

# SHREYA ANUP HADGAONKAR

ADVOCATE & LEGAL CONSULTANT

104, Wakad Business Bay, Wakad, Pune 411057.

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## FORMAT-A

(Circular No.28 of 2021)

To,

**THE HON'BLE CHAIRMAN,**

Maharashtra Real Estate Regulatory Authority,

Headquarters: 9th floor, Housefin Bhavan,

Plot No. C-21, E-Block, Bandra Kurla Complex,

Bandra (East), Mumbai – 400051.

## LEGAL TITLE REPORT

**Subject:** Title Clearance Certificate in respect of property mentioned herein below.

I have investigated the title of the Said Property on request of **INTOFINITY PROMOTERS PRIVATE LIMITED**, a private limited company incorporated and registered with the Registrar of Companies, Pune under The Companies Act, 1956 & deemed as registered under The Companies Act, 2013 having Corporate Identification Number (CIN) is **U45201PN2021PTC205973** and having Permanent Income Tax Number as per Section 139A of the Income Tax Act, 1961 PAN **AAGCI4003C** and having office at A-102 ICC Trade Tower; 403/A Senapati Bapat Road; Pune; Maharashtra; 411016, through its Authorised Director, Mr. Rajesh Goyal, on the basis of following documents i.e.: -

- 1. DESCRIPTION OF SAID PROPERTY:** All that land area admeasuring 12508.70 sq. meters (corresponding Sector No. R49) well carved out of the land bearing Survey No.36/3 admeasuring 03 Hectare 17.80 Ares; forming part of the Forest Trails Township project land admeasuring about 76 Hectors 69.1346 Ares bearing Survey Nos. 16/1/1 and others, situated at **Village Bhugaon** within the Registration District Pune, Sub-Registration District Mulshi, Taluka Mulshi and within the limits of Pune Metropolitan Regional Development Authority, Pune. Along-with the fixed Development Potential i.e. FAR/FSI of 45986.62 sq. meters i.e. 495000 sq. feet constitute and further along-with right to use adjacent road being permanent easement right of way.
- 2. DOCUMENTS OF ALLOTMENT OF PLOT:** - Sale Deed dated 30/08/2024, the Said Promoter, **INTOFINITY PROMOTERS PRIVATE LIMITED**, a private limited company through its Authorised Director, Mr. Rajesh Goyal purchased with possession all that separate land area admeasuring 12508.70 sq. meters carved out of Survey No.36/3, along-with the fixed Development Potential i.e. FAR/FSI of 45986.62 sq. meters i.e. 4,95,000 sq.feet thereon, forming part of the Forest Trails Township project land admeasuring about 76 Hectors 69.1346 Ares bearing Survey Nos. 16/1/1 and others, at Village Bhugaon, Taluka Mulshi District Pune, from Shrikant Purushottam Paranjape, Shashank Purushottam Paranjape and Paranjape Schemes (Construction) Limited, through its authorized representatives, Yash Shashank Paranjape ("Previous Owners"). Aforesaid sale deed dated 30/08/2024 is registered in the office of Sub Registrar, Mulshi (Paud), in book No.1, at Sr.No:20894/2024 on 30/08/2024.
- 3. Digital 7/12 extract** for Survey No.36/3, Survey No.16/1/1 & others, at Village-Bhugaon, issued by Maharashtra Bhumi Abhilekh, a land record website of the State of Maharashtra.

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4. **Search report for 30 years from 1995 to 2024:** - I have carried out search for the period of 1995 to 2024 in respect of the Survey No.36, at Village-Bhugaon and had paid vide GRN No. MH009555719202425U Dated 10/10/2024, copy of which is attached herewith as Annexure-A. On perusal of the above-mentioned documents and all other revenue documents to title of the Said Property, I am of the opinion that the revenue title of following Owner/Developer/Promoters to the Said Property is clear, marketable and without any encumbrances.

### OWNER OF THE SAID PROPERTY:

1. **Owner:** - in pursuance of the sale deed dated 30/08/2024, **INTOFINITY PROMOTERS PRIVATE LIMITED**, a private limited company is the absolute owner and possessor of the Subject Property;
2. Qualifying comments/remarks if any: **INTOFINITY PROMOTERS PRIVATE LIMITED**, being owner & possessor of the Said Property has absolute authority to develop the Said Property and deal with the Said Property with tenements in building etc.; constructed or to be constructed on the Said Property as per sanction from Pune Metropolitan Region Development Authority, Pune.  
The Report reflecting the follow of the title of the developer, **INTOFINITY PROMOTERS PRIVATE LIMITED**, a private limited company, to the Said Property is enclosed herewith as Annexure-A.

Enclosure: Annexure-A, Flow of Title, Search receipt.

Place: Pune

Date: 23/10/2024



Shreya  
ADVOCATE

### FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 extract / P.R. Card as on date of application for registration.
- 2) Search Report 30 years from 1995 till 2024, issued by Adv Shreya Hadgaonkar dated 23/10/2024 is attached herewith as Annexure-A.
- 3) Any other relevant title,
- 4) Litigations if any, NA



Shreya  
ADVOCATE

Date: 23/10/2024



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## ANNEXURE-A

### (Title Flow)

1. **DESCRIPTION OF PROPERTY:** - All that land area admeasuring 12508.70 sq. meters (corresponding Sector No. R49) well carved out of the land bearing Survey No.36/3 admeasuring 03 Hectare 17.80 Ares; forming part of the Forest Trails Township project land admeasuring about 76 Hectors 69.1346 Ares bearing Survey Nos. 16/1/1 and others, situated at Village Bhugaon within the Registration District Pune, Sub-Registration District Mulshi, Taluka Mulshi and within the limits of Pune Metropolitan Regional Development Authority, Pune. Together with all rights, title and or interest, hereditaments, privileges, easements, appurtenances etc., attached thereto.

2. **MUTATION ENTRIES:** - Photocopies of the 7/12 extract of Survey No.36, Village Bhugaon, is available for years 1991-92 to 2021-22, Photocopies of the 7/12 extract of Survey No.36/3, Village Bhugaon is available for years 2023-24, Photocopies of related Mutation Entry Nos. 4530, 5235, 5236, 5330, 5393, 5396, 5556, 5949, 6180, 6279, 6284, 6405, 6411, 6549, 6698, 6946, 7070, 7071, 7100, 7236, 8274, 8460, 8478, 8549, 8929, 9011, 9450, 9509, 9681 & 9824 which are made available for scrutiny by my client and same are in the custody of the Said Firm.

Further, that the mutation entry Nos.5235, 5236, 5230, 5396, 6946, 6960, 7070 & 7071 are either rejected mutation entries by the concern revenue officer or not applicable to the said property. Therefore, cannot be considered herewith.

3. **DEVOLUTION OF TITLE:** -

3.1 That, the Said Promoter has perused on record a photocopy of Sale Deed dated 04/04/1996, which is registered in the office of Sub-Registrar Mulshi (Paud) at serial No.1444/1996 on 25/05/1996, shows that, by obtaining sell permission from Joint Chairty Commissioner, Pune Region, Pune on dated 05/10/1995 vide No.J/38-95/U/S.36(1)(a)/95, Dhaklu Tukaram Surve, Ganpat Tukaram Surve, Tukaram Shripati Surve, Hiranman Balu Surve, Gopinath Yashwant Surve, Sopan Yashwant Surve, Namdev Yashwant Surve, Drupadabai Dagadu Surve, Balwant Dagadu Surve, Kaluram Dagadu Surve, Tarabai Jyotiram Pawar, Hirabai Kalidas Tapkir, Sitaram Babu Surve, Govind Mahipati Surve, Khandu Mahipati Surve, Barku Mahipati Surve, Pandurang Bhau Surve, Nivrurtti Bhau Surve, Babubai Dashrath Surve, Dattu Shankar Surve, Sarubai Abu Angre, Janabai Mathu Shedge, Drupadabai Maruti Gogawale, Venu Kisan Thopate & Parubai Aba Vaval purchased with possession area admeasuring 02 Hectares 71 Ares out of Survey No.36 from Shri Trimbakeshwar Devsthan & Vitthoba Devsthan, Bhugaon, through Trustee, Gopinath Yashwant Surve.

3.2 That, the Said Promoter has perused on record a photocopy of Sale Deed dated 04/04/1996, which is registered in the office of Sub-Registrar Mulshi (Paud) at serial No.1445/1996 on 25/05/1996, shows that, by obtaining sell permission from Joint Chairty Commissioner, Pune Region, Pune on dated 05/10/1995 vide No.J/38-95/U/S.36(1)(a)/95, Dhaklu Tukaram Surve, Ganpat Tukaram Surve, Tukaram Shripati Surve, Hiranman Balu Surve, Gopinath Yashwant Surve, Sopan Yashwant Surve, Namdev

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Yashwant Surve, Drupadabai Dagadu Surve, Balwant Dagadu Surve, Kaiuram Dagadu Surve, Tarabai Jyotiram Pawar, Hirabai Kalidas Tapkir, Sitaram Babu Surve, Govind Mahipati Surve, Khandu Mahipati Surve, Barku Mahipati Surve, Pandurang Bhau Surve, Nivrutti Bhau Surve, Babubai Dashrath Surve, Dattu Shankar Surve, Sarubai Abu Angre, Janabai Mathu Shedge, Drupadabai Maruti Gogawale, Venu Kisan Thopate & Parubai Aba Vaval purchased with possession area admeasuring 02 Hectares 71 Ares out of Survey No.36 from Shri Trimbakeshwar Devsthan & Vitthoba Devsthan, Bhugaon, through Trustee, Gopinath Yashwant Surve.

**3.3** Mutation Entry No.4530 of Village Bhugaon certified on 14/08/2000, shows that, Sitaram Baburao Surve expired on 24/04/2000, leaving behind him Mahadev Sitaram Surve, Sindhubai Sitaram Surve, Lilabai Shankar Wanje & Shobha Waman Angre as his legal heirs and accordingly, the name of the legal heirs recorded under owner and possessor column by deleting name of deceased for the properties shown in mutation entry which includes Survey No.36.

**3.4** Mutation Entry No.5393 of Village Bhugaon certified on 25/02/2005, shows that, Considering the Shri. Trimbakeshwar Mahadev Devsthan, Trust is registered Charitable Trust, in order to convey the Survey No.36 or part thereof with possession permission U/s 36(1) of Maharashtra Public Trust Act, 1950 is required to be obtained by the aforesaid Trust and hence the aforesaid Trust has submitted the application for permission with Joint Charity Commissioner, Pune being Application No. PTK/KAVI/686/04. Thereafter, the Hon'ble Joint Charity Commissioner Pune, pleased to pass an order dated 16/08/2004 and granted the permission to the aforesaid Trust to sell the property area admeasuring 63.3 Ares out of, Survey No.36 to the Mr. Prabhakar Dhondopant Chanaskar and Shilpa Prabhakar Chanaskar subject to terms & conditions thereon. Accordingly, status of the land converted from Class-III to Class-I land. Further shows that, aforesaid Mr. Prabhakar Dhondopant Chanaskar and Shilpa Prabhakar Chanaskar purchased with possession the said land area admeasuring 63.3 Ares out of, Survey No.36 vide sale deed registered in the office of Sub-Registrar Mulshi/Maval at serial No.18/1994. Accordingly, effect has been given to the Record of Rights.

Further provided that, in pursuance of the order of Hon'ble Joint Charity Commissioner and mutation herein above the said Survey No.36 sub divided and separate 7/12 extract opened, details as under:

Survey No.	Land Area	Occupant/Owner
36	07 Hectares 19.7 Ares	Shri. Trimbakeshwar Mahadev Sri Vithoba Dev
36/1	00 Hectares 63.30 Ares	Prabhakar Dhondopant Chanaskar & Shilpa Prabhakar Chanaskar

Accordingly, effect has been given to the Record of Rights vide mutation entry No.5556.

Further the Said Promoter has perused on record a photocopy of index-2 of Agreement dated 17/04/2008, which is registered in the office of Sub-Registrar Mulshi at serial No.3116/2008, in respect of area admeasuring 89 Ares out of Survey No.36, executed by Trimbakeshwar Devsthan Bhugaon through Trustee Gopinath Yashwant Surve & Droupdabai Dagadu Surve in favour of Prabhakar Dhondopant Chanaskar & Shipa Prabhakar Chanaskar.

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Further the Said Promoter has perused on record a photocopy of Agreement dated 22/04/2008, which is registered in the office of Sub-Registrar Mulshi (Paud) at serial No.3122/2008 on 23/04/2008, executed by Prabhakar Dhondopant Chanaskar & Shilpa Prabhakar Chanaskar in favour of Shashank Purushottam Paranjape.

Further the Said Promoter has perused on record a photocopy of Agreement dated 06/11/2006, which are registered in the office of Sub-Registrar Mulshi at serial Nos.7206/2006 on 07/11/2006, in respect of area admeasuring 63.30 Ares out of Survey No.36, executed by Prabhakar Dhondopant Chanaskar & Shilpa Prabhakar Chanaskar, in favour of Kedar Arvind Saraswate & Rajashri Kedar Saraswate.

Further the Said Promoter has perused on record a photocopy of Agreement dated 19/01/2006, which are registered in the office of Sub-Registrar Mulshi at serial Nos.1453/2006 on 10/03/2006, in respect of area admeasuring 14 Ares out of Survey No.36, executed by Vasantrao Dhakul Surve, Prabhakar Dhakul Surve, Gulab Dhakul Surve, Dilip Dhakul Surve, Sahebrao Prabhakar Surve & Vitthal Gulab Surve, in favour of Manoj Nilkanth Dongre.

- 3.5** Mutation Entry No.5949 of Village Bhugaon certified on 29/05/2007, shows that, by Sale Deed dated 24/07/1992, Ashok Kumar Mehra purchased with possession area admeasuring 89 Ares out of Survey No.36, from Shri. Trimbakeshwar Mahadev Devasthan through its Trustee Gopinath Yashwant Surve. Further it is shows that, the concern Mandal Adhikari had sanctioned aforesaid mutation entry No.5949 on 29/05/2007 with remark that, "Mutation is sanctioned without changing land status as Class-3, Devshtan Inam, as per the notification dated 20/03/2003, vide No. DEV/34/2002/37/PraKra.5/L/4 issued by Ministry of Revenue and Forest, Mumbai". Further it also shows that, the aforesaid mutation is also sanctioned in pursuance of the order dated 17/07/1992 read with order passed by Hon'ble Collector Pune dated 28/05/2006 vide No. PMH/NA/SR/131/2005. Hon'ble Joint Charity Commissioner, Pune being Application No. PTK/KAVI/686/04. vide sale deed dated 24/07/1992 registered in the office of Sub-Registrar Mulshi at serial No.63/1992 on 20/10/1992.
- 3.6** Mutation entry No.6180 certified on 30/06/2008 shows that, Govind Mahipati Surve expired on 13/11/2007 leaving behind him, Anil Govind Surve, Vijayanti Baban Pathare, Surekha Sopan Kadam, Sunita Baban Pathare & Nanda Ashok Munde as legal heirs and accordingly, an effect has been given to the record of rights of the said property, together with other properties left behind by the said deceased.

Mutation entry No.6279 certified on 30/07/2008 shows that, by development agreement coupled with Power of Attorney both dated 10/04/2007, which are registered in the office of Sub-Registrar Mulshi, at serial Nos.2560 & 2561, both on 17/04/2007, by which Matrix Developers Private Limited, through its authorized Director, Mr. Shrikant P. Paranjape acquired all the development rights with possession in respect of properties mentioned in the mutation entry which includes Said Property, from its erstwhile owner, Sanjay Ramchandra Kulkarni, Prakash Vishnu Gulab, Milind Laxman Kulkarni, Shrikant Shravan Mahale & others, with the consent of Mr. Prakash Arun Apte & with the confirmation of Pancharatna Township Private Limited through its partner Sushant Mohan Jadhav. Accordingly, effect to the aforesaid development agreement has been given to the Record of Rights and name of the

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aforesaid developer recorded to the other right column for the properties mentioned in the mutation entry which includes the Said Property.

8 Mutation Entry No.6405 of Village Bhugaon certified on 10/02/2009, shows that, Sanjay Ramchandra Kulkarni, Prakash Vishnu Gurav, Milind Laxman Kulkarni, Shrikant Shravan Mahale, Sushant Mohan Jadhav, Nitin Sudhakar Deshpande, Sandip Sridhar Walimbe, Koustubh Nandkumarn Wadnere, Rajiv Anant Patil, Pravin Sadashiv Shinde, Shirish Anant Patil, Sopan Dattatray Mohite, Rahul Kisan Shinde & Sunil Dattatray Kulkarni purchased with possession landed property area admeasuring 89 Ares out of Survey No.36, from Ashok Kumar Mehra. Aforesaid sale deed dated 12/05/2006 registered in the office of Sub-Registrar Mulshi at serial No.2298/2006. Accordingly, effect has been given to the Record of Rights.

That the, Said Promoter has perused on record photocopy of Sale Deed dated 24/07/1992, which is registered in the office of Sub-Reg. Mulshi (Paud) at serial No. 3533 on 24/07/1992 shows that, by obtaining sell permission from Joint Chairty Commissioner, Pune Region, Pune on dated 17/07/1992 vide No.J/57-91/U/S.36(1)(a)/., Ashok Kumar Mehra purchased with possession area admeasuring 89 Ares out of Survey No.36, from Trimbakeswhar Devsthan Bhugaon through its Trustee Gopinath Yashwant Surve.

Further it shows that, before executing aforesaid sale deed, parties have executed Agreement to Sell dated 22/09/2005, which is registered in the office of Sub-Reg. Mulshi at serial No. 4936/2005 on 22/09/2005, shows that, Ashok Kumar Mehra agreed to purchase landed property area admeasuring 89 Ares out of Survey No.36, together with other properties from Sanjay Ramchandra Kulkarni, Prakash Vishnu Gurav, Milind Laxman Kulkarni, Shrikant Shravan Mahale, Sushant Mohan Jadhav, Nitin Sudhakar Deshpande, Sandip Sridhar Walimbe, Koustubh Nandkumarn Wadnere, Rajiv Anant Patil, Pravin Sadashiv Shinde, Shirish Anant Patil, Sopan Dattatray Mohite, Rahul Kisan Shinde & Sunil Dattatray Kulkarni.

Further the Said Promoter has perused on record a photocopy of Confirmation Deed dated 27/02/2008, which is registered in the office of Sub-Registrar Mulshi (Paud) at serial No.1633/2008 on 27/02/2008, in respect of area admeasuring 89 Ares out of Survey No.36, executed by Nivrutti Bhau Surve & his legal heirs and Pandurang Bhau Surve & his legal heirs in favour of Matrix Developers Private Limited, through its authorized director, Mr. Shrikant Purushottam Paranjape.

Further the Said Promoter has perused on record a photocopy of Index-2 of Confirmation Deed dated 22/05/2009, which is registered in the office of Sub-Registrar Mulshi at serial No.2913/2009 on 29/05/2009, in respect of area admeasuring 20 Ares out of Survey No.36, executed by Sakhubai Dilip Pawar & Baydabai alias Sunita Baban Pawar in favour of Matrix Developers Private Limited, through its authorized director, Mr. Shrikant Purushottam Paranjape.

Further the Said Promoter has perused on record a photocopy of Index-2 of Confirmation Deed dated 22/05/2009, which is registered in the office of Sub-Registrar Mulshi at serial No.2915/2009 on 29/05/2009, in respect of area admeasuring 20 Ares out of Survey No.36, executed by Nivrutti Bhau Surve & other 13, in favour of Matrix Developers Private Limited, through its authorized director, Mr. Shrikant Purushottam Paranjape.



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- 3.9** Mutation entry No.6411 certified on 06/06/2008 shows that, Dattoba alias Dattu Shankar Surve expired on 04/09/2006 leaving behind him, W-Sonabai Dattoba Surve, Maruti Dattoba Surve, Ramdas Dattoba Surve, Laxman Dattoba Surve, Ankush Dattoba Surve (predeceased on 01/01/2003), leaving behind Varsha Ankush Surve, Vrushali Ankush Surve, Reshma Ankush Surve & Nirmala Ankush Surve as legal heirs and accordingly, an effect has been given to the record of rights of the said property.
- 3.10** Mutation entry No.6549 certified on 31/10/2009 shows that, by release deed dated 22/05/2009, Sakhubai Dilip Pawar & Baydabai alias Sunita Baban Pawar released their rights in the properties mentioned in the mutation entry which includes the Said Property in favour of Nivrutti Bhau Surve & Pandurang Bhau Surve. Aforesaid release deed is registered in the office of Sub-Reg. Mulshi at serial No.2916/2009.
- 3.11** Mutation Entry No.6698 of Village Bhugaon certified on 26/02/2010, shows that, by sale deed dated 24/11/2009, Matrix Developers Private Limited, through its authorized director, Mr. Shrikant P. Paranjape purchased with possession landed property area admeasuring 89 Ares out of Survey No.36 & other properties, from Sanjay Ramchandra Kulkarni, Prakash Vishnu Gurav, Milind Laxman Kulkarni, Shrikant Shravan Mahale, Sushant Mohan Jadhav, Nitin Sudhakar Deshpande, Sandip Sridhar Walimbe, Koustubh Nandkumarn Wadnere, Rajiv Anant Patil, Pravin Sadashiv Shinde, Shirish Anant Patil, Sopan Dattatray Mohite, Rahul Kisan Shinde & Sunil Dattatray Kulkarni all above through POA holder Matrix Developers Private Limited, through its authorized director, Mr. Shrikant P. Paranjape. Aforesaid sale deed dated 23/11/2009 registered in the office of Sub-Registrar Mulshi at serial No.6720 on 24/11/2009. Accordingly, effect has been given to the Record of Rights.

Further the Said Promoter has perused on record a copy of Consent Deed dated 18/02/2008, which is registered in the office of Sub-Registrar Mulshi at serial No.1362/2008, executed by Gopinath Yashwant Surve, Vatsala Gopinath Surve, Macchindra Gopinath Surve, Jalindar Gopinath Surve, Rohidas Gopinath Surve, Sangita Balu Phalke, Sopan Yashwant Surve, Sunil Sopan Surve, Navnath Sopan Surve, Mangal Shivaji Chandere, Vaishali Rajendra Takawale, Namdev Yashwant Surve, Sindhubai Namdev Surve, Dattatray Namdev Surve, Ashwini Ashok Dhavde & Drupadabai Maruti Gogawale in favour of Matrix Developers Privat Limited through its director Shrikant Purushottam Paranjape.

Further the Said Promoter has perused on record a photocopy of Confirmation cum Possession Agreement dated 21/08/2009, which is registered in the office of Sub-Registrar Mulshi (Paud) at serial No.4456/2009 on 21/08/2009, executed by Gajanan Pandurang Shaligram, Shrikant Gajanan Shaligram, Jayashri Shrikant Shaligram in favour of Sachin Vijaysinh Dalwale, Sushil Ramesh Bhandari & Prashant Mukund Bhandari.

Further the Said Promoter has perused on record a photocopy of Confirmation cum Possession Agreement dated 26/04/2010, which is registered in the office of Sub-Registrar Mulshi-2 at serial No.1163/2010, executed by Gajanan Pandurang Shaligram, Shrikant Gajanan Shaligram, Jayashri Shrikant Shaligram all through power of attorney holder, Sachin Vijaysinh Dalwale, Sushil Ramesh Bhandari & Prashant Mukund Bhandari, with the consent of Sachin Vijaysinh Dalwale, Sushil Ramesh Bhandari & Prashant Mukund Bhandari in favour of Matrix Developers Privat Limited through its director Mr. Amit Anil Natekar.

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Further the Said Promoter has perused on record a photocopy of index-2 of Confirmation Deed dated 21/04/2008, which is registered in the office of Sub-Registrar Mulshi at serial No.3118/2008, in respect of area admeasuring 89 Ares out of Survey No.36, executed by Gopinath Yashwant Surve, Vatsala Gopinath Surve, Macchindra Gopinath Surve, Jalindar Gopinath Surve, Rohidas Gopinath Surve, Sangita Balu Phalke, Sopan Yashwant Surve, Sunil Sopan Surve, Navnath Sopan Surve, Mangal Shivaji Chandere, Vaishali Rajendra Takawale, Namdev Yashwant Surve, Sindhubai Namdev Surve, Chhaya Bharat Bendre, Ashwini Ashok Dhavde & Drupadabai Maruti Gogawale in favour of Shashank Purushottam Paranajape.

**3.12** Mutation Entry No.6960 of Village Bhugaon certified on 23/02/2011, shows that, by sale deed dated 30/12/2010, M/S Vardhaman Emerald through its authorized person Vivek Vinayak Deshpande purchased with possession landed property area admeasuring 63.3 Ares out of Survey No.36/1, from Kedar Arvind Saraswate & Rajashri Kedar Saraswate. Aforesaid sale deed dated 30/12/2010 registered in the office of Sub-Registrar Mulshi at serial No.46/2011 on 04/01/2011. Accordingly, effect has been given to the Record of Rights.

**3.13** Mutation Entry No.7236 of Village Bhugaon certified on 10/04/2012, shows that, by sale deed dated 10/09/1997, Smt. Kuldip Kaur purchased with possession landed property area admeasuring 01 Hectares 40 Ares out of Survey No.36, from Gopinath Yashwant Surve, Sopan Yashwant Surve & Namdev Yashwant Surve. Aforesaid sale deed dated 10/09/1997 registered in the office of Sub-Registrar Mulshi at serial No.4518/1997. Accordingly, effect has been given to the Record of Rights.

Further the Said Promoter has perused on record a photocopy of Sale Deed dated 23/08/2013, which is registered in the office of Sub-Registrar Mulshi-2 at serial No.6723/2013 on 23/08/2013, shows that, Shrikant Purushottam Paranajape & Shashank Purushottam Paranajape have purchased with possession land area admeasuring 00 Hectares 51 Ares out of Survey No.36, from Smt. Kuldip Kaur with the consent of Dattatray Ramchandra Kelkar.

Further the Said Promoter has perused on record a photocopy of Sale Deed dated 23/08/2013, which is registered in the office of Sub-Registrar Mulshi-2 at serial No.6724/2013 on 23/08/2013, shows that, Shrikant Purushottam Paranajape & Shashank Purushottam Paranajape have purchased with possession land area admeasuring 00 Hectares 89 Ares out of Survey No.36, from Smt. Kuldip Kaur with the consent of Dattatray Ramchandra Kelkar.

**3.14** Mutation Entry No.8226 of Village Bhugaon certified on 14/12/2016, shows that, same is mutated in the pursuance of Government Notification No. RA.BHU. A./SR/180/L-1, dated 07/05/2016 read with the order of the Tahasildar dated 14/12/2016 that, under the e-Ferfar or revenue record of rights project, computerised all hand-written 7/12 extract or revenue record of rights. Further by using edit module, exact matched manual revenue record with digital revenue record of rights and rectified the error in the digitalised record for the properties mentioned in the mutation entry which includes Said Property.

**3.15** Mutation Entry No.8274 of Village Bhugaon noted on 04/02/2017, shows that, same is mutated in the pursuance of Government Notification No. RA.BHU. A./SR/180/L-1, dated 07/05/2016 read with the order of the Tahasildar dated 04/02/2017 that, under the e-Ferfar or revenue record of rights project, computerised all hand-written 7/12 extract or revenue record of rights. Further by using edit module,

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exact matched manual revenue record with digital revenue record of rights and rectified the error in the digitalised record for the properties mentioned in the mutation entry which includes Said Property.

- 3.16** Mutation Entry No.8460 of Village Bhugaon certified on 15/11/2017, shows that, same is mutated in the pursuance of Government Notification No. RA.BHU. A./SR/180/L-1, dated 07/05/2016 read with the order of the Tahasildar dated 02/11/2017 that, under the e-Ferfar or revenue record of rights project, computerised all hand-written 7/12 extract or revenue record of rights. Further by using edit module, exact matched manual revenue record with digital revenue record of rights and rectified the error in the digitalised record for the properties mentioned in the mutation entry which includes Said Property.
- 3.17** Mutation entry No.8478 certified on 28/02/2018 shows that, Barku Mahipati Surve expired on 18/07/1999 leaving behind him, W-Anjanabai Barku Surve, Sunita Raju Gavhare, Sarkia Nagesh Jawalkar & Suryakant Barku Surve as legal heirs and accordingly, an effect has been given to the record of rights of the Said Property & other property.
- 3.18** Mutation entry No.8549 certified on 06/05/2018 shows that, Gopinath Yashwant Surve expired on 09/09/2017 leaving behind him, W-Vatsalabai Gopinath Surve, Jalindar Gopinath Surve, Rohidas Gopinath Surve, Sangita Balasaheb Phalke, Macchindranath Gopinath Surve (predeceased on 22/04/2009) leaving behind Shobha Macchindranath Surve, Yogita Ganesh Wanjle, Nilam Jaynath Korde, Poonam Umesh Shedge, Siddhi Vivek Jori & Ganesh Macchindranath Surve as legal heirs and accordingly, an effect has been given to the record of rights of the Said Property & other property.
- 3.19** Mutation entry No.8929 certified on 29/01/2021 shows that, Khandu Mahipati Surve expired on 31/08/2020 leaving behind him, W-Anjana Khandu Surve, Sangita Kailas Chorge, Bapu Khandu Surve & Dattatray Khandu Surve as legal heirs and accordingly, an effect has been given to the record of rights of the Said Property & other property.
- 3.20** Mutation entry No.9011 certified on 07/05/2021 shows that, in pursuance of State Government order dated 17/03/2012, read with Tahsildar order U/s 155 vide No. Bhugaon/1/2021/2021 dated 06/01/2021 that, all the Class-II (1-C) "Niyantrit Satta Prakar" lands within the Kasba segregated and remark "Class-II (1-C), Niyantrit Satta Prakar" recorded under the e-Ferfar or revenue record of rights project, computerised all hand-written 7/12 extract or revenue record of rights and rectified the module, exact matched manual revenue record with digital revenue record of rights and rectified the error in the digitalised record for the properties mentioned in the mutation entry which includes Said Property.
- 3.21** Mutation entry No.9450 certified on 30/01/2023 shows that, in pursuance of State Government order dated 17/03/2012, read with Tahsildar order U/s 155 vide No. Bhugaon/1/2023/2023 dated 09/01/2023 that, all the Class-II (1-C) "Niyantrit Satta Prakar" lands within the Kasba segregated and remark "Class-II (1-C), Niyantrit Satta Prakar" recorded under the e-Ferfar or revenue record of rights project, computerised all hand-written 7/12 extract or revenue record of rights and rectified the module, exact matched manual revenue record with digital revenue record of rights and rectified the error in the digitalised record for the properties mentioned in the mutation entry which includes Said Property.

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**3.22** Mutation entry No.9509 certified on 17/05/2023 shows that, in pursuance of order dated 01/02/2023 vide No.LAND/3422/1505/ CASE NO.275/J-5, issued by Add. Secretary (Forest & Revenue Ministry), State of Maharashtra, read with order dated 29/03/2023 vide No. PTK/VATAN/SR/24/2023 issued by Collector of Pune that the, Add. Charity Commissioner vide their two orders dated 17/09/1992 & 05/10/1995 granted sell permission to Shri Trimbakeshwar Mahadev Sansthan to sell area admeasuring 03 Hectares 17.8 Ares out of Survey No.36 area admeasuring 07 Hectares 19.70 Ares at Village Bhugaon, subject to conditions specified thereon. The Class of said land Survey No.36 changed from Class-III Land to the Class-I Land and accordingly, assessment also given to the aforesaid land. Further shows that, the said transactions vide Reg. No. 6720/2009 and 8567/2013 in respect of Survey No.36 for area 01 Hectares 52 Ares purchased by Matrix developers private limited are regularized. Further also the sell transaction Reg. No. 6723/2013 & 6724/2013 in respect of Survey No.36 for area 01 Hectares 40 Ares purchased by Shrikant Purushottam Paranjpe & Shashank Purushottam Paranjpe are also regularized. Further also regularized the sell transaction Reg. No. 3686/2015 in respect of Survey No.36 for area 00 Hectares 25.8 Ares purchased by Shashank Purushottam Paranjpe. Accordingly, Tahsildar Mulshi (Paud) by its letter dated 06/04/2023 vide No.VATAN/KAVI/154/2023 shows that, at revenue record for Survey No.36 Class of the land changed from Class-III to Class-I and also implemented the land assessment thereon for the aforesaid purchased property.

Further the Said Promoter has perused on record a photocopy of Sale Deed dated 23/04/2015, which is registered in the office of Sub-Registrar Mulshi-2 at serial No.3686/2015 on 24/04/2015, shows that, Shashank Purushottam Paranjape purchased with possession land area admeasuring 00 Hectares 25.8 Ares out of Survey No.36, from Drupadabai Dagadu Surve, Balvant Dagadu Surve (for himself & as a guardian a guardian of Akshay), Kamal Balwant Surve, Rahul Balwant Surve, Pallavi Balwant Surve, Padma Vinayak Kate, Kaluram Dagadu Surve (for himself & as a guardian of Priyanka, Patik & Archana), Alka Kaluram Surve, Sneha Kaluram Surve, all above through their power of attorney holder Alka Kaluram Surve, Tarabai Jyotiba Pawar & Hirabai alias Parvatabai Kalidas Tapkir all through power of attorney holder, Varsha Shrikant Paranjape.

Further the Said Promoter has perused on record a copy of Consent Deed dated 21/04/2008, which is registered in the office of Sub-Registrar Mulshi at serial No.3120/2008, shows that, by accepting huge consideration amount, Drupadabai Dagadu Surve, Balvant Dagadu Surve, Kamal Balwant Surve, Rahul Balwant Surve, Akshay Balwant Surve, Pallavi Balwant Surve, Padma Vinayak Kate, Kaluram Dagadu Surve, Alka Kaluram Surve, Sneha Kaluram Surve, Priyanaka Kaluram Surve, Archana Kaluram Surve, Pratik Kaluram Surve all above through their power of attorney holder Alka Kaluram Surve, Tarabai Jyotiba Pawar & Hirabai alias Parvatabai Kalidas Tapkir have executed aforesaid Confirmation Deed in respect of area admeasuring 25.8 Ares out of Survey No.36 in favour of Shashank Purushottam Paranjape.

Further the Said Promoter has perused on record a photocopy of Sale Deed dated 31/10/2013, which is registered in the office of Sub-Registrar Mulshi-2 at serial No.8567/2013 on 31/10/2013, shows that, Matrix Developers Private Limited, through its authorized Director, Mr. Shrikant P. Paranjape purchased with possession land area admeasuring 00 Hectares 63 Ares out of Survey No.36, from Yamunabai Govind Surve & others (legal heirs of Late, Govind Mahipati Surve, legal heirs of Late,



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Khandu Mahipati Surve & legal heirs of Late, Barku Mahipati Surve) all above through their power of attorney holder, Matrix Developers Private Limited, through its authorized Director, Mr. Shriram Vinayak Bapat. That the contents of aforesaid sale deed dated 31/10/2013 shows that, before executing aforesaid sale deed, aforesaid parties (aforesaid vendors & purchasers) have executed Agreement to Sell dated 09/12/2010, which is registered in the office of Sub-Reg. Mulshi (Paud) at serial No.6986/2010.

Further the Said Promoter has perused on record a photocopy of Confirmation cum Possession Agreement dated 21/09/2010, which is registered in the office of Sub-Registrar Mulshi at serial No.6186/2010 on 09/12/2010, executed by Yamunabai Govind Surve & others (legal heirs of Late, Govind Mahipati Surve, Late, Khandu Mahipati Surve & Late Barku Mahipati Surve) with the consent of Anjanabai Barku Surve, Suryakant Barku Surve, Sunita Raju Gavhare & Sarkia Nagesh Jawalkar in favour of Matrix Developers Privat Limited through its director Mr. Amit Anil Natekar.

**3.23** Mutation entry No.9619 certified on 30/11/2023 shows that, in pursuance of order dated 24/06/2019, vide No.CP(CAA)/2766/MB /2018, issued by Hon'ble National Company Law Tribunal (NCLT), Mumbai Bench, read with sanctioned scheme vide No. ADJ/169/2019 that the scheme order No. CA (CAA)/130/MB/2018, the scheme of merger by absorption, is granted to change the name of promoter from Matrix Developers private limited through authorized signatory Shrikant Paranjape to the Paranjape scheme (construction) limited through director Shrikant Paranjape recorded to the Record of Rights. Aforesaid name change happened due to the Reg. document No.2308/2020 dated 13/03/2020. Concerned all the documents submitted to the revenue department.

**3.24** Mutation entry No.9681 certified on 06/02/2024 shows that, in pursuance of order dated 19/01/2024 vide No. 64/2024 issued by concerned officer, Taluka Land Record Inspector (Paud), the said Survey No.36 is sub-divided into three sub plots i.e. New Survey No.36/1 area admeasuring 00 Hectares 63.30 Ares allotted to M/s Vardhaman Emerald through Vivek Vinayak Deshpande, New Survey No.36/2 area admeasuring 04 Hectares 01.90 Ares (including Potkharaba Area 01 Hectares 05 Ares) allotted to Trimbakeshwar Mahadev Devsthan, through Vithoba Dev and New Survey No.36/3 area admeasuring 00 Hectares 17.80 Ares is allotted to Shrikant Purushottam Paranjape & Shashank Purushottam Paranjape for area 01 Hectares 40 Ares, Shashank Purushottam Paranjape for area 00 Hectares 25.80 Ares and Paranjape Scheme Limited through its Director Shrikant Purushottam Paranjape. Accordingly, effect has been given to 7/12 for the Said Property.

Further the Said Promoter has perused on record a photocopy of Agreement dated 07/04/2008, which is registered in the office of Sub-Registrar Mulshi (Paud) at serial No.3117/2008 on 22/04/2008, executed by Trimbakeshwar Devsthan Bhugaon through its Trustees, Gopinath Yashwant Surve & Dropadabai Dagadu Surve in favour of Shashank Purushottam Paranjape.

Further the Said Promoter has perused on record a photocopy of index-2 of Indemnity dated 29/02/2008, which is registered in the office of Sub-Registrar Mulshi at serial Nos.1701/2008 on 29/02/2008, in respect of area admeasuring 69 Ares out of Survey No.36, executed by Gopinath Yashwant Surve, Macchindra Gopinath Surve, Jalindar Gopinath Surve & Rohida Gopinath Surve in favour of Matrix Developers Private Limited, through its authorized Director, Mr. Shrikant P. Paranjape.

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Further the Said Promoter has perused on record a photocopy of Index-2 of Lease Agreement dated 26/12/2007, which are registered in the office of Sub-Registrar Mulshi at serial Nos.73/2008 on 03/01/2008, in respect of area admeasuring 4.65 Ares out of Survey No.36, executed by Matrix Developers Private Limited, through its authorized Director, Mr. Shrikant P. Paranjape, in favour of Maharashtra State Electricity Distribution Company Limited.'

Further the Said Promoter has perused on record a photocopy of index-2 of Indemnity dated 0/03/2008, which is registered in the office of Sub-Registrar Mulshi at serial Nos.1778/2008 on 03/03/2008, in respect of area admeasuring 20 Ares out of Survey No.36, executed by Nivrutti Bhau Surved in favour of Matrix Developers Private Limited, through its authorized Director, Mr. Shrikant P. Paranjape.

Further the Said Promoter has perused on record a photocopy of Agreement coupled with power of attorney both dated 07/03/2023, which are registered in the office of Sub-Registrar Mulshi (Paud) at serial Nos.5927 & 5928 both on 20/03/2024, in respect of area admeasuring 40 Ares out of Survey No.36, executed by Anjanabai Barku Surve, Sunita Raju Gavhare (before marriage Sunita Barku Surve) and Sarika Nagesh Jawalkar (before marriage, Sarika Barku Surve) (i.e. legal heirs of Late, Barku Mahipati Surve) in favour of Paranjape Schemes (Construction) Limited through director Shrikant Purushottam Paranjape ("Previous Owners").

Further the Said Promoter has perused on record a photocopy of Agreement coupled with power of attorney both dated 19/01/2024, which are registered in the office of Sub-Registrar Mulshi (Paud) at serial Nos.1854 & 1855 both on 19/01/2024, in respect of area admeasuring 24.46 Ares out of Survey No.36, executed by Rohidas Pandurang Surve & others 17, in favour of Paranjape Schemes (Construction) Limited through director Shrikant Purushottam Paranjape.

Further the Said Promoter has perused on record a photocopy of Agreement coupled with power of attorney both dated 19/01/2024, which are registered in the office of Sub-Registrar Mulshi (Paud) at serial Nos.1856 & 1857 both on 19/01/2024, in respect of area admeasuring 11.50 Ares out of Survey No.36, executed by Pandurang Bhau Surve & Nivrutti Bhau Surve, in favour of Paranjape Schemes (Construction) Limited through director Shrikant Purushottam Paranjape & Spice of Life Hotels Private Limited through its director Sahil Shrikant Paranjape.

**3.25** Mutation Entry No.9824 mutated on 02/10/2024 shows that, by Sale Deed dated 30/08/2024, the said Promoter, **INTOFINITY PROMOTERS PRIVATE LIMITED**, a private limited company through its Authorised Director, Mr. Rajesh Goyal purchased with possession all that separate land area admeasuring 12508.70 sq. meters carved out of Survey No.36/3, along-with the fixed Development Potential i.e. FAR/FSI of 45986.62 sq. meters i.e. 4,95,000 sq.feet thereon, forming part of the Forest Trails Township project land admeasuring about 76 Hectors 69.1346 Ares bearing Survey Nos. 16/1/1 and others, at Village Bhugaon, Taluka Mulshi District Pune, from Shrikant Purushottam Paranjape, Shashank Purushottam Paranjape and Paranjape Schemes (Construction) Limited, through its authorized representatives, Yash Shashank Paranjape. Aforesaid sale deed dated 30/08/2024 is registered in the office of Sub Registrar, Mulshi (Paud), in book No.1, at Sr.No.20894/2024 on 30/08/2024. Accordingly, name of purchaser recorded to the Record of Rights under owner and possessor column by deleting the names of the aforesaid vendors.

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That the contents of the aforesaid sale deed dated 30/08/20024 shows that, The Previous Owners are the developers of and well and sufficiently entitled to and are developing, an integrated township project in the name of 'Forest Trails Township' ("Said Township") on all those pieces and parcels of land admeasuring in aggregate, about 76 Hectares 69.1346 Are i.e. 766913.46 square meters, situate at Village Bhugaon, Taluka Mulshi, District Pune ("Larger Land"), which includes the Said Property. The details description of said Larger Land is mentioned in the first schedule of the aforesaid sale deed dated 30/08/2024.

Further shows that, all that piece and parcel of land bearing Sector R 49 admeasuring 12508.70 square meters (i.e. Said Property) forms part of the said Larger Land has separate piece of land and has separate an existing access via 18meter township road and vide aforesaid sale deed dated 30/08/2024, the Previous Owners granted perpetual and unconditional Easementary right of way to the Said Promoter over the same. It was further represented by the Previous Owners to the Said Promoter that the Said Property is part of the integrated township project (ITP) purposes and all necessary approvals for the same has been obtained by the Previous Owners.

The Government of Maharashtra Urban Development Department has under Location Clearance bearing reference No. TPS-1/4851 dated 22.10.2021 issued by the Government of India read with Letter of Intent bearing reference No. PMRDA/BHUGAON/S No.36 & Others/CR-1974 dated 09.03.2016 issued by the Office of the Collector Pune (Revenue Department) and the Master Layout Plan bearing reference No. BMU/Mou. Bhugaon/Pra Kra. 1738/23-24/7150 dated 22.12.2023 issued by Pune Metropolitan Regional Development Authority, Pune to PSCL issued by Pune Metropolitan Regional Development Authority, Pune to PSCL for inclusion of the Sector R. 49 Land, which includes the Said Property as part of the Integrated Township Project to be developed on the said Larger Land ("ITP" or the "LARGER PROJECT") under the ITP Regulations.

The Previous Owners have also obtained an environment clearance certificate for the said Larger Land, which includes the Said Property, bearing reference No. EIC No. EC238039MH147204 & File No. SIA/MH/INFRA2/409646/2022 dated 18.05.2023 issued by the Ministry of Environment, Forest and Climate Change

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