



Ref. :

Date :

TITLE REPORT

Re : All that piece and parcel of land or ground admeasuring 40613 sq. mtrs, being a portion out of lands admeasuring in aggregate Hectares 41 = 82.97 Ares comprised of lands/portions mentioned in the table below, all situate, lying and being at Village Mahalunge within the Registration Sub-District of Taluka Mulshi, District Pune the details of the lands are as following:

Survey No.	Subject area in Hectares = Ares
40/2	00=9.5
40/3	00=5.5
40/4	00=15
41/1(part)	02=68.57 out of 03 = 01
41/4	03=01
42/1(part)	00=95 out of 01=90
42/2A	00=85.5
42/2B	00=87.5
42/3	00=34
42/4	00=42
42/5	00=49
42/6	00=50
42/7	02=00





	01=52
47/3(part)	03=08 out of 09=55
Total	41 =82.97

The aforesaid Lands admeasuring in aggregate Hectares 41=82.97 Acres forms a contiguous block (hereinafter referred to for the sake of brevity as "**the said Larger Land**") and the same is bounded as follows (excluding some parcels within the boundaries which are not purchased), that is to say:

On or towards East : By lands bearing S.No.47/1, 2(Part), 3(Part), 4(Part), S.No.42/8(Part), 43/1(Part), S.No.44, S.No.42/1(Part), Village Mahalunge.

On or towards South : By Hill Side & 30 Mtr Wide RP Road, S.No.38, 45(Part), 44, 43/1(part), S.No.42/8(Part), 11, 12, S.No.41/2,3, and S.No.42/1(Part), Village Mahalunge.

On or towards West : By S.No.39, 40/1, S.No 41/1(Part), S.No.42/8(Part), S.No.45 (Part), S.No.44, S.No.42/1(Part), Village Mahalunge.

On or towards North : By MULA RIVER & S.No.42/1(Part), Village Mahalunge.

We have been instructed by **NNP Buildcon LLP**, a limited liability partnership incorporated under Limited Liability Partnership Act, 2008, having its registered office at 3rd Floor, S. No. 34, Near Inorbit Mall, Wadgaon Sheri, Pune – 411014 to investigate title of **MAHALUNGE LAND DEVELOPERS LLP ("MLDL")**, a limited liability partnership firm duly formed under the provisions of Limited Liability Partnership Act, 2008





4. The Collector of Pune passed an Order dated 30.09.2010 bearing No. PMA/NA/SR/382/09 thereby granting its sanction to the Master/Larger Layout plan and granting permission to, inter alia, the said Larger Land for non-agricultural residential purpose for implementation of the Special Township Project on certain terms and conditions more particularly recorded therein. Subsequently, the said Riverview obtained sanction of the Office of the Collector, District Pune for the Building Plans, vide Letter dated 16.05.2011 bearing No. PMA/NA/SR/484/10 in respect of the construction of Buildings containing Residential Flats on a portion of the said Larger Layout and which Building Layout plan has been revised from time to time and such(referred to collectively as "the Layout Plans").
5. The said Riverview has constructed certain Buildings as part of the Special Township Project known as "Kul Ecoloch" on a portion out of the said Larger Land and has entered into certain Agreements For Sale with the prospective purchasers for sale of Flats/Units therein.
6. Vide an Agreement For Sale dated 4.04.2018 (duly Registered under Serial No. 4595 of 2018 with the Sub-Registrar Haveli No. XX, Pune) executed by the said Riverview in Favour of the said Mahalunge Land Developers LLP, the said Riverview agreed to sell an area admeasuring 30073.69 sq.mtrs. out of the said Larger Land to the said Mahalunge Land Developers LLP subject to the payment of the consideration and the terms and conditions therein contained.





10. Litigation:

- a) A Regular Civil Suit bearing No. 1922 of 2012 in the court of Civil Judge, Senior Division Pune was filed by one Smt. Meena (Jayshree) Balasaheb Padale (i.e daughter-in-law of one erstwhile owner, Shri. Kashinath Sopan Padale) against, inter-alia, the said Shri. Kashinath Sopan Padale & the said Riverview. Under the said Suit, an Order dated 28.07.2014 was passed by the Hon'ble Judge in favour of the said Smt. Meena Balasaheb Padale for alienating one-seventh share in, inter-alia, the said land bearing Survey No. 44, Village Mahalunge to her. Being aggrieved with the said Order dated 28.07.2014, the said Riverview has filed an Appeal bearing No. 60/2014 in the Court of District Judge, Pune and which Appeal is still pending for order.
- b) The said Riverview filed a Regular Civil Suit bearing No. 1233 of 2014 in the Court of Civil Judge Junior Division, Pune against erstwhile owners, Smt. Kisnabai Mahadu Kamthe and Others against dispute for creating obstruction for use of 30 ft Road carved out of the said lands bearing Survey Nos. 47/2 and 47/3 Village Mahalunge to approach land bearing Survey No. 47/1, owned by Riverview and obtained Temporary Injunction against Smt. Kisnabai Mahadu Kamthe and Others by Order Below Exhibit 5 dated 16.12.2015.
- c) Certain purchasers of Flats/Units in the Project known as "Kul Ecoloch" have filed civil suits/complains against Riverview before, inter-alia, the National Commission/State Commission/District Forum Pune/Civil Court for, inter-alia, delayed possession of their respective Flats.





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opinion on and have not verified the area and/or physical identification of the above captioned Land.

- d) on the perusal of papers provided to us, it is observed that presently there is no mortgage, charge, liens, attachments, claims, demands or other encumbrances on or against the above captioned Land, save and except of the charge of the said IB under the aforesaid three Deeds of Mortgage all dated 18.05.2018 and we have relied on the same.
- e) we have not inspected and perused the original documents in respect of the above captioned land.
- f) For the purpose of this report, we have assumed the legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as photocopies.
- g) For the purpose of this Report, we have relied upon the information relating to lineage of holders of the above captioned lands, available on the basis of the Revenue Records and the documents of title mentioned above, as no separate documents /declaration /Affidavit /Records provided to us to verify the same.
- h) we express no view relating to reservation, FSI, plan, permission, approval or development potential of the above captioned Land.
- i) we have not verified and express no view pertaining to construction of housing project, sell of units/flats in such housing project, compliance of provisions of Real Estate (Regulation and Development) Act, 2016 and matters/issues pertaining to the same.



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transaction or legal process. Hence this report shall not be furnished, quoted or relied on by any person or entity other than NNP Buildcon LLP for any purpose without our prior written consent.

Dated this 28th Day of February, 2019

For BENCHMARK LEGAL SERVICES LLP

NIEELAM VERMA , ADVOCATE

(Partner)



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