

M/S. RAJIV PATEL AND ASSOCIATES

ADVOCATES

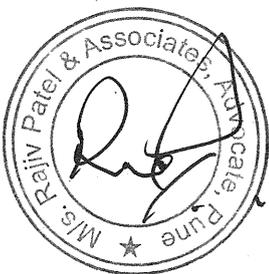
25, United Apartments, 1st Floor, 2407, Gen. Thimayya Marg, (East Street), PUNE - 411 001.

Ref No. :

Date :

(ADDENDUM TO LEGAL TITLE REPORT DATED 09.06.2022)

As required under Format-A (circular No.28/2021) of the Maharashtra Real Estate Regulatory Authority "MahaRERA", we had issued our Legal Title Report dated 09.02.2022, certifying the title of **(I)** (1) SHRI.PANKAJ K. UDHAS & (2) SOU.FARIDA PANKAJ UDHAS **(II)** (1) SMT.NARMADABAI DEVRAM ABNAVE (2) SHRI VINAYAK DEVRAM ABNAVE (3) SOU.SUMAN VINAYAK ABNAVE (4) SHRI NILESH VINAYAK ABNAVE (5) SHRI PRASHANT VINAYAK ABNAVE (6) SHRI VISHWAS DEVRAM ABNAVE (7) SOU. SWATI GANESH KANADE (8) SOU. RANJANA VISHWAS ABNAVE (9) SHRI ANANT VISHWAS ABNAVE (10) SHRI NISHANT VISHWAS ABNAVE (11) SOU.SHASHIKALA SURYAKANT DALVI and (12) SOU.SHEELA VINAY POTE **(III)** (1) SHRI.DILIP SUKHRAM KODRE (2) SHRI.PRAKASH SUKHRAM KODRE and (3) SHRI.AMIT PRAKASH KODRE and **(IV)** M/S. MARVEL LUXURY REALTORS PRIVATE LIMITED **(V)** M/S. MARVEL LUXURY REALTORS PRIVATE LIMITED to **(I)** a portion admeasuring Hectares 00 = 76.50 Ares out of land admeasuring Hectares 02 = 28 Ares bearing Survey No.136 Hissa No.1A/2, Hadapsar, Pune **(II)** a portion admeasuring Hectares 01 = 40.84 Ares out of the said land bearing Survey No.136 Hissa No.1A/2, Hadapsar, Pune **(III)** Plot No.A admeasuring 8000 sq.mtrs out of the sanctioned layout in respect of land bearing Survey No./136 / 5A + 5B + 137 / 3A + 3B + 4, Village Hadapsar, Pune and **(IV)** portion admeasuring 8133 sq.mtrs out of Plot No.B out of the sanctioned layout in respect of land bearing Survey No./136 / 5A + 5B +



137 / 3A + 3B + 4, and **(V)** to a portion admeasuring 1849.75 sq.mtrs out of the land admeasuring Hectares 00=71 Ares bearing Survey No.136 Hissa No.6 Village Hadapsar, Pune respectively and the beneficial title of M/S.MARVEL REALTORS, a partnership firm duly Registered under the provisions of the Indian Partnership Act, 1932 having its Registered Office at 301-302, Jewel Towers, Lane No.05, Koregaon Park, Pune 411001 to the same to be free, clear and marketable and that there were no outstanding encumbrances (subject to the mortgage held by the said Vistra ITCL (India) Limited and Beacon Trusteeship Limited and further subject to the statutory and contractual liability of the prospective purchasers of Units in the Complex known as "MARVEL DIVA" constructed/under construction by the said M/s.Marvel Realtors on the said Land) on or in respect thereof.

Subsequent to our said Legal Title Report dated 09.06.2022, the following events have occurred -

(a) On re-payment by the said M/s.Marvel Realtors of the said loan availed from the said Beacon Trusteeship Limited, the said Beacon Trusteeship Limited executed a Release Deed/Re-conveyance dated 20.07.2022 (duly registered under Serial No.5298 of 2022 with the Sub-Registrar, Haveli VIII, Pune) to/in favour of the said M/s.Marvel Realtors in respect of the said Land.

(b) On re-payment by the said M/s.Marvel Realtors of the said loan availed from the said Vistra ITCL (India) Limited, the said Vistra ITCL (India) Limited executed a Release Deed/Re-conveyance dated 21.07.2022 (duly registered under Serial No.5313 of 2022 with the Sub-Registrar,

M/S. RAJIV PATEL AND ASSOCIATES

Haveli VIII, Pune) to/in favour of the said M/s.Marvel Realtors in respect of the said Land.

(c) Vide a Deed of Mortgage dated 05.08.2022 (duly registered under Serial No.18642 of 2022 with the Sub-Registrar, Haveli XXIII, Pune), the said M/s.Marvel Realtors created a mortgage in respect of, interalia, the said Land to/in favour of Vardhman Trusteeship Private Limited, a company incorporated under the provisions of the Companies Act, 2013, having its Registered Office at 3rd Floor, Room No.156, Lyons Range Turner Morrison House, Kolkata 700001.

In the circumstances, we have to state that the title of the said Owners to their respective lands/portions out of the said Land and the beneficial title of the said M/s.Marvel Realtors to the same is free, clear and marketable and that there are no outstanding encumbrances (subject to the said mortgage held by the said Vardhman Trusteeship Private Limited on, interalia, the said Land and further subject to the statutory and contractual liability of the prospective purchasers of Units in the said Complex known as "MARVEL DIVA" on the said Land) on or in respect thereof as far as can be diligently ascertained.

We are issuing this Addendum to our said Legal Title Report dated 09.06.2022 to place the above facts on record.

Dated this 22nd day of August, 2022.

M/S RAJIV PATEL & ASSOCIATES


PROPRIETOR



