

Address:

Flat No. A - 304, Gokhale
Blossom, Nana Nagar, Sinhgad
Road, Kirkatwadi, Pune-
411024. Mo. No. 8600798450.

SATISH. G. DHAGE**B.COM LL.B.
ADVOCATE****“LEGAL TITLE REPORT/FORMAT A”****To.****MahaRERA
Maharashtra.**

Subject : Title Clearance Certificate with respect to the land properties having total area admeasuring of land 35,300 Sq. Mtrs. i.e. (Hectares 03=53 Ares) formed of all those pieces and parcels of land or ground as follows :-

1] Land bearing Survey No. 52/5, an area admeasuring 23,800 Sq. Mtrs. i.e. (Hectares 02=38 Ares Including barren land),

2] Land bearing Survey No. 52/6A, an area admeasuring 7,500 Sq. Mtrs. i.e. (Hectares 00=75 Ares Including barren land),

3] Land bearing Survey No. 52/6B/1, an area admeasuring 4,000 Sq. Mtrs. i.e.(Hectares 00=40 Ares),

situated, lying and being at Village Vadgaonsheri, within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune and which contiguous block admeasuring 35,300 Sq. Mtrs. i.e. (Hectares 03=53 Ares) Hereinafter individually referred to as the “Said Lands” and collectively referred to as the “Said Lands”.

- 1) I have investigated title of the said lands on the request of **MANTRA LANDMARKS RESIDENCIES PRIVATE LIMITED** [formerly known as - M/S. MANTRA LANDMARKS (formerly known as PENOSH TRANSPORT)] PAN: AASCM4868P, GST No. 27AASCM4868P1Z9, A Private Limited Company, having its registered at T4, T5, 3rd Floor, Metropole Building, Next to Inox

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Theatre, Bund Garden Road, Pune 411001, Through its Director,
Mr. Rohit Ghanshyam Gupta, and **Mr. Ashish Satish Gupta**, to
issue Search and Title Report in respect of the said Properties. By
referring the following documents i.e. :-

A) DESCRIPTION OF THE SAID LANDS :-

The contiguous block of land admeasuring 35,300 Sq. Mtrs, i.e.
(Hectares 03=53 Ares) formed of all those pieces and parcels
of land or ground as follows :-

**1] Land bearing Survey No. 52/5, an area admeasuring
23,800 Sq. Mtrs. i.e. (Hectares 02=38 Ares Including
barren land),**

**2] Land bearing Survey No. 52/6A, an area admeasuring
7,500 Sq. Mtrs. i.e. (Hectares 00=75 Ares Including
barren land),**

**3] Land bearing Survey No. 52/6B/1, an area
admeasuring 4,000 Sq. Mtrs. i.e.(Hectares 00=40 Ares),**

situated, lying and being at Village Vadgaonsheri, within the
Registration Sub-District of Taluka Haveli, District Pune and
within the limits of the Municipal Corporation of Pune and
**which contiguous block admeasuring 35,300 Sq. Mtrs. i.e.
(Hectares 03=53 Ares)**, which is bounded as follows, that is
to say: -

On or towards the East	By Road and thereafter by the boundary of Villages Vadgaonsheri and Kharadi;
On or towards the South	Partly by lands bearing Survey Nos.59 & 53 and partly by land bearing Survey No. 52/6 (Part) and Survey No. 52/5, Vadgaonsheri;



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On or towards the West	By land bearing Survey No.55, Vadgaonsheri and Road;
On or towards the North	By Road and land bearing Survey No. 52/4, Vadgaonsheri.

(Hereinafter referred to as the “said Property”).

B) THE DOCUMENTS OF ALLOTMENT OF PLOTS/LAND: -

Sr. No.	Document Details
1)	Copy of 7/12 Extracts of Survey Nos.52/5, 52/6A and 53/6B/1, Village Vadgaonsheri.
2)	Copy of RTS Appeal Oder dated 22.04.2022, passed by the Sub-Divisional Officer, Haveli, Pune vide Serial No. RTS/Appeal/SR/915/2015.
3)	Copy of Letter dated 04/08/1990, Issued by the Tahsil Office, Haveli, Kul-Kayda Department, vide Serial No. Ku.ka./Vashi/267/1990.
4)	Copy of Letter dated 31.05.1990, Issued by the Tahsil Office, Haveli, Vide Serial No. 84C Vadgaonsheri.
5)	Copy of Deed of Sale dated 14.09.1932, which is registered at the Office of Sub-Registrar, Haveli II, Pune at Serial No. 1319/1932.
6)	Deed of Sale dated 26.01.1945, whereby the Bhiva Varad Valli Londhe assigned, transferred, assured and conveyed the said land then bearing Survey No.52/6, Vadgaonsheri, Pune to/in favour of Ram Prakash Fattechand (for himself and Partner of Bombay Bye-Products Company).
7)	Copy of Deed of Sale dated 12.05.1951, which is registered at the Office of Sub-Registrar, Haveli I, Pune at Serial No. 965/1957.
8)	Copy of Deed of Sale dated 11.11.1975, which is registered at the Office of Sub-Registrar, Haveli II, Pune at Serial No. 2412/1975.

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9)	Copy of Deed of Sale dated 11.11.1975, which is registered at the Office of Sub-Registrar, Haveli II, Pune at Serial No. 2413/1975.
10)	Copy of Deed of Sale dated 11.11.1975, which is registered at the Office of Sub-Registrar, Haveli II, Pune at Serial No. 2414/1975.
11)	Copy of Deed of Declaration dated 28.09.1984, which is registered at the Office of Sub-Registrar, Haveli II, Pune at Serial No. 545/1985.
12)	Agreement for Sale dated 27.12.1998, executed by and between the said UB Engineering Limited of the One Part and M/s.Penosh Transport of the Other Part in respect of land bearing of Survey No.52/5, 52/6A/ & 52/6B/1, Vadgaonsheri, Pune.
13)	Copy of Deed of Mortgage dated 13.11.2024, which is registered at the Office of Sub-Registrar, Haveli No. 3, Pune, at Serial No. 12310/2024.
14)	Copy of Deed of Lease dated 13.11.2024, which is registered at the Office of Sub-Registrar, Haveli No. 23, Pune, at Serial No. 25388/2024.
15)	Copy of Online Lost Reports were submitted on 19.03.2024 by the said M/s. Penosh Transport to the Lashkar Police Station in respect of the above missing original Documents bearing Nos.41251-2024, 41255-2024, 41260-2024, 41266-2024, 41269-2024, 41271-2024, 41275-2024 and 41279-2024.
16)	<u>Mutation Entries :-</u> <u>347, 571, 674, 768, 956, 962, 969, 968, 986, 1023,</u> <u>1344, 1353, 1777, 1888, 1950, 1951, 2205, 2482,</u> <u>4221, 4442, 4484 & 10775, 10776, 10777, 10784,</u> <u>19375, 19467, 20123, 21665, 24027, 24131, 24220.</u>
17)	Copy of Letter dated 21.02.2024, issued by the Tahsil Office, Haveli, Vide at. Serial No. Ja.Kr. Abhi/SR/1004/2024.

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C) The 7/12 Extracts issued by Talathi / Obtained from Online dated 25.02.2025 and the Mutation Entries bearing Nos. i.e. :- 347, 571, 674, 768, 956, 962, 969, 968, 986, 1023, 1344, 1353, 1777, 1888, 1950, 1951, 2205, 2482, 4221, 4442, 4484 & 10775, 10776, 10777, 10784, 19375, 19467, 20123, 21665, 24027, 24131, 24220.

D) Search Report for 30 Years from 1995 to 2024.

- 2) On perusal of above mentioned documents and all the other relevant documents relating to the title of the said Lands and On the basis of such investigation carried out, in addition of Title Certificate dated 09/04/2024, which is issued by M/s. Rajiv Patel & Associates and Further An Additional Title Certificate dated 05/06/2024, which is issued by Adv. Sandeep Mali, and Furthermore, An Additional Title Certificate dated 20/02/2025, which is issued by Adv. Ganesh Phadatare, and e-search taken by me on its official website www.igrmaharashtra.gov.in, I am of the opinion that the title of **MANTRA LANDMARKS RESIDENCIES PRIVATE LIMITED** [formerly known as - M/S. MANTRA LANDMARKS (formerly known as PENOSH TRANSPORT)] A Private Limited Company, having its registered at T4, T5, 3rd Floor, Metropole Building, Next to Inox Theatre, Bund Garden Road, Pune 411001, Through its Director, Mr. Rohit Ghanshyam Gupta and Mr. Ashish Satish Gupta, is clear marketable and without encumbrances (except the charge of M/s. Catalyst Trustship Ltd. Through its authorized trustee of Mr. Gaurav P. Agrawal, and the said Deed of Mortgage dated 12/06/2024, registered in the office of Sub-registrar, Haveli No.03, at Serial No.12310/2024, and the said Mortgage has been created for an amount of rupees 90,00,00,000/- (In words Ninety Crore Only)., on the Survey No.52/5, 52/6A/ & 52/6B/1, Village - Vadgaonsheri, Pune.), or claim in respect of the said lands.



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SATISH. G. DHAGE**B.COM LL.B.
ADVOCATE****A) E-SEARCH :-**

That, I have carried out e-Search of Index-II Extract e-Record & / or data pertaining to the said Property for period of 30 years i.e. 1996 to 2025, through On-line e-Search process made available by Government of Maharashtra, Department of Registration & Stamps, on its official website www.igrmaharashtra.gov.in vide GRN No. MH017165543202425P, dated. 04/03/2025.

3) Owner of the Said Land is :-**M/s. MANTRA LANDMARKS RESIDENCIES PRIVATE LIMITED**

A) Qualifying comments / remarks if any : NA.

- 4) The report reflecting the flow of the title **MANTRA LANDMARKS RESIDENCIES PRIVATE LIMITED** [formerly known as - M/S. MANTRA LANDMARKS (formerly known as PENOSH TRANSPORT)] *Through its Director, Mr. Rohit Ghanshyam Gupta* on the said lands is enclosed herewith as Annexure.

Place - Pune.

Dated. 04/03/2025.

Enc.: Annexure.

SATISH G. DHAGE**ADVOCATE.**

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ADVOCATE****ANNEXURE-A****(FLOW OF THE TITLE OF THE SAID PROPERTY)****A] 7/12 EXTRACTS :**

I have been provided 17/12 extracts of the said lands bearing **i)** Survey Nos. 52/5, **ii)** Survey No. 52/6A, **iii)** Survey No. 52/6B/1, situated at Village Vadgaonsheri, Tal. Haveli, Dist. Pune, since 1930 to 2025 for my perusal.

B] MUTATION ENTRIES:

I have been provided Mutation Entry Nos. 347, 571, 674, 768, 956, 962, 969, 968, 986, 1023, 1344, 1353, 1777, 1888, 1950, 1951, 2205, 2482, 4221, 4442, 4484 & 10775, 10776, 10777, 10784, 19375, 19467, 20123, 21665, 24027, 24131, 24220 of which appears on 7/12 Extracts for my perusal.

C] SEARCH OF THE SAID PROPERTIES / LANDS:

That, I have carried out e-Search of Index-II Extract e-Record & / or data pertaining to the said Property for period of 30 years i.e. 1996 to 2025, through On-line e-Search process made available by Government of Maharashtra, Department of Registration & Stamps, on its official website www.igrmaharashtra.gov.in vide MH017165543202425P, dated. 04/03/2025.

D] ANY OTHER RELEVANT TITLE OF THE SAID LANDS:-

- **LAND ADMEASURING 23,800 SQ. MTRS. i.e. (HECTARES 02=38 ARES) BEARING SURVEY NO. 52/5, VADGAONSHERI, PUNE :-**



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1. One Mhasku Nama Galande was the owner of all that piece and parcel of land or ground then admeasuring 05 Acres 35 Gunthas bearing Survey No.52/5, Vadgaonsheri, Taluka Haveli, District Pune.
2. The name of one M. L. Samuel was shown in the "Other Rights" Column of the 7/12 Extract pertaining to the said land bearing Survey No.52/5, Vadgaonsheri, Taluka Haveli, District Pune as "the Protected Tenant" thereof vide Mutation Entry No.674, dated 20.10.1948.
3. The said Mhasku Nama Galande died intestate on 31.07.1959, leaving behind him as his only heirs and next-of-kin his two sons namely, Madhukar Mhasku Galande and Pandurang Mhasku Galande, and his three daughters namely, Tarabai Dattatraya Shevale, Hirabai Shahaji Khandve and Neerabai Mhasku Galande. The name of the said Madhukar Mhasku Galande (as the Karta or Manager of the Hindu Undivided Family of the said Mhasku Nama Galande) was entered on the 7/12 Extract pertaining to the said land bearing Survey No.52/5, Vadgaonsheri, Taluka Haveli, District Pune as the holder thereof vide Mutation Entry No.956, dated 13.09.1959.
4. The provisions of the Maharashtra Weights & Measures Act, 1958 and of the Indian Coinage Act, 1955 were made applicable to Village Vadgaonsheri vide Mutation Entry No.1344, dated. 18/02/1969 and, accordingly, the area of the said land bearing Survey No.52/5, Vadgaonsheri, Taluka Havell, District Pune was shown to be Hectares 02-38 Ares.
5. Pursuant to the Order dated 02.06.1975 bearing No. ALT / 32G / Vadgaonsheri passed under Section 32 (G) of the Bombay Tenancy and Agricultural Lands Act, 1948 by the Agricultural Lands Tribunal & Additional Mamlatdar, the said M.L. Samuel



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was declared as the purchaser of the said land bearing Survey No.52/5, Vadgaonsheri, Taluka Haveli, District Pune, and, on the said M.L. Samuel making payment of the determined purchase price of the said land bearing Survey No.52/5, Vadgaonsheri, Pune in the Government Treasury, a Certificate under the provisions of Section 32-M of the Bombay Tenancy and Agricultural Lands Act, 1948 was issued in her favour by the Agricultural Lands Tribunal and, the same was registered before the Sub-Registrar, Haveli I, Pune on 20.05.1975 under Serial No.199 of 1975. Accordingly the name of the said M.L. Samuel was entered on the 7/12 Extract pertaining to the said land bearing Survey No.52/5, Vadgaonsheri, Taluka Haveli, District Pune as the holder thereof vide Mutation Entry No.1888, dated 11.07.1975, with a remark "Restricted Tenure" subject to the provisions of Section 43 of the Bombay Tenancy and Agricultural Lands Act, 1948 and with a further remark that no transfer of the said Land would be permitted without the prior permission of the District Collector, Pune was entered in the "Other Rights" column thereof.

6. After obtaining permission for sale of the said land bearing Survey No.52/5 Vadgaonsheri, Pune under the provisions of Section 43 of the Bombay Tenancy and Agricultural Lands Act, 1948, the said M.L. Samuel, vide a Deed of Sale dated 11.11.1975 (duly registered under Serial No.2414 of 1975 with the Sub-Registrar, Haveli II, Pune), assigned, transferred, assured and conveyed the said land bearing Survey No.52/5 Vadgaonsheri, Pune to/in favour of M/s Sahayadri Udyog. The name of the said M/s.Sahayadri Udyog was duly entered on the 7/12 Extract pertaining to the said land bearing Survey No.52/5 Vadgaonsheri, Pune as the holder thereof Vide Mutation Entry No.2482, dated. 30.09.1982.



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7. Vide the Order dated 04.08.1990 of the Tehsildar, Haveli, Pune, the remark of Section 43 of the Bombay Tenancy and Agricultural Lands Act, 19-48 earlier entered in the "Other Rights" column of the 7/12 Extract pertaining to the said land bearing Survey No.52/5 Vadgaonsheri, Pune was deleted vide Mutation Entry Nos. 4484 and 10775, dated. 18.08.2000.

8. In the above circumstances, the said M/s.Sahayadri Udyog came to be the holder of the said land bearing Survey No.52/5 Vadgaonsheri, Pune.

➤ **LANDS ADMEASURING 7,500 SQ. MTRS. HECTARES i.e. (00=75 ARES) AND 4,000 SQ. MTRS. i.e. (HECTARES 00=40 ARES) BEARING SURVEY NO.52/6A AND 52/6B/1, RESPECTIVELY OF VILLAGE VADGAONSHERI, PUNE**

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1. One Raoji Shripati Galande was the holder of land then admeasuring 05 Acres 19 Gunthas bearing Survey No.52/6, Vadgaonsheri, Taluka Haveli, District Pune.

2. By Virtue of Deed of Sale dated 14.09.1932 (duly registered under Serial No.1319 of 1932 with the Sub-Registrar, Havell II, Pune), the Raoji Shripati Galande assigned, transferred, assured and conveyed the said land bearing Survey No.52/6, Vadgaonsheri, Pune to/in favour of Bhiva Valli Londhe. The name of the said Bhiva Valli Londhe was duly entered on the 7/12 Extract pertaining to the said land bearing Survey No.52/6, Vadgaonsheri, Pune was the holder thereof vide Mutation Entry No.347 dated 16.11.1932.

3. By Virtue of Deed of Sale dated 26.01.1945, the Bhiva Valad Valli Londhe assigned, transferred, assured and conveyed the said land bearing Survey No.52/6, Vadgaonsheri, Pune to/in favour of Ram Prakash Fattechand for himself and as a Partner

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of Bombay Bye-Products Co.. the Said Deed of Sale has been registered in the office of Sub-Registrar, Haveli No. 01, Pune, at. Serial No. 95/1945, and Accordingly the name of the said Ram Prakash Fattechand (for himself and as Partner of the said Bombay Bye-Products Co.) was duly entered on the 7/12 Extract pertaining to the said land bearing Survey No.52/6, Vadgaonsheri, Pune was the holder thereof vide Mutation Entry No.571 dated 01.05.1945.

4. By Virtue of Deed of Sale dated 12.05.1951 (duly registered under Serial No.965 of 1951 with the Sub-Registrar, Haveli I, Pune), the Ram Prakash Fattechand, for himself and as Partner of the said Bombay Bye-Products Co., assigned, transferred, assured and conveyed the said land bearing Survey No.52/6, Vadgaonsheri, Pune to/in favour of Winifred Sanders John, Marguerite Lalita Samuel and Edna Sushila Samuel. The names of the said Winifred Sanders John and Two Others were duly entered on the 7/12 Extract pertaining to the said land bearing Survey No.52/6, Vadgaonsheri, Pune was the holders thereof vide Mutation Entry No. 768.
5. By Virtue of Deed of Settlement dated 27.08.1954 (duly Registered under Serial No.926 of 1954 with the Sub-Registrar Haveli II, Pune] the said Marguerite L. Samuel created a Private Trust in favour of her daughter, the said Edna Sushila Samuel, and the said Marguerite L.Samuel settled certain moveable and immoveable Properties then held by her [including her undivided share in the said land bearing Survey No.52/6, Vadgaonsheri on the said Trust, known as the "Sushila Trust" in favour of her said daughter. Mrs.Cornelia Alexander, Miss. Winifred Sanders John and Shri. Madhav Vishnupant Bopardikar were appointed as Trustees under the said Deed of Settlement dated 27.08.1954.



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6. Pursuant to application made by the said Winifred Sanders John in that behalf, the said land bearing Survey No.52/6, Vadgaonsheri, Pune was demarcated and admeasured and, as per such demarcation and admeasurement, the following Pot Hissa Number were assigned out of the said land bearing Survey No.52/6, Vadgaonsheri, Pune vide Mutation Entry No.968 dated 10.06.1960 read with Mutation Entry No.969 dated 11.06.1960.

Name of the Holder	Area (in Acres and Gunthas)	Assigned Pot Hissa Number of Survey No. 52/6, Vadgaonsheri, Pune
W. S. John, Trustee, Sushila Trust	1 Acre 33 Gunthas (7,300 Sq. Mtrs.)	A
W.S.John	1 Acre 33 Gunthas (7,300 Sq. Mtrs.)	B
Edna Sushila Samuel	1 Acre 33 Gunthas (7,300 Sq. Mtrs.)	C

7. In the circumstances, the said Winifred Sanders John in her capacity as the Trustee of the Sushila Trust came to be the holder of the land admeasuring 1 Acre 33 Gunthas bearing of Survey No.52/6A, Village Vadgaonsheri, Taluka Haveli, District Purie while the said Winifred Sanders John came to be the holder of land then admeasuring 1 Acre 33 Gunthas bearing of Survey No.52/6B, Village Vadgaonsheri, Taluka Haveli, District Pune.



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8. The names of Cornelia Alexander, Winifred Sanders John and Shri. Madhav Vishnupant Bopordikar were entered in the "Other Rights" column of the 7/12 Extract pertaining to the said land bearing Survey No.52/6B, Vadgaonsheri, Pune. However, pursuant to application made in that behalf by the said Winifred Sanders John, [in her capacity as the Trustee of the Sushila Trust) and by Edna Sushila Samuel, the names of the said Cornelia Alexander, Winifred Sanders John and Madhav Vishnupant Bopordikar were deleted from the "Other Rights" column of the 7/12 Extract pertaining to the said land bearing Survey No.52/6B, Vadgaonsheri, Pune vide Mutation Entry No.1353 dated 14.04.1969.
9. The provisions of the Maharashtra Weights & Measures Act, 1958 and of the Indian Coinage Act, 1955 were made applicable to Village Vadgaonsheri vide Mutation Entry No. 1344 dated 18.02.1969 and, accordingly, the areas of the said lands bearing of Survey No.52/6A & 52/6B, Vadgaonsheri, Pune were shown to be admeasure Hectares 00=75 Ares and Hectares 00=75 Ares respectively.
10. By Virtue of Deed of Sale dated 11.11.1975 (duly registered under Serial No.2412 of 1975 with the Sub-Registrar, Haveli II, Pune), the said Winifred Sanders John [in her capacity as the Trustee of the Sushila Trust and the said Edna Sushila Samuel assigned, transferred, assured and conveyed the said land bearing Survey No.52/6A, Vadgaonsheri, Pune to/in favour of M/s. Sahayadri Udyog. The name of the said M/s.Sahayadri Udyog was duly entered on the 7/12 Extract pertaining to the said land bearing Survey No.52/6A, Vadgaonsheri, Pune as the holder thereof Vide Mutation Entry No.1950, dated 17.12.1975.



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11. By Virtue of Deed of Sale dated 11.11.1975 (duly registered under Serial No.2413 of 1975 with the Sub-Registrar, Haveli II, Pune), the said Winifred Sanders John assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=40 Ares out of the said land bearing Survey No.52/6B, Vadgaonsheri, Pune to/in favour of the said M/s.Sahayadri Udyog. However, the name of the said M/s.Sahayadri Udyog was duly entered on the 7/12 Extract pertaining to the said land bearing Survey No.52/6B, Vadgaonsheri, Pune as the holder of the entire land therein vide Mutation Entry No.1951 dated 17.12.1975 with a Remark of "84-C" duly entered in the "Other Rights" column therein vide the said Mutation Entry No.1951. However, the mistake was rectified on the 7/12 Extract pertaining to the said land bearing Survey No.52/6B, Vadgaonsheri, Pune and the said portion admeasuring Hectares 00=40 Ares out of the said land bearing Survey No.52/6B, Vadgaonsheri, Pune so conveyed by the said Winifred Sanders John to the said Sahayadri Udyog was assigned "Pot Hissa No.1" of Survey No.52/6B, Vadgaonsheri, Pune and the remaining holding of the said Winifred Sanders John admeasuring Hectares 00=35 Ares was assigned "Pot Hissa No.2" of Survey No.52/6B, Vadgaonsheri, Pune vide Mutation Entry No.2205, dated 20.06.1979.

12. In the above circumstances, the said M/s. Sahayadri Udyog came to be the holder of the said lands bearing of Survey No.52/6A & 52/6B/1, Vadgaonsheri, Pune.

13. The said M/s. Sahayadri Udyog made Application to the Government of Maharashtra, Housing and Special Assistance Department for grant of exemption in respect of the lands bearing Survey No.52/6A & 52/6B/1, Vadgaonsheri from the provisions of Chapter III of the Urban Land (Ceiling & Regulation) Act, 1976 and the said Firm applied for permission

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to transfer the said Lands to Western India Erectors Limited. The Government of Maharashtra, Housing and Special Assistance Department vide its Order dated 21.11.1983 bearing No.ULC:1082 (30) granted such Exemption and expressly permitted the said M/s. Sahayadri Udyog to transfer the said lands to Western India Erectors Limited.

14. With effect from the close of Business Hours of 28.09.1984, the said Partnership Firm of M/s. Sahayadri Udyog was dissolved and, on such dissolution and in lieu of the amounts standing to the credit of Western India Erectors Limited in the Books of the said Firm, the said lands bearing Survey Nos. 52/5, 52/6A & 52/6B/1, Vadgaonsheri, Pune were allotted to the said Western India Erectors Limited. A Declaration dated 28.09.1984 to that effect was executed and registered on 16.01.1985 under Serial No.545 of 1985 with the Sub-Registrar, Haveli II, Pune by the partners of the said M/s. Sahayadri Udyog. Under the provisions of Section 21 of the Companies Act, 1956 read with the Government of India, Department of Company Affairs Notification No.G.S.R.507 E dated 24.06.1985, the name of the said Western India Erectors Limited was changed to "Western India Enterprises Limited" with effect from 15.01.1986, and, accordingly, the name of the said Western India Enterprises Limited was entered on the 7/12 Extracts pertaining to the said lands bearing Survey Nos. 52/5, 52/6A & 52/6B/1, Vadgaonsheri, Pune as the holder thereof vide Mutation Entry No.4221, dated 11.08.1989.

15. Under the provisions of Section 21 of the Companies Act, 1956 read with the Government of India, Department of Company Affairs Notification No.G.S.R.507 E dated 24.06.1985, the name of the said Western India Enterprises Limited was changed to "UB Engineering Limited" with effect from 21.10.1993. Effect of such change of name of the said Western

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India Enterprises Limited to "UB Engineering Limited" was given on the 7/12 Extract pertaining to the said lands bearing Survey Nos. 52/5, 52/6A & 52/6B/1, Vadgaonsheri, Pune vide Mutation Entry No.10776, dated. 18.08.2000.

16. By Virtue of an Agreement for Sale dated 27.12.1998, executed by and between the said UB Engineering Limited of the One Part and M/s. Penosh Transport of the Other Part, the said UB Engineering Limited agreed to sell the said lands bearing Survey Nos. 52/5, 52/6A & 52/6B/1, Vadgaonsheri, Pune to M/s. Penosh Transport at or for the consideration and on the terms and conditions therein contained.
17. The said UB Engineering Limited filed a Return under Section 6 (1) of the Urban Land (Ceiling & Regulation) Act, 1976 in respect of the said lands bearing Survey Nos. 52/5, 52/6A & 52/6B/1, Vadgaonsheri, Pune with the Deputy Collector & Competent Authority, Pune Urban Agglomeration. Vide its Order dated 12.02.1999 under Section 8 (1) in Case No.427/RO of the said Act, the said Competent Authority held that the provisions of the said Act were not applicable to the said lands bearing Survey Nos. 52/5, 52/6A & 52/6B/1, Vadgaonsheri.
18. The Appropriate Authority under Chapter XX-C of the Income Tax Act, 1961 issued its No Objection Certificate bearing No.AHD/AA/PN 261873488/98-99 dated 25.03.1999 for sale of the said lands bearing Survey Nos. 52/5, 52/6A & 52/6B/1, Vadgaonsheri, Pune by the said UB Engineering Limited to the said M/s. Penosh Transport. Effect of the said Order dated 12.02.1999 was given effect to the in the "Other Rights" Column of the 7/12 Extracts in respect of the said lands bearing Survey Nos. 52/5, 52/6A & 52/6B/1, Vadgaonsheri vide Mutation Entry No.10777 dated 08.08.2000.



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19. By Virtue of Deed of Sale dated 26.03.1999 (duly registered under Serial No.712 of 1999 with the Sub-Registrar, Haveli VII, Pune), the said UB Engineering Limited assigned, transferred, assured and conveyed the said lands bearing Survey Nos. 52/5, 52/6A & 52/6B/1, Vadgaonsheri, Pune to/in favour of the said M/s.Penosh Transport. The name of the said M/s. Penosh Transport was duly entered on the 7/12 Extract pertaining to the said lands bearing Survey Nos. 52/5, 52/6A & 52/6B/1, Vadgaonsheri, Pune as the holder thereof vide Mutation Entry No. 10784, dated. 18.08.2000.
20. In the above circumstances, the said M/s. Penosh Transport came to be the holder of the said lands bearing Survey Nos. 52/5, 52/6A & 52/6B/1, Vadgaonsheri, Pune.
21. As part of investigation of title of the said M/s. Penosh Transport to the said lands bearing Survey Nos. 52/5, 52/6A & 52/6B/1, Vadgaonsheri, Pune, we have inspected the Revenue Record pertaining to the said lands bearing Survey Nos. 52/5, 52/6A & 52/6B/1, Vadgaonsheri, Pune for the year 1965 onwards. Such Inspection has not disclosed any fact or circumstances prejudicial to the title of the said M/s. Penosh Transport to the said lands bearing Survey Nos. 52/5, 52/6A & 52/6B/1, Vadgaonsheri, Pune. The name of the said M/s. Penosh Transport has been duly entered on the 7/12 Extracts pertaining to the said lands bearing Survey Nos. 52/5, 52/6A & 52/6B/1, Vadgaonsheri, Pune as the holder thereof.
22. It is seen that that as per Deed of Retirement of M/s. Penosh Transport through its partners namely i) Mr. Paracis Anklesaria and ii) Mr. Sahebrao Anklesaria had given the application to the revenue authority to remove name of Mr. Peshi Anklesaria from M/s. Penosh Transport (Partnership Deed) and the name of Mr. Percis Naushar Anklesaria (new name) has been added



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in deed of retirement dated 24.11.2017 and the deed of retirement would be registered at Serial No.22/12/1072 in the office Sub-Registrar of Partnership Registration Department as per Registration Form No. 36012 and effect of the same is given on 7/12 extract by Mutation Entry No. 21665, dated. 08/02/2021.

23. It is seen that M/s. Mantra Properties and Developers Pvt. Ltd. and M/S. Penosh Transport has mortgaged said properties in favour of Catalyst Trusteeship Ltd. through Mr. Gaurav P. Agarwal on 22/05/2024 and accordingly Deed of Mortgage is registered before Sub-Registrar Haveli No. 3 vide Sr. No. 12310/2024 on same date and effect of the same is given by Mutation Entry No. 23986 dated 12/06/2024.

24. It is seen that M/S. Mantra Properties and Developers Pvt. Ltd. (M/S. Penosh Transport) has entered in to Lease Deed with Maharashtra State Electricity Distribution Company Ltd. in respect of the S. No. 52/5 area 70 Sq. Mtrs. And S. No. 52/6/A area 210 Sq. Mtrs. on 13/11/2024 and accordingly Lease Deed is registered before Sub-Registrar Haveli No. 23 vide Sr. No. 25388/2024 on same date and effect of the same is given by Mutation Entry No. 24220 dated 18/11/2024.

25. It is seen that that vide Deed of Reconstitution & Admission dated 05/04/2024, read with Deed of Retirement dated 24/04/2024, read with Deed of Reconstitution dated 24/04/2024, the land-owner firm- M/s. Penosh Transport has been re-constituted wherein Krishnadevi Puranchandji Family Trust, a private family trust, through its duly authorized Trustee- Mr. Ashish Satish Gupta, and Mantra Properties & Developers Private Limited, through its Director- Mr. Rohit Ghanshyam Gupta, have been inducted; and Mr. Sohrab Noshir Anklesaria & M/s. Percis Noshir Anklesaria have been



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withdrawn/ retired and effect of the same is given on 7/12
extract by Mutation Entry No. 24131 dated 01/09/2024.

26. As part of investigation of title of the said M/s. Penosh Transport to the said lands bearing Survey Nos. 52/5, 52/6A & 52/6B/1, Vadgaonsheri, Pune, we have had search of the available, unmutilated and relevant Index II Record in the Offices of the concerned Sub-Registrar of Assurances, Taluka Haveli, Pune carried out for the past thirty years in respect of the said lands bearing Survey Nos. 52/5, 52/6A & 52/6B/1, Vadgaonsheri, Pune. Such search of the said Index II Record has not disclosed any outstanding encumbrance on or in respect of the said lands bearing Survey Nos. 52/5, 52/6A & 52/6B/1, Vadgaonsheri, Pune or any entry adverse to the title of the said M/s. Penosh Transport to the same.

➤ As part of investigation of title of the said M/s. Penosh Transport to the said lands bearing Survey Nos. 52/5, 52/6A & 52/6B/1, Vadgaonsheri, Pune, Adv. Rajiv Patel and Associates through Adv. Rajiv Patel, had notices in the usual form published in the daily newspapers, "Indian Express" and "Prabhat" and which notices appeared on 07.02.2024. Adv. Rajiv Patel, have not received any claim or communication from any person or party in response to our said Public Notices.

➤ Adv. Rajiv Patel and Associates through Advocate Rajiv Patel, had published a Notice on 21.03.2024 in the daily newspaper, "Indian Express", declaring that the Originals of the following Deeds/Documents in respect of the said lands bearing Survey Nos. 52/5, 52/6A & 52/6B/1, Vadgaonsheri, Pune had been bonafidely lost/misplaced by the said M/s. Penosh Transport as follows :-



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- a. By Virtue of Deed of Sale dated 14.09.1932 (duly registered under Serial No.1319 of 1932 with the Sub-Registrar, Haveli II, Pune) whereby Raoji Shripati Galande assigned, transferred, assured and conveyed the land then bearing Survey No.52/6, Vadgaonsheri, Pune to/in favour of Bhiva Valli Londhe.
- b. By Virtue of Deed of Sale dated 26.01.1945, whereby the Bhiva Valli Londhe assigned, transferred, assured and conveyed the said land then bearing Survey No.52/6, Vadgaonsheri, Pune to/in favour of Ram Prakash Fattechand (for himself and Partner of Bombay Bye-Products Company).
- c. By Virtue of Deed of Sale dated 12.05.1951 (duly registered under Serial No.965 of 1957 with the Sub-Registrar, Haveli I, Pune) whereby the Ram Prakash Fattechand (for himself and Partner of Bombay Bye-Products Co.) assigned, transferred, assured and conveyed the said land then bearing Survey No.52/6, Vadgaonsheri, Pune to/in favour of Winifred Sanders John, Marguerite Lalita Samuel and Edna Sushila Samuel.
- d. By Virtue of Deed of Sale dated 11.11.1975 (duly registered on 02.12.1975 under Serial No.2412 of 1975 with the Sub-Registrar, Haveli II, Pune) whereby Winifred Sanders John assigned, transferred, assured and conveyed the land bearing Survey No.52/6A, Vadgaonsheri, Pune to/in favour of M/s. Sahayadri Udyog.
- e. By Virtue of Deed of Sale dated 11.11.1975 (duly registered on 02.12.1975 under Serial No.2413 of 1975 with the Sub-Registrar, Haveli II, Pune) whereby the Winifred Sanders John assigned, transferred, assured and conveyed a portion

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admeasuring Hectares 00=40 Ares out of the said land bearing Survey No.52/6B, Vadgaonsheri, Pune to/ in favour of M/s. Sahayadri Udyog.

f. By Virtue of Deed of Sale dated 11.11.1975 (duly registered on 02.12.1975 under Serial No.2414 of 1975 with the Sub-Registrar, Haveli II, Pune) whereby Marguerite Lalita Samuel assigned, transferred, assured and conveyed the land bearing Survey No.52/5 Vadgaonsheri, Pune to/ in favour of M/s. Sahayadri Udyog.

g. Declaration dated 28.09.1984 (duly registered on 16.01.1985 under Serial No.545 of 1985 with the Sub-Registrar, Haveli II, Pune) executed by the partners of M/s. Sahayadri Udyog.

h. Agreement for Sale dated 27.12.1998, executed by and between the said UB Engineering Limited of the One Part and M/s. Penosh Transport of the Other Part in respect of land bearing Survey Nos. 52/5, 52/6A & 52/6B/1, Vadgaonsheri, Pune.

Online Lost Reports were submitted on 19.03.2024 by the said M/s. Penosh Transport to the Lashkar Police Station in respect of the above missing original Documents bearing Nos.41251-2024, 41255-2024, 41260-2024, 41266-2024, 41269-2024, 41271-2024, 41275-2024 and 41279-2024.

- I have inspected the original of the said Deed of Sale dated 26.03.1999 as mentioned above which is in possession and power of the said M/s. Penosh Transport.
- That, I have carried out e-Search of Index-II Extract e-Record &/or data pertaining to the said Property for period of 30 years i.e. 1996 to 2025, through On-line e-Search process made available by Government of Maharashtra, Department of Registration &

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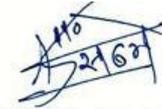
Stamps, on its official website www.igrmaharashtra.gov.in. That, I have paid search fee vide Challan bearing GRN No. MH017165543202425P, dated. 04/03/2025, and downloaded / printed-copy thereof is annexed herewith as Annexure-D for perusal and record, and the same is part & parcel of this Search and Title Report. In the said search of Index-II record, I have not found any adverse entry, outstanding encumbrance / charge (except the charge of M/s. Catalyst Trustship Ltd. Through its authorized trustee of Mr. Gaurav P. Agrawal, and the said Deed of Mortgage dated 12/06/2024, registered in the office of Sub-registrar, Haveli No.03, at Serial No.12310/2024, and the said Mortgage has been created for an amount of rupees 90,00,00,000/- (In words Ninety Crore Only)., on the Survey No. (52/5, 52/6A &52/6B/1), or claim in respect of the said lands.

➤ **Litigations:** - Nil.

➤ That, I have prepared this Search & Title Report only on the basis of the records and deeds / documents provided for perusal and on the information given. The scope of this Search & Title Report and the comments set out in this report are based on the records and deeds / documents set out as mentioned in the list of documents hereinbefore and the contents of this report are the facts respect to the position as understood presently. Any change in the facts may lead to change in the report. In no event shall the person issuing the report be liable for any direct, consequential or punitive loss, damage or expense.

Date: 04/03/2025.

Place: Pune.

**SATISH G. DHAGE****(ADVOCATE)**

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