ddd) By an Agreement for Sale cum Development Agreement dated 9/8/2005 and registered with the office of the Sub Registrar Haveli No. 7 at serial No. 6837/2005, the Owner No. 44 to 46 as stated in Annexure "2" annexed hereto as the Owners have granted unto and in favour of M/s. B.U. Bhandari Schemes the exclusive development rights and authority to develop a portion admeasuring 17389 square metres out of the said land no. 34 and 35 for consideration and on the certain terms and conditions. Pursuant thereto Owner No. 44 to 46 as stated in Annexure "2" annexed hereto have also executed a Power of Attorney dated 9/8/2005 and registered with the office of the Sub Registrar Haveli No. 7 at serial no. 6838/2005 in favour of nominees and partners of M/s. B. U. Bhandari Schemes inter alia vesting in them several powers and authorities to develop the portion admeasuring 17389 square metres out of the said land no. 34 and 35.

(eee) By a Development Agreement dated 13/4/2006 and registered with the office of the Sub Registrar Haveli No. 15 at serial No. 2839/2006, the Owner No. 44 to 46 as stated in Annexure "2" annexed hereto as the Owners have granted unto and in favour of M/s. B.U. Bhandari Schemes the exclusive development rights and authority to develop a portion admeasuring 12231.50 square metres out of land no. 34 and 35 for consideration and on the certain terms and conditions. Pursuant thereto Owner No. 44 to 46 as stated in Annexure "2" annexed hereto have also executed a Power of Attorney dated 13/4/2006 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 2840/2006 in favour of nominees and partners of M/s. B. U. Bhandari Schemes inter alia vesting in them several powers and authorities to develop the portion admeasuring 12231.50 square metres out of the said land no. 34 and 35.

(fff) By a Development Agreement dated 25/4/2006 and registered with the office of the Sub Registrar Haveli No. 7 at serial No. 2873/2006, the Owner No. 47 to 57 as stated in Annexure "2" annexed hereto as the Owners have granted unto and in favour of M/s. B.U. Bhandari Schemes the exclusive

development rights and authority to develop the said land no. 36 for consideration and on the certain terms and conditions. Pursuant thereto Owner No. 47 to 57 as stated in Annexure "2" annexed hereto have also executed a Power of Attorney dated 25/4/2006 and registered with the office of the Sub Registrar Haveli No. 7 at serial no. 2874/2006 in favour of nominees and partners of M/s. B. U. Bhandari Schemes interalia vesting in them several powers and authorities to develop the said land no. 36.

(ggg) By a Development Agreement dated 25/4/2006 and registered with the office of the Sub Registrar Haveli No. 7 at serial No. 2878/2006, the Owner No. 58 to 62 as stated in Annexure "2" annexed hereto as the Owners have granted unto and in favour of M/s. B.U. Bhandari Schemes the exclusive development rights and authority to develop the said land no. 37 and land no. 38 for consideration and on the certain terms and conditions. Pursuant thereto Owner No. 58 to 62 as stated in Annexure "2" annexed hereto have also executed a Power of Attorney dated 25/4/2006 and registered with the office of the Sub Registrar Haveli No. 7 at serial no. 2879/2006 in favour of nominees and partners of M/s. B. U. Bhandari Schemes interalia vesting in them several powers and authorities to develop the said land no. 37 and land no. 38.

(hhh) By a Development Agreement dated 15/6/2006 and registered with the office of the Sub Registrar Haveli No. 7 at serial No. 4258/2006, the Owner No. 63 to 75 as stated in Annexure "2" annexed hereto as the Owners have granted unto and in favour of M/s. B.U. Bhandari Schemes the exclusive development rights and authority to develop the said land no. 39 and land no. 40 for consideration and on the certain terms and conditions. Pursuant thereto Owner No. 63 to 75 as stated in Annexure "2" annexed hereto have also executed a Power of Attorney dated 15/6/2006 and registered with the office of the Sub Registrar Haveli No. 7 at serial no. 4259/2006 in favour of nominees and partners of M/s. B. U. Bhandari Schemes interalia vesting in them several powers and authorities to develop the said land no. 39 and land no. 40.

(iii) By a Development Agreement dated 26/4/2006 and registered with the office of the Sub Registrar Haveli No. 7 at serial No. 2919/2006, the Owner No. 76 to 82 as stated in Annexure "2" annexed hereto as the Owners have granted unto and in favour of M/s. B.U. Bhandari Schemes the exclusive development rights and authority to develop the said land no. 41 for consideration and on the certain terms and conditions. Pursuant thereto Owner No. 76 to 82 as stated in Annexure "2" annexed hereto have also executed a Power of Attorney dated 26/4/2006 and registered with the office of the Sub Registrar Haveli No. 7 at serial no. 2920/2006 in favour of nominees and partners of M/s. B. U. Bhandari Schemes interalia vesting in them several powers and authorities to develop the said land no. 41.

(ijj) By Development Agreement dated 2/7/2005 and registered with the office of the Sub Registrar Haveli No. 7 at serial No. 5681/2005, the Owner No. 83 to 90 as stated in Annexure "2" annexed hereto as the Owners have granted unto and in favour of M/s. B.U. Bhandari Schemes and M/s. Jinendra Erectors the exclusive development rights and authority to develop the said land no. 42 for consideration and on the certain terms and conditions. Pursuant thereto Owner No. 83 to 90 as stated in Annexure "2" annexed hereto have also executed a Power of Attorney dated 2/7/2005 and registered with the office of the Sub Registrar Haveli No. 7 at serial no. 5682/2005 in favour of nominees and partners of M/s. B. U. Bhandari Schemes and M/s. Jinendra Erectors interalia vesting in them several powers and authorities to develop the said land no. 42.

(ldk) By an Agreement for Assignment of the Development Rights dated 21/12/2006 and registered with the office of the Sub Registrar Haveli No. 19 at serial No. 8637/2006, the said M/s. Jinendra Erectors have with the consent of Owner No. 83 to 90 as stated in Annexure "2" annexed hereto assigned, transferred and have granted unto and in favour of M/s. B.U. Bhandari Schemes and M/s. Jinendra Erectors the exclusive development rights and authority to develop one half (1/2) portion out of the said land no. 42 for consideration and on the certain terms and conditions. Pursuant thereto Owner No. 83 to 90 as stated in Annexure "2" annexed hereto along with M/s. Jinendra Erectors have also executed a Power of Attorney dated 21/12/2006 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 8638/2006 in favour of nominees and partners of M/s. B. U. Bhandari Schemes interalia vesting in them several powers and authorities to develop the entire said land no. 42.

(lll) By a Development Agreement dated 2/7/2005 and registered with the office of the Sub Registrar Haveli No. 7 at serial No. 5683/2005, the Owner No. 85 as stated in Annexure "2" annexed hereto as the Owners have granted unto and in favour of M/s. B.U. Bhandari Schemes and M/s. Jinendra Erectors the exclusive development rights and authority to develop the said land no. 43 for consideration and on the certain terms and conditions. Pursuant thereto Owner No. 85 as stated in Annexure "2" annexed hereto have also executed a Power of Attorney dated 2/7/2005 and registered with the office of the Sub Registrar Haveli No. 7 at serial no. 5684/2005 in favour of nominees and partners of M/s. B. U. Bhandari Schemes and M/s. Jinendra Erectors interalia vesting in them several powers and authorities to develop the said land no. 43.

(mmm) By an Agreement for Assignment of the Development Rights dated 21/12/2006 and registered with the office of the Sub Registrar Haveli No. 19 at serial No. 8639/2006, the said M/s. Jinendra Erectors have with the consent of Owner No. 85 as stated in Annexure "2" annexed hereto assigned, transferred and have granted unto and in favour of M/s. B.U. Bhandari Schemes and M/s. Jinendra Erectors the

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exclusive development rights and authority to develop one half (1/2) portion out of the said land no. 43 for consideration and on the certain terms and conditions. Pursuant thereto Owner No. 85 as stated in Annexure "2" annexed hereto along with M/s. Jinendra Erectors herein have also executed a Power of Attorney dated 21/12/2006 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 8640/2006 in favour of nominees and partners of M/s. B. U. Bhandari Schemes inter alia vesting in them several powers and authorities to develop the entire said land no. 43.

(nnn) In the meantime, the Owner No. 44 to 46 as stated in Annexure "2" annexed hereto have by two separate Sale Deeds both dated 24/7/2009 and registered with the office of the Sub Registrar Haveli No. 19 at serial nos. 3134/2009 and 3135/2009 conveyed unto and in favour of M/s. B.U. Bhandari Schemes the said land no. 34 and land no. 35 in terms of two separate Agreements for Sale cum Development dated 29/1/2005 and 9/8/2005 registered with the office of the Sub Registrar Haveli No. 7 at serial nos. 815/2005 and 6837/2005. The M/s. B. U. Bhandari Schemes are hence the owners of the said land no. 34 and 35, however the names of the said land no. 34 and land no. 35.

(ooo) The said M/s. B. U. Bhandari Schemes, Esquire Realtors Pvt. Ltd. and Mrs. Anjalika Kripalani being the Constituted Attorney of the Owners as stated in Annexure "1" annexed hereto and having development rights have with a view to effectively develop the said Entire Land and with a clear understanding amongst each of them that they shall be entitled to the respective areas in the layout as per the area acquired by them for development and with such an understanding and arrangement prepared a layout of plots of the said Entire Land will and submitted the same to Pune Municipal Corporation for amalgamation and sub division of layout plots and pursuant thereto the Pune Municipal Corporation has sanctioned the layout of plots carved out of the said entire lands vide its order bearing No. DPO/11121/H/131 dated 29/3/2007 and have issued the necessary commencement certificate and which has been revised vide No. DPO-3001/09 dated 24/12/2009.

(ppp) Pursuant to the sanction of the said layout of plots the Entire Land were subdivided into following plots, amenity space, open space and land under road viz.:

- (i) Plot No. A admeasuring 14845.79 square metres.
- (ii) Open Space for Plot No. A admeasuring 1682.87 square metres.
- (iii) Transformer space for Plot No. A admeasuring 300 square metres.
- (iv) Plot No. B admeasuring 10535.12 square metres.
- (v) Open Space for Plot No. B admeasuring 1203.86 square metres.
- (vi) Transformer space for Plot No. B admeasuring 300 square metres.
- (vii) Plot No. C admeasuring 6433.55 square metres.
- (viii) Open Space for Plot No. C admeasuring 869.91 square metres.
- (ix) Transformer space for Plot No. C admeasuring 150 square metres.
- (x) Plot No. D admeasuring 2789.27 square metres.
- (xi) Open Space for Plot No. D admeasuring 315.47 square metres.
- (xii) Transformer space for Plot No. D admeasuring 50 square metres.
- (xiii) Plot No. E admeasuring 6564.47 square metres.
- (xiv) Open Space for Plot No. E admeasuring 895.26 square metres.
- (xv) Transformer space for Plot No. E admeasuring 150 square metres.
- (xvi) Amenity Space for Plot No. E admeasuring 1342.89 square metres.
- (xvii) Plot No. F admeasuring 5212.85 square metres.
- (xviii) Open Space for Plot No. F admeasuring 583.48 square metres.
- (xix) Transformer space for Plot No. F admeasuring 25 square metres.
- (xx) Plot No. G admeasuring 4631.37 square metres.
- (xxi) Open Space for Plot No. G admeasuring 517.37 square metres.
- (xxii) Transformer space for Plot No. G admeasuring 25 square metres.
- (xxiii) Amenity Space for all area excluding Plot No. E admeasuring 18972.97 square metres.
- (xxiv) Area under internal Roads admeasuring 1245.63 square metres.
- (xxv) Area under reservation 18 metre R.P. Road 1189.32 square metres.
- (xxvi) Area under reservation 12 metre D.P. Road 2109.40 square metres.
- (xxvii) Area under reservation 12 metre D.P. Road 426.26 square metres passing through Plot No. "G".

The same is reflected vide mutation entry no. 19712.

(qqq) The said M/s. B. U. Bhandari Schemes, Esquire Realtors Pvt. Ltd. and Ms. Anjalika Kripalani alone had the development rights pertaining to the said Entire Land and in the sanctioned layout and each of them is entitled to the following areas (i) Esquire Realtors Pvt. Ltd.: 5002.11 square metres, (ii) Ms. Anjalika Kripalani: 3950.52 square metres and (iii) M/s. B. U. Bhandari Schemes: balance area in the sanctioned layout.

(rrr) In pursuance to the said arrangement and on basis of the said sanctioned layout plan, the parties hereto have amongst themselves agreed to retain the following portions in the said layout viz.:

- (i) **M/s. B. U. Bhandari Schemes:** Plot No. A admeasuring 14845.79 square metres, Open Space for Plot No. A admeasuring 1682.87 square metres, Transformer space for Plot No. A

admeasuring 300 square metres, Plot No. B admeasuring 10535.12 square metres, Open Space for Plot No. B admeasuring 1203.86 square metres, Transformer space for Plot No. B admeasuring 300 square metres, Plot No. C admeasuring 6433.55 square metres, Open Space for Plot No. C admeasuring 869.91 square metres, Transformer space for Plot No. C admeasuring 150 square metres, Plot No. D admeasuring 2789.27 square metres, Open Space for Plot No. D admeasuring 315.47 square metres, Transformer space for Plot No. D admeasuring 50 square metres, Plot No. F admeasuring 5212.85 square metres, Open Space for Plot No. F admeasuring 583.48 square metres, Transformer space for Plot No. F admeasuring 25 square metres, Plot No. G admeasuring 4631.37 square metres, Open Space for Plot No. G admeasuring 517.37 square metres, Transformer space for Plot No. G admeasuring 25 square metres, Amenity Space for all area (excluding Plot No. E) admeasuring 18972.97 square metres, Area under internal Roads admeasuring 1245.63 square metres, Area under reservation 18 metre R.P. Road 1189.32 square metres and Area under reservation 12 metre D.P. Road 2109.40 square metres and 426.26 square metres. (hereinafter called **B.U. Bhandari's land**)

(ii) **Esquire Realtors Pvt. Ltd.:** area admeasuring 3676.11 square metres on the western side out of Plot No. E admeasuring 6564.47 square metres plus area admeasuring 494 square metres on the western side out of Open Space for Plot No. E admeasuring 895.26 square metres, plus 84 square metres on the western side out of Transformer space for Plot No. E admeasuring 150 square metres and 748 square metres on western side out of Amenity Space for Plot No. E admeasuring 1342.89 square metres collectively admeasuring 5002.11 square metres. (hereinafter called **Esquire's land**)

(iii) **Ms. Anjalika Kripalani:** area admeasuring 2888.36 square metres on the eastern side out of Plot No. E admeasuring 6564.47 square metres plus area admeasuring 401.26 square metres on the eastern side out of Open Space for Plot No. E admeasuring 895.26 square metres, plus 66 square metres on the eastern side out of Transformer space for Plot No. E admeasuring 150 square metres and 594.89 square metres on eastern side out of Amenity Space for Plot No. E admeasuring 1342.89 square metres collectively admeasuring 3950.52 square metres. (hereinafter called **Kripalani's land**)

(sss) The M/s. B. U. Bhandari Schemes, Esquire Realtors Pvt. Ltd. and Ms. Anjalika Kripalani having the development rights in respect of the said entire land and also being the Constituted Attorney of the Owners detailed in Annexure "2" have by a Deed of Transfer dated 1/6/2010 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 5027/2010 handed over an aggregate area of 22271.69 square metres i.e. 239732.50 square feet out of the said entire land towards RP Road, DP Road and Amenity Space except Amenity for Plot No. E, and D.P. Road passing through Plot No. G to Pune Municipal Corporation and that the consideration thereto being the FSI/TDR as applicable to the reserved area (which area prior to amalgamation was with M/s. B. U. Bhandari Schemes) is to be received by M/s. B. U. Bhandari Schemes alone and for the exclusive benefit and use of the First Party. The said Esquire Realtors Pvt. Ltd. and Ms. Anjalika Kripalani had no objection for the said FSI/TDR pertaining to the reserved area (save and except for the reserved area in Plot E) being granted to M/s. B. U. Bhandari Schemes by Pune Municipal Corporation and the same being use and consumed and to the benefit of the M/s. B. U. Bhandari Schemes alone.

(ttt) In pursuance to the said arrangement, by a Deed of Sale dated 2/6/2010 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 5044/2010, the Owners as stated in Annexure "2" annexed hereto have with the consent and confirmation of the Consenting Party therein in terms of the said development agreements and other documents referred above have absolutely sold, conveyed and transferred the said B.U. Bhandari's land unto and in favour of M/s. B. U. Bhandari Schemes. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 19843.

(uuu) In pursuance to the said arrangement, by a Deed of Sale dated 2/6/2010 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 5046/2010, the Owners as stated in Annexure "2" annexed hereto have with the consent and confirmation of the Consenting Party therein in terms of the said development agreements and other documents referred above have absolutely sold, conveyed and transferred the said Esquire's land unto and in favour of Esquire Realtors Pvt. Ltd. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 19841. It is clarified that said Esquire's land is comprised in the said land being the subject matter of this report.

(vvv) In pursuance to the said arrangement, by a Deed of Sale dated 2/6/2010 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 5045/2010, the Owners as stated in Annexure "2" annexed hereto have with the consent and confirmation of the Consenting Party therein in terms of the said development agreements and other documents referred above have absolutely sold, conveyed and transferred the said Kripalani's land unto and in favour of Mrs. Anjalika Kripalani. Pursuant thereto the

name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 19842.

(www) It is clarified that the mutation entry no. 23160 pertains to corrections being made in the computerized 7/12 extracts pursuant to the Order dated 12/10/2015 passed by the Tahasildar, Pune. Pursuant thereto Survey No. 10/2/1+2/2 was allotted new Survey No. 10/2A/3.

(xxx) It appears that the effect of the sanction of the layout vide Commencement Certificate No. DPO-3001/09 dated 24/12/2009 in respect of the said entire lands was mutated in the revenue records pursuant to the Order dated 2/4/2018 passed by the Tahasildar, Haveli and pursuant thereto new Survey No. and Hissa Nos. were allotted as follows:

Old Survey No. and Hissa Nos.	New Survey No. and Hissa Nos.
Old Survey No. 10/2/1+2/ 1A+1B + 10/2/1+2/2 + 2/3 + 10/2/1 + 2/3 + 25/1 + 26/1 + 26/2/1 and 2/3 + 27/10 + 10/5 + 10/6 + 10/8 + 10/9 + 27/19 + 27/20 + 27/21 + 27/22 + 27/23 + 27/11 + 27/12 + 27/13 + 27/15 + 27/24 + 27/26 Plot No. D total adm 2789.27 square metres	New Survey No. 10 Hissa No. 2A/20 Plot No. D admeasuring 2789.27 square metres, Open Space for Plot No. D admeasuring 315.47 square metres, Transformer space for Plot No. D admeasuring 50 square metres
Old Survey No. 10/2/1+2/ 1A+1B + 10/2/1+2/2 + 2/3 + 10/2/1 + 2/3 + 25/1 + 26/1 + 26/2/1 and 2/3 + 27/10 + 10/5 + 10/6 + 10/8 + 10/9 + 27/19 + 27/20 + 27/21 + 27/22 + 27/23 + 27/11 + 27/12 + 27/13 + 27/15 + 27/24 + 27/26 Open Space for Plot No. D adm 315.47 square metres)	New Survey No. 10 Hissa No. 2A/21
Old Survey No. 10/2/1+2/ 1A+1B + 10/2/1+2/2 + 2/3 + 10/2/1 + 2/3 + 25/1 + 26/1 + 26/2/1 and 2/3 + 27/10 + 10/5 + 10/6 + 10/8 + 10/9 + 27/19 + 27/20 + 27/21 + 27/22 + 27/23 + 27/11 + 27/12 + 27/13 + 27/15 + 27/24 + 27/26 Transformer Space for Plot No. D adm 50 square metres)	New Survey No. 10 Hissa No. 2A/22
Old Survey No. 10/2/1+2/ 1A+1B + 10/2/1+2/2 + 2/3 + 10/2/1 + 2/3 + 25/1 + 26/1 + 26/2/1 and 2/3 + 27/10 + 10/5 + 10/6 + 10/8 + 10/9 + 27/19 + 27/20 + 27/21 + 27/22 + 27/23 + 27/11 + 27/12 + 27/13 + 27/15 + 27/24 + 27/26 Area under 12 metre Road adm 2109.40 square metres)	New Survey No. 10 Hissa No. 2A/33
Old Survey No. 10/2/1+2/ 1A+1B + 10/2/1+2/2 + 2/3 + 10/2/1 + 2/3 + 25/1 + 26/1 + 26/2/1 and 2/3 + 27/10 + 10/5 + 10/6 + 10/8 + 10/9 + 27/19 + 27/20 + 27/21 + 27/22 + 27/23 + 27/11 + 27/12 + 27/13 + 27/15 + 27/24 + 27/26 Area under 18 metre Road adm 1189.324 square metres)	New Survey No. 10 Hissa No. 2A/35
Old Survey No. 10/2/1+2/ 1A+1B + 10/2/1+2/2 + 2/3 + 10/2/1 + 2/3 + 25/1 + 26/1 + 26/2/1 and 2/3 + 27/10 + 10/5 + 10/6 + 10/8 + 10/9 + 27/19 + 27/20 + 27/21 + 27/22 + 27/23 + 27/11 + 27/12 + 27/13 + 27/15 + 27/24 + 27/26 Area under Amenity Space of Plot D, E and F adm 18972.97 square metres)	New Survey No. 10 Hissa No. 2A/36

The same is reflected vide mutation entry no. 24486. It is clarified that the relevant New Survey Nos. and Hissa Nos. pertaining to thereto said land are enumerated above and other portions which are not comprised in the said Land being the subject matter of this report are not discussed.

(C) Portion admeasuring 322 Ares out of Survey No. 10/2A/3 (old Survey No. 10/2/1+2/2)

(a) The Owner No. 91 as stated in Annexure "2" annexed hereto namely Mr. Prasanna Shantilal Mutha was the owner of and/or otherwise well and sufficiently entitled and possessed of all that piece and parcel of land admeasuring 183 square metres out of land bearing Survey No. 10/2A/3 of village Kharadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli. The said Owners No. 91 had purchased the said portion admeasuring 183 square metres out of Survey No. 10/2A/3 (old Survey No. 10/2/1+2/2) from its erstwhile owner namely Mr. Edward Sajan and Leena Sajan by and under a Sale Deed dated 18/7/2006 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 5087/2006.

(b) The Owner No. 92 as stated in Annexure "2" annexed hereto namely Mr. Anuj Maniklal Bhandari was the owner of and/or otherwise well and sufficiently entitled and possessed of all that piece and parcel of land admeasuring 139 square metres out of land bearing Survey No. 10/2A/3 of village

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Kharadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli.

(c) the said portions admeasuring 183 square metres and 139 square metres out of Survey No. 10/2A/3 are hereinafter referred to as the "said land No. 44".

(D) **Portion admeasuring 680 Ares out of Survey No. 10/2A/8 (old Survey No. 10/2/1+2/3)**

(a) The Owner No. 91 as stated in Annexure "2" annexed hereto namely Mr. Prasanna Shantilal Mutha was the owner of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece and parcel of land admeasuring 446 square metres out of land bearing Survey No. 10/2A/8 of village Kharadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli. The said Owners No. 91 had purchased the said portion admeasuring 446 square metres out of Survey No. 10/2A/8 (old Survey No. 10/2/1+2/3) from its erstwhile owner namely Mr. Edward Sajan and Leena Sajan by and under a Sale Deed dated 18/7/2006 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 5087/2006.

(b) The Owner No. 93 as stated in Annexure "2" annexed hereto namely M/s. B.U. Bhandari Schemes were the owners of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece and parcel of land admeasuring 234 square metres out of land bearing Survey No. 10/2A/8 of village Kharadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli. The said Owners No. 93 had purchased the said portion admeasuring 234 square metres out of Survey No. 10/2A/8 (old Survey No. 10/2/1+2/3) from its erstwhile owner namely Mr. Yohan Prabhakar Sadsphule by and under a Sale Deed dated 29/6/2012 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 7393/2012.

(c) The said portions admeasuring 234 square metres and 446 square metres out of Survey No. 10/2A/3 are hereinafter referred to as the "said land No. 45".

(E) **Survey No. 27/10/10**

The Owner No. 93 as stated in Annexure "2" annexed hereto namely M/s. B.U. Bhandari Schemes were the owners of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece and parcel of land bearing Survey No. 27/10/10 of village Kharadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli. Hereinafter referred to as the "said land no. 46". The said Owners No. 93 had purchased the said Survey No. 27/10/10 from its erstwhile owner namely Mr. Guruling Chenverrappa Masali by and under a Sale Deed dated 16/9/2011 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 8973/2011.

(F) **Survey No. 27/10/11**

The Owner No. 93 as stated in Annexure "2" annexed hereto namely M/s. B.U. Bhandari Schemes were the owners of and/or otherwise well and sufficiently entitled and possessed of all that piece and parcel of land bearing Survey No. 27/10/11 of village Kharadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli. Hereinafter referred to as the "said land no. 47". The said Owners No. 93 had purchased the said Survey No. 27/10/11 from its erstwhile owner namely Mr. Guruling Chenverrappa Masali by and under a Sale Deed dated 16/9/2011 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 8973/2011.

(G) **Survey No. 27/10/14**

The Owner No. 93 as stated in Annexure "2" annexed hereto namely M/s. B.U. Bhandari Schemes were the owners of and/or otherwise well and sufficiently entitled and seized and possessed of all that piece and parcel of land bearing Survey No. 27/10/14 of village Kharadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli. Hereinafter referred to as the "said land no. 48". The said Owners No. 93 had purchased the said Survey No. 27/10/14 from its erstwhile owner namely Mr. Sandeep Namdeo Jarad and Mrs. Pooja Sandeep Jarad by and under a Sale Deed dated 1/8/2012 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 8995/2012.

(H) **Sanction of Layout Plans**

It appears that the said M/s. B. U. Bhandari caused the sanction of the layout plans in respect of the said (i) Survey No. 10/2A/20 admeasuring 2789.27 square metres (ii) Survey No. 10/2A/21 admeasuring 315.47 square metres, (iii) Survey No. 10/2A/22 admeasuring 50 square metres, (iv) Survey No. 27/10/10 admeasuring 904 square metres, (v) Survey No. 27/10/11 admeasuring 904 square metres, (vi) Survey No. 27/10/14 admeasuring 442 square metres, (vii) a portion admeasuring 234 square metres carved out of Survey No. 10/2A/8 total admeasuring 3660 square metres, (viii) a portion admeasuring 183 square metres carved out of Survey No. 10/2A/3 total admeasuring 1750 square metres and (ix) a portion admeasuring 446 square metres carved out of Survey No. 10/2A/8 total admeasuring 3660 square metres

and was sanctioned by Pune Municipal Corporation and issued revised Commencement Certificate No. DPO/CC/0708/18 dated 19/6/2018 and the said Plot was allotted Plot No. D+Da+Db admeasuring 6268.20 square metres.

(I) Reconstitution of M/s. B. U. Bhandari Schemes.

(a) It appears that out of the said Land a portion admeasuring 183 square metres carved out of Survey No. 10/2A/3 total admeasuring 1750 square metres was purchased in the name of Mr. Prasanna Shantilal Mutha and a portion admeasuring 139 square metres carved out of Survey No. 10/2A/3 total admeasuring 1750 square metres was purchased in the name of Mr. Anuj Maneklal Bhandari and a portion admeasuring 446 square metres carved out of Survey No. 10/2A/8 total admeasuring 3660 square metres was purchased in the name of Mr. Prasanna Shantilal Mutha from and out of the funds of M/s. B.U. Bhandari Schemes and the said Mr. Prasanna Shantilal Mutha and Mr. Anuj Maneklal Bhandari were holding the same for and on behalf of the M/s. B.U. Bhandari Schemes as partners thereof and as such M/s. B.U. Bhandari Schemes was the ostensible owner of the same.

(b) It appears that the partners of M/s. B.U. Bhandari Schemes namely Mr. Anuj Maneklal Bhandari and Mr. Rajnish Maneklal Bhandari retired from the said partnership firm vide Deed For Reconstitution of Partnership dated 11/12/2020. Pursuant to the retirement of the said partners the names of the Continuing Partners namely Mr. Dinesh Hirachand Munot, Mr. Prasanna Shantilal Mutha and Mr. Utkarsh Dinesh Munot were mutated in the revenue records vide mutation entry no. 26934.

(J) Rights of Mr. Swapnil Harakchand Dhoka for unutilized FSI/ FAR admeasuring 4005 square meters out of total FSI / FAR admeasuring 6314 square meters to be generated from the land bearing Survey No. 10/2A/33, 10/2A/35 and 10/2A/36, Kharadi, Pune

(a) As stated in para 1(B) hereinabove the said M/s. B. U. Bhandari Schemes were the owners of and otherwise entitled to the said B.U. Bhandari's Land and which also comprised of (i) Land bearing Survey No. 10/2A/33 admeasuring an area 2109.40 square meters reserved for 12 meter D.P. Road, (ii) Land bearing Survey No. 10/2A/35 admeasuring an area 1189.324 square meters reserved for 18 meter D.P. Road and (iii) Land bearing Survey No. 10/2A/36 admeasuring an area 18972.97 square meters reserved for Amenity Space.

(b) It appears that by a Transfer Deed dated 2/6/2010 registered in the office of Sub Registrar Haveli No. 19 at serial no. 5027/2010, the said M/s. B. U. Bhandari Schemes has transferred and the Pune Municipal Corporation has acquired the above mentioned lands of D. P. Roads and Amenity Space and in lieu thereof granted FSI /FAR to be loaded on any buildings comprised in the said layout.

(c) It appears that FSI to the tune of 15957.694 square meters, out of the Amenity Space has been consumed by M/s. B. U. Bhandari Schemes and the balance FSI out of Amenity Space and D. P. Roads has not been utilized till date and a balance FSI/FAR to the tune of 6314 square metres is yet to be utilized and consumed.

(d) It appears that by a Deed of Transfer/Assignment of unutilized FSI dated 28/10/2021 registered with the office of the Sub Registrar Haveli No. 25 at serial no. 14313/2021, the said M/s. B. U. Bhandari Schemes have absolutely sold, transferred and assigned the said unutilized FSI/FAR admeasuring 6314 square metres unto and in favour of Mr. Swapnil Harakchand Dhoka consideration and on certain terms and conditions. In terms of the said Deed of Transfer/Assignment of unutilized FSI dated 28/10/2021, the said M/s. B.U. Bhandari Schemes has executed a Power of Attorney dated 28/10/2021 registered with the office of the Sub Registrar Haveli No. 25 at serial no. 14314/2021 in favour of Mr. Swapnil Harakchand Dhoka inter alia vesting in him with various powers and authorities in respect of the said FSI/FAR admeasuring 6314 square metres.

(K) Documents in favour of M/s. Prasun Associates

(a) It appears that by a Deed of Sale dated 12/1/2022 registered with the office of the Sub Registrar Haveli No. 10 at serial no. 984/2022, the said (1) M/s. B.U. Bhandari Schemes through its Partners (i) Mr. Dinesh Hirachand Munot and (ii) Mr. Prasanna Shantilal Mutha, (2) Mr. Prasanna Shantilal Mutha and (3) Mr. Anuj Maneklal Bhandari have collectively and absolutely sold and conveyed all those pieces and parcels of contiguous land collectively admeasuring 6407.20 square metres being (i) Survey No. 10/2A/20 admeasuring 2789.27 square metres (ii) Survey No. 10/2A/21 admeasuring 315.47 square metres, (iii) Survey No. 10/2A/22 admeasuring 50 square metres, (iv) Survey No. 27/10/10 admeasuring 904 square metres, (v) Survey No. 27/10/11 admeasuring 904 square metres, (vi) Survey No. 27/10/14 admeasuring 442 square metres, (vii) a portion admeasuring 234 square metres carved out of Survey No. 10/2A/8 total admeasuring 3660 square metres, (viii) a portion admeasuring 183 square metres carved out of Survey No. 10/2A/3 total admeasuring 1750 square metres and (ix) a portion admeasuring 446 square metres carved out of Survey No. 10/2A/8 total admeasuring 3660 square metres (nos. (i) to (ix) being Plot No. D+Da+Db admeasuring 6268.20 square metres in the sanctioned layout as per revised Commencement Certificate No. DPO/CC/0708/18 dated 19/6/2018), (x) a portion admeasuring 139 square metres carved out of Survey No. 10/2A/3 total admeasuring 1750 square metres (no. (i) to (x) with its total buildable

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potential as per UDCPR) and situate at village Kharadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 29, Pune unto and in favour of M/s. Prasan Associates for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers were mutated in the revenue records vide mutation entry no. 27257.

(b) It appears that by a Deed of Transfer And Assignment (of Unutilized Floor Space index- FSI) dated 14/1/2022 registered with the office of the Sub Registrar Haveli No. 8 at serial no. 375/2022, the said Mr. Swapnil Harakchand Dhoka has absolutely sold, transferred and assigned an unutilized FSI/ FAR to the tune of admeasuring 4005 square meters out of total unutilized FSI/ FAR admeasuring 6314 square meters unto and in favour of M/s. Prasan Associates for consideration and on certain terms and conditions and to be consumed and loaded in the proposed building to be developed on the said Land. In pursuance thereto the said Mr. Swapnil Harakchand Dhoka has also executed a Power of Attorney dated 14/1/2022 registered with the office of the Sub Registrar Haveli No. 8 at serial no. 374/2022 in favour of nominee and partner of M/s. Prasan Associates inter alia vesting in him with several powers and authorities pertaining to the said unutilized FSI/ FAR admeasuring 4005 square meters.

(II) Zone, Permissions and Sanctions

(a) The said Land was located in the Industrial Zone and has been converted into Residential Zone and all the conversion charges, premiums, nazarana, etc. thereto have been duly paid.

(b) The Pune Municipal Corporation has sanctioned the layout plans of the said entire lands on 29/3/2007 and have been further revised vide Commencement Certificates dated 24/12/2009, 22/3/2011, 23/7/2015, 21/02/2018 and 19/6/2018 including for Plot No. D+Da+Db.

(c) The Pune Municipal Corporation has sanctioned the layout and building plans on the said Entire Land for the purposes of Environmental Clearance and has issued the Proposed Commencement Certificate bearing No. Zone No. 1/4941 dated 09/11/2023.

(d) The State Environment Impact Assessment Authority has vide its Letter dated 07/02/2024 granted the environmental clearance to the project to be developed on the said Entire Land.

(e) The Pune Municipal Corporation has vide its Commencement Certificate bearing No. CC/3204 dated 13/03/2024 has sanctioned the layout and building plans are sanctioned vide its Commencement Certificate bearing No. CC/0481/24 dated 28/05/2024 on the said Land.

(f) By an Order bearing no. PMH/NA/SR/95/2010 dated 20/10/2010 passed by Hon'ble Collector, Pune, the said Land excluding portion admeasuring 3252 square meters has been permitted to be used for non-agricultural purpose.

(III) Qualifying Comments/Remarks

(a) I have caused online searches to be carried out in the Index II registers available in the office of the Sub Registrar Haveli Nos. 1 to 27 through my associate Mr. Rohit Walimbe, Advocate from the year 1993 till date. I am informed by Mr. Rohit Walimbe, Advocate that from the available records during the searches, 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 in E-searches all the documents are not available on public domain and hence, the searches are restricted only to the documents available on the IGR website only.

(b) It is clarified that prior to purchase and acquisition of the said Land by my clients, I had issued a Public Notice dated 13/10/2021 and published in Daily Prabhat, Economic Times, Maharashtra Times and Sakal Today on 14/10/2021. It is clarified that I have not received any claims or objections to the said public notice pertaining or affecting the said land. It is further clarified that at the specific requests of my clients, I have not issued any public notice for the issuance of this Report.

(c) The present Report relates to ascertaining the title about the said Land which was initially agricultural land and which were purchased/acquired by the persons as mentioned in this Report either directly from the farmers or other person/s holding such land. In such circumstances I do not have direct access to the original owners to ascertain various aspects about their holdings such as the persons who comprised of their Hindu Undivided Families, the undivided shareholding of the individuals in the lands, the boundaries of the respective holdings and other such other issues. Further the farmers do not possess any muniments of title and are not able to answer any requisitions on title. As a custom, the titles to such lands are 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.

(d) 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.

(e) Certain documents/ correspondence, mutation entries are not made available to me and hence I have assumed and relied on the other documents and/or link facts and/or notings on 7/12 extract to arrive at a conclusion which can be presumed to be correct unless proved or a new entry is lawfully substituted therefor.

(f) 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 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.

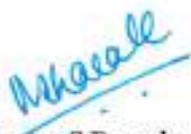
(g) It is further clarified that since my scope of work does not include considering aspects within the domain of an architect or surveyor, I have not carried out any physical inspection of the said Land nor have commented on its zoning and development aspects, etc. thereof. Further I am not certifying the boundaries of the said Land nor am I qualified to express my opinion on physical identification of the said Land.

This Title Report is based on the provisions of the law as applicable and prevailing as on date and the facts of the matter which is derived from documents perused and information provided and as I understand them to be. My understanding is based upon and limited to the information and documents provided to me and any variance of facts or of law may cause a corresponding change in my Title Report.

(4) **Any other relevant title**
Not Applicable

(5) **Litigations**
As per the available records and as informed by my clients that there are no litigations in respect of the said Land.

Dated this 18th day of June, 2024.


Prasanna S Darade
Advocate



CHALLAN
MTR Form Number-6



GRN	MH02413679202223E	BARCODE			Date	26/05/2022-14:27:31	Form ID	1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			Full Name	Adv Rohit M Walimbe			
Location	PUNE			Flat/Block No.				
Year	2022-2023 From 01/01/2022 To 26/05/2022			Promises/Building				
Account Head Details	Amount In Rs.			Road/Street	Dhayari			
6030072201 SEARCH FEE	600.00			Area/Locality	Pune			
				Town/City/District				
				PIN	4 1 1 0 4 1			
				Remarks (If Any)	Search Fee for Survey No 27 And Survey No 10 Village Kharadi Puna			
				Amount In	Six Hundred Rupees Only			
Total	600.00			Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	69103332022052615988	2748002410	
Cheque/DD No.				Bank Date	RBI Date	26/05/2022-14:28:35	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				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.

Mobile No.: 9011422628

अदर चलन "टाइम ऑफ पीस" नवीन शतक क्रांतिकारीय लागू आहे. इतर कारणांसाठी किंवा गोंदणी व कंत्राटदारांच्या दस्त्यासाठी लागू नाही.



CHALLAN
MTR Form Number-6



GRN	MH003267607202425E	BARCODE			Date	10/06/2024-10:57:25	Form ID			
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			Full Name	Adv, Rohit M. Walimbe					
Location	PUNE			Flat/Block No.						
Year	2024-2025 From 01/01/2022 To 10/06/2024			Premises/Building						
Account Head Details		Amount In Rs.		Road/Street	Dhayari					
0030072201 SEARCH FEE		150.00		Area/Locality	Pune					
				Town/City/District						
				PN	4	1	1	0	4	1
				Remarks (If Any)	Search for 3 years S No 27 and S No 10 Kharadi Haveli Pune					
				Amount In	One Hundred Fifty Rupees Only					
Total			150.00	Words						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332024061011186		2673164346		
Cheque/DD No.				Bank Date	RBI Date	10/06/2024-10:59:18		Not Verified with RBI		
Name of Bank				Bank-Branch	IDBI BANK					
Name of Branch				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

Mobile No. : 9011422626

सदर चालन 'टाइम ऑफ पेमेंट' मध्ये नसुद्ध कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.