



Date: 11.12.2024

SEARCH AND TITLE REPORT

To.
MahaRERA
Maharashtra

Sub: Title clearance certificate with respect to all that piece and parcel of contiguous block of land or ground totally adm. 01 Hectare= 02.25 Ares i.e. 10224 Sq. Mtrs., being (i) area adm. 5276 Sq. Mtrs. out of CTS No.1129/13 i.e. old Survey No.93/13, (ii) area adm. 3448 Sq. Mtrs. out of CTS No.1129/16 i.e. old Survey No.93/16, and (iii) area adm. 1500 Sq. Mtrs., bearing CTS No.1129/5 i.e. old Survey No.93/5, situated at Village Mundhwa, Tal. Haveli (Pune City), Dist. Pune (hereinafter collectively referred to as the "**said Property**").

I have investigated title of the said Property on request of **MANTRA RESIDENCIES ERIKA PVT. LTD.**, a company registered under the Companies Act, through its Director- Mr. Rohit Ghanshyam Gupta, having office at: T4-T5, 'The Metropole' Building, Next to Inox Theatre, Bund Garden Road, Pune - 411001.

1. (SCHEDULE - DESCRIPTION OF THE SAID PROPERTY)

All that piece and parcel of contiguous block of land or ground totally admeasuring 01 Hectare= 02.25 Ares i.e. 10224 Sq. Mtrs., being (i) area adm. 5276 Sq. Mtrs. out of CTS No.1129/13 i.e. old Survey No.93/13, (ii) area adm. 3448 Sq. Mtrs. out of CTS No.1129/16 i.e. old Survey No.93/16, and (iii) area adm. 1500 Sq. Mtrs., bearing CTS No.1129/5 i.e. old Survey No.93/5, situated at Village Mundhwa, Taluka Haveli (Pune City), District Pune, under the jurisdiction of Sub-Registrar, Haveli Nos.1 to 27, Pune and within the limits of Pune Municipal Corporation, Pune and bounded as follows: -

On or towards East : By old Survey No.93/17, Mundhwa;
On or towards South : By remaining area of land out of old Survey Nos.93/13, 93/16 and 93/6, Mundhwa;
On or towards West : By remaining area of land out of old Survey Nos.93/8, 93/7 and 93/6, Mundhwa;
On or towards North : By remaining area of land out of old Survey Nos.93/3, 93/4, 93/14 and 93/15, Mundhwa, having a 30 Mtrs. DP Road;

Hereinafter collectively referred to as the "**said Property**".





2. Documents Perused:

- 1) Copy of 7/12 Extracts of Survey Nos.93/13, 93/16 and 93/5, village Mundhwa.
- 2) Copy of Letter No. Abhi/Kavi/1271/2021 dtd. 12/10/2021, issued by Tahasildar Office, Pune City.
- 3) Copy of Mutation Entry Nos.1680, 1681, 2319, 2527, 2838, 3083, 4415, 10892, 11221, 12446, 12466, 13557 and 13915 of 7/12 Extracts.
- 4) Copy of Letter No. Abhi/Kavi/548/2020 dtd. 04/08/2020, issued by Tahasildar Office, Pune City.
- 5) Copy of Property Register Cards [PRCs] bearing CTS Nos.1129/13, 1129/16 and 1129/5, village Mundhwa.
- 6) Copy of Mutation Entry No.685 of PRCs.
- 7) Copy of Release Deed dtd. 08/11/2005 (registered under Sr. No.3748/2005 with office of Sub-Registrar, Haveli No.19, Pune), executed by Mrs. Ratnaprabha Raghunath Navale & others in favour of Vasant Laxman Kachare & others.
- 8) Copy of Power of Attorney dtd. 04/08/2010 (registered under Sr. No.7181/2010 with office of Sub-Registrar, Haveli No.1, Pune), executed by Mrs. Shital Sanjay Satav & another in favour of Vasant Laxman Kachare.
- 9) Copy of Power of Attorney dtd. 04/08/2010 (registered under Sr. No.7183/2010 with office of Sub-Registrar, Haveli No.1, Pune), executed by Mrs. Vrushali Mandar Mandlik & another in favour of Ramesh Laxman Kachare.
- 10) Copy of Sale Deed dtd. 03/11/2010 (registered under Sr. No.10004/2010 with office of Sub-Registrar, Haveli No.18, Pune), executed by Vasant Laxman Kachare & others in favour of Ajitsingh Maliksingh Rajpal & others.
- 11) Copy of Development Agreement dtd. 31/03/2021 (registered under Sr. No.7909/2021 with office of Sub-Registrar, Haveli No.23, Pune), executed by Vasant Laxman Kachare & others in favour of S2S Buildcity LLP i.e. later known as S2S Buildcity Pvt. Ltd. i.e. now known as Mantra Residencies Mundhwa Pvt. Ltd.
- 12) Copy of Power of Attorney dtd. 31/03/2021 (registered under Sr. No.7912/2021 with office of Sub-Registrar, Haveli No.23, Pune), executed by Vasant Laxman Kachare & others in favour of S2S Buildcity LLP i.e. later known as S2S Buildcity Pvt. Ltd. i.e. now known as Mantra Residencies Mundhwa Pvt. Ltd.
- 13) Copy of Development Agreement dtd. 31/03/2021 (registered under Sr. No.7957/2021 with office of Sub-Registrar, Haveli No.23, Pune), executed by Mrs. Suvarna Bhagwan Shevate & others in favour of S2S Buildcity LLP i.e. later known as S2S Buildcity Pvt. Ltd. i.e. now known as Mantra Residencies Mundhwa Pvt. Ltd.
- 14) Copy of Power of Attorney dtd. 31/03/2021 (registered under Sr. No.7958/2021 with office of Sub-Registrar, Haveli No.23, Pune), executed by Mrs. Suvarna Bhagwan Shevate & others in favour of S2S Buildcity LLP i.e. later known as S2S Buildcity Pvt. Ltd. i.e. now known as Mantra Residencies Mundhwa Pvt. Ltd.





- 15) Copy of Correction Deed dtd. 07/04/2022 (registered under Sr. No.6763/2022 with office of Sub-Registrar, Haveli No.5, Pune), executed by Vasant Laxman Kachare & others and Mantra Residencies Mundhwa Pvt. Ltd.
- 16) Copy of Confirmation Deed dtd. 17/02/2023 (registered under Sr. No.3988/2023 with office of Sub-Registrar, Haveli No.22, Pune), executed by Vasant Laxman Kachare & others and Ajitsingh Maliksingh Rajpal & others.
- 17) Copy of Deed of Confirmation/ Settlement dtd. 17/02/2023 (registered under Sr. No.3989/2023 with office of Sub-Registrar, Haveli No.22, Pune), executed by Ajitsingh Maliksingh Rajpal & others and Mantra Residencies Mundhwa Pvt. Ltd.
- 18) Copy of Confirmation Deed dtd. 17/02/2023 (registered under Sr. No.4001/2023 with office of Sub-Registrar, Haveli No.22, Pune), executed by & between Vasant Laxman Kachare & others, Mrs. Suvarna Bhagwan Shevate and Mantra Residencies Mundhwa Pvt. Ltd.
- 19) Copy of Sale Deed dtd. 17/02/2023 (registered under Sr. No.3998/2023 with office of Sub-Registrar, Haveli No.22, Pune), executed by Vasant Laxman Kachare & others in favour of Ajitsingh Maliksingh Rajpal & others.
- 20) Copy of Gift Deed dtd. 10/04/2024 (registered under Sr. No.7278/2024 with office of Sub-Registrar, Haveli No.7, Pune), executed by Ravinderkaur Ajitsingh Rajpal in favour of Ameetsingh Ajitsingh Rajpal.
- 21) Copy of Development Agreement dtd. 05/05/2024 (registered under Sr. No.27861/2024 with office of Sub-Registrar, Haveli No.10, Pune), executed by Ajitsingh Maliksingh Rajpal & another in favour of Mantra Residencies Erika Pvt. Ltd.
- 22) Copy of Power of Attorney dtd. 05/05/2024 (registered under Sr. No.27863/2024 with office of Sub-Registrar, Haveli No.10, Pune), executed by Ajitsingh Maliksingh Rajpal & another in favour of Mantra Residencies Erika Pvt. Ltd.
- 23) Copy of Public Notice dtd. 23/04/2024, issued by Adv. Shailendra H. Aglawe.

3. Search of the said Property:

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. 1995 to 2024, through On-line e-Search process made available by Government of Maharashtra, Department of Registration & Stamps, on its official website www.igrmaharashtra.gov.in. That, I have paid search fee vide Challan bearing GRN No. MH012434724202425P dtd. 11/12/2024 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 or claim in respect of the said Property.





4. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Property, I am of the opinion that title of the Owners and beneficial title of **MANTRA RESIDENCIES ERIKA PVT. LTD.**, as developer, subject to whatever stated herein, appears to be clear, marketable and without any encumbrances.

Owners of the said Property:

Names of the Owners	Survey Nos.	CTS Nos.
Shri. Ajitsingh Maliksingh Rajpal	93/13 (P)	1129/13 (P)
and Shri. Ameetsingh Ajitsingh Rajpal	93/16 (P)	1129/16 (P)
	93/5	1129/5

5. The report reflecting the flow of the title of the said property is enclosed here with as Annexure-A.

Encl.: Annexure-A.

Date: 11/12/24.

Place: Pune.

Yogesh P.
YOGESH PARDESHI
(ADVOCATE)





ANNEXURE-A
(FLOW OF THE TITLE OF THE SAID PROPERTY)

A) 7/12 EXTRACTS/PROPERTY CARD:

I have been provided 17/12 extracts and/or property card of the said properties bearing No. (i) CTS No.1129/13 i.e. old Survey No.93/13, (ii) CTS No.1129/16 i.e. old Survey No.93/16, and (iii) CTS No.1129/5 i.e. old Survey No.93/5, situated at Village Mundhwa, Tal. Haveli (Pune City), Dist. Pune since 1930 to 2024 for my perusal.

B) MUTATION ENTRIES :

I have been provided Mutation Entry Nos.1680, 1681, 2319, 2527, 2838, 3083, 4415, 10892, 11221, 12446, 12466, 13557 and 13915 of which appears on 7/12 Extracts for my perusal.

C) SEARCH OF THE SAID PROPERTIES:

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. 1995 to 2024, 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. MH012434724202425P dated. 11/12/2024.

D) TITLE HISTORY OF THE SAID PROPERTY:

1. From perusal of record, it appears that (i) land admeasuring 02 Acres= 20 Gunthas, bearing Survey No.93/13, (ii) land adm. 01 Acre= 23 Gunthas, bearing Survey No.93/16 and (iii) land adm. 00 Acre= 15 Gunthas, bearing Survey No.93/5, village Mundhwa, were owned & possessed by Ganpat alias Ganpatrao alias Ganpati Raghuji Kachare and accordingly, his name was recorded in revenue record i.e. 7/12 Extracts of said lands.

2. It appears that the said Ganpat Raghuji Kachare died on 20/09/1948, leaving behind him, his legal heirs viz. (i) Laxman Ganpat Kachare (son), (ii) Vishnu Ganpat Kachare (son) and (iii) Ramchandra Ganpat Kachare (son) and accordingly, effect of the same was given in 7/12 Extracts of the said lands bearing Survey Nos.93/13, 93/16 and 93/5, village Mundhwa, vide Mutation Entry No.1680.

3. It appears that during his life-time, said Ganpat Raghuji Kachare had executed his last Will & Testament in respect of all his estate (which also include the said lands bearing Survey Nos.93/13, 93/16 & 93/5, village Mundhwa) on 01/11/1946 and as per said Will, all the said lands bearing Survey Nos.93/13, 93/16 & 93/5, village Mundhwa, were





bequeathed to his elder son i.e. said Laxman Ganpat Kachare, and his married daughter viz. Mrs. Saraswati Mhaskuji Pandhre was entitled for Rs.10/- per year, as maintenance right. Accordingly, as per Order No.WSI/1991/50 dtd. 16/11/1950, passed by Mamledar, Pune City, and effect of said Will dtd. 01/11/1946 was given in revenue record/ 7/12 Extracts of said lands bearing Survey Nos.93/13, 93/16 & 93/5, village Mundhwa, vide Mutation Entry No.1681.

4. It appears that in pursuance of Order No. FWS/808 dtd. 20/04/1946, passed by the Mamledar, Pune City, the encumbrance of Sales-Tax out-standing amount of Rs.1300/-, unpaid by said Laxman Ganpat Kachare, was recorded in the revenue record and accordingly, remark to that effect was entered in Other Rights column of 7/12 Extracts of the said lands bearing Survey Nos.93/13, 93/16 and 93/5, village Mundhwa, vide Mutation Entry No.2319.

5. It appears that the said Vishnu Ganpat Kachare had filed a suit for partition bearing SCS No.62/1957 in Civil Court, Pune, against the said Ramchandra Ganpat Kachare, Laxman Ganpat Kachare, Maruti Savalaram Shevkar and Labhsingh, and in the said suit, Hon'ble Court passed the Judgment on 16/02/1965 and relying upon the Report dtd. 29/04/1964, submitted by the Court Commissioner, the said lands bearing Survey Nos.93/13, 93/16 and 93/5, village Mundhwa, came to the share of said Laxman Ganpat Kachare as per the order passed by Hon'ble Court and accordingly, effect of the same was given in the revenue record/ 7/12 Extracts of the said lands bearing Survey Nos.93/13, 93/16 and 93/5, village Mundhwa, vide Mutation Entry No.2527.

6. It appears that in pursuance of Order No. STX/1/8/68 dtd. 20/01/1968, passed by the Tahasildar, Sales-Tax Recovery, the encumbrance of Sales-Tax out-standing amount of Rs.188.06/-, unpaid by said Laxman Ganpat Kachare, was recorded in the revenue record and accordingly, remark to that effect was entered in Other Rights column of 7/12 Extracts of the said lands bearing Survey Nos.93/13, 93/16 and 93/5, village Mundhwa, vide Mutation Entry No.2838.

7. It appears that provisions of the Maharashtra Weights and Measures Act, 1958 and Indian Coinage Act, 1956 were made applicable to Village Mundhwa and due effect of the same was given in the revenue record of said Village Mundhwa and accordingly, areas of the said lands bearing Survey Nos.93/13, 93/16 and 93/5, village Mundhwa, were converted and shown from Acre= Guntha to Hectare= Are, as under: -

Sr. No.	Survey No.	Total Area in Acre=Guntha	Total Area in Hectare=Are
01	93/13	02=20	01=02
02	93/16	01=23	00=64
03	93/5	00=15	00=15

Accordingly, effect of the same was given in revenue record/ 7/12 Extracts of said lands bearing Survey Nos.93/13, 93/16 & 93/5, village Mundhwa, vide Mutation Entry No.3083.





8. It appears that the said Laxman Ganpat Kachare died intestate on 20/04/1990, leaving behind him, his legal heirs viz. (i) Vasant Laxman Kachare (son), (ii) Ramesh Laxman Kachare (son), (iii) Vinod Laxman Kachare (son), (iv) Mrs. Ratnaprabha Raghunath Navale (married daughter), (v) Mrs. Kusum Bhagwan Baravkar (married daughter), (vi) Mrs. Suvarna Bhagwan Shevate (married daughter) and (vii) Mrs. Shobha Prabhakar Mhetre and accordingly, effect of the same was given in revenue record/ 7/12 Extracts of the said lands bearing Survey Nos.93/13, 93/16 and 93/5, village Mundhwa, vide Mutation Entry No.4415.

9. It appears that vide Release Deed dtd. 08/11/2005 (registered under Sr. No.3748/2005 with office of Sub-Registrar, Haveli No.19, Pune), the said Mrs. Ratnaprabha Raghunath Navale, Mrs. Kusum Bhagwan Baravkar and Mrs. Shobha Prabhakar Mhetre released/ relinquished their rights out of the said lands bearing Survey Nos.93/13, 93/16 and 93/5, village Mundhwa, in favour of their real brothers i.e. said Vasant Laxman Kachare, Ramesh Laxman Kachare and Vinod Laxman Kachare and accordingly, effect of the same was given in the revenue record/ 7/12 Extracts of the said lands bearing Survey Nos.93/13, 93/16 and 93/5, village Mundhwa, vide Mutation Entry No.10892.

10. It appears that vide Power of Attorney dtd. 04/08/2010 (registered under Sr. No.7181/2010 with office of Sub-Registrar, Haveli No.1, Pune), the married daughters of said Vasant Laxman Kachare viz. Mrs. Shital Sanjay Satav and Mrs. Shilpa Manik Bhumkar authorized, appointed and nominated their father i.e. said Vasant Laxman Kachare, to do all acts, deeds, things and matters in respect of the said lands bearing Survey Nos.93/13, 93/16 and 93/5, village Mundhwa.

11. It appears that vide Power of Attorney dtd. 04/08/2010 (registered under Sr. No.7183/2010 with office of Sub-Registrar, Haveli No.1, Pune), the married daughters of said Ramesh Laxman Kachare viz. Mrs. Vrushali Mandar Mandlik and Mrs. Vaishali Vinayak Bankar authorized, appointed and nominated their father i.e. said Ramesh Laxman Kachare, to do all acts, deeds, things and matters in respect of the said lands bearing Survey Nos.93/13, 93/16 and 93/5, village Mundhwa.

12. It appears that vide Sale Deed dtd. 03/11/2010 (registered under Sr. No.10004/2010 with office of Sub-Registrar, Haveli No.18, Pune on 03/11/2010), the said Vasant Laxman Kachare, Vinod Laxman Kachare and Ramesh Laxman Kachare, along with their family members, sold, assigned, transferred and conveyed their share/ area totally admeasuring 100 Ares, to/ in favour of Ajitsingh Maliksingh Rajpal, Ravinderkaur Ajitsingh Rajpal and Ameetsingh Ajitsingh Rajpal, at & for the consideration as setout therein, which comprising of the following three properties: -

Sr. No.	Survey No.	Total Area (H=A)	Sold Area (H=A) to Rajpals
01	93/13	01=02	00=52.76
02	93/16	00=64	00=34.48
03	93/5	00=15	00=12.75





Accordingly, effect of the same was given in the revenue record/ 7/12 Extracts of the said lands bearing Survey Nos.93/13, 93/16 and 93/5, village Mundhwa, vide Mutation Entry No.11221.

13. It appears that the said Ramesh Laxman Kachare deposited the outstanding dues of Sales-Tax amounts of Rs.1300/- and Rs.188.06/- (which were recorded in 7/12 Extracts of the said lands bearing Survey Nos.93/13, 93/16 and 93/5, village Mundhwa, vide Mutation Entry Nos.2319 and 2838 respectively as aforesaid), along with interest thereon, in State Bank of India, Treasury Branch, Pune, vide Challan No.584 dtd. 06/08/2011, and in pursuance of Order of Deputy Commissioner, Sales-Tax (ADM-61), Pune, BST-E-601 dtd. 01/08/2011, effect of the same was given in the revenue record and accordingly, the remarks of the aforesaid out-standing dues were deleted from Other Rights column of 7/12 Extract of the said lands bearing Survey Nos.93/13, 93/16 and 93/5, village Mundhwa, vide Mutation Entry No.12446.

14. It appears that said Mrs. Suvarna Bhagwan Shevate had filed a suit bearing SCS No. 1031/2011 in Civil Court, Pune, against said Vasant Laxman Kachare & others, for declaration of 1/7th undivided share in suit properties and partition & separate possession. In said suit, Hon'ble Court had allowed the application at Exh.5 and the same was recorded in Other Rights column of 7/12 Extracts of said lands bearing Survey Nos.93/13, 93/16 & 93/5, village Mundhwa, vide Mutation Entry No.12466. By virtue of Judgment & Order dtd. 31/12/2018, the said suit was dismissed by Hon'ble Court, with a finding that the Sale Deed dtd. 03/11/2010 is not binding on share of Plaintiff (i.e. said Mrs. Suvarna Bhagwan Shevate).

15. It appears that as per Government Resolution/ Circular bearing No. Ra.Bhu.A./ Pra.Kra./ 180/L-1 dtd. 07/05/2016 and Order dtd. 25/12/2018 of the Tahasildar, Pune City, District Pune, certain corrections have been made in the computerized 7/12 Extracts in respect of certain lands of Village Mundhwa (which include the said lands bearing Survey Nos.93/13, 93/16 and 93/5, village Mundhwa), vide Mutation Entry No.13557.

16. It appears that as per Order bearing Outward No.652 Kr.Na.Bhu./Duheri-Nond Band/ Mundhwa/2018 dtd. 17/05/2018, passed by City Survey Officer No.2, Pune City and as per Letter No. Hakka Nondani/Kavi/539/18 dtd. 17/05/2018, issued by the Tahasildar, Pune City, 7/12 Extracts of the lands which fall under Municipal Corporation and come under Non-Agricultural Zone are being closed (which include the said lands bearing Survey Nos. 93/13, 93/16 & 93/5) and accordingly, effect of the same was given in revenue record of said lands bearing Survey Nos.93/13, 93/16 & 93/5, village Mundhwa, vide Mutation Entry No.13915.

17. It appears that in due course, Property Register Cards [PRCs] bearing CTS Nos.1129/13, 1129/16 & 1129/5 allotted to the said lands bearing Survey Nos.93/13, 93/16 & 93/5, village Mundhwa, are generated in revenue record of Village Mundhwa, as under: -





Sr. No.	Survey/ Hissa No.	Area (H.= Ares)	CTS No.
01	93/13	01=02	1129/13
02	93/16	00=64	1129/16
03	93/5	00=15	1129/5

Accordingly, the mutations reflecting on 7/12 Extracts of the said lands bearing Survey Nos.93/13, 93/16 and 93/5, village Mundhwa, have been recorded in the said PRCs bearing CTS Nos.1129/13, 1129/16 and 1129/5, vide Mutation Entry No.685.

18. It appears that vide Development Agreement dtd. 31/03/2021 (registered under Sr. No.7909/2021 with office of Sub-Registrar, Haveli No.23, Pune), the said Vasant Laxman Kachare and others granted development rights in respect of (i) land/ area admeasuring 00 Hectare= 49.24 Ares, out of land admeasuring 01 Hectare= 02 Ares, bearing Survey No.93/13 (CTS No.1129/13), (ii) land/ area admeasuring 00 Hectare= 25.52 Ares, out of land admeasuring 00 Hectare= 64 Ares, bearing Survey No.93/16 (CTS No.1129/16), and (iii) land/ area admeasuring 00 Hectare= 02.25 Ares, out of land admeasuring 00 Hectare= 15 Ares, bearing Survey No.93/5 (CTS No.1129/5), village Mundhwa, to/in favour of S2S Buildcity LLP i.e. later known as S2S Buildcity Pvt. Ltd. i.e. now known as Mantra Residencies Mundhwa Pvt. Ltd., on terms & conditions contained therein.

19. It appears that vide Power of Attorney dtd. 31/03/2021 (registered under Sr. No.7912/2021 with office of Sub-Registrar, Haveli No.23, Pune), the said Vasant Laxman Kachare and others authorized, appointed and nominated said S2S Buildcity LLP i.e. later known as S2S Buildcity Pvt. Ltd. i.e. now known as Mantra Residencies Mundhwa Pvt. Ltd., to carry out development activities in respect of (i) land/ area adm. 00 Hectare= 49.24 Ares, out of land adm. 01 Hectare= 02 Ares, bearing Survey No.93/13 (CTS No.1129/13), (ii) land/ area adm. 00 Hectare= 25.52 Ares, out of land adm. 00 Hectare= 64 Ares, bearing Survey No.93/16 (CTS No.1129/16), and (iii) land/ area adm. 00 Hectare= 02.25 Ares, out of land adm. 00 Hectare= 15 Ares, bearing Survey No.93/5 (CTS No.1129/5), village Mundhwa, on terms & conditions contained in said Development Agreement dtd. 31/03/2021.

20. It appears that vide Development Agreement dtd. 31/03/2021 (registered under Sr. No.7957/2021 with office of Sub-Registrar, Haveli No.23, Pune on 01/04/2021), the said Mrs. Suvarna Bhagwan Shevate, with the consent of Mr. Nilesh Bhagwan Shevate & Mrs. Nilima Vitthal Kedari, granted development rights in respect of the land totally adm. 3685.714 Sq. Mtrs., comprising of (i) land/ area adm. 214.286 Sq. Mtrs., out of land adm. 00 Hectare= 15 Ares, bearing Survey No.93/5 (i.e. CTS No.1129/5), (ii) land/ area adm. 1457.143 Sq. Mtrs., out of land adm. 01 Hectare= 02 Ares, bearing Survey No.93/13 (i.e. CTS No.1129/13), (iii) land/ area adm. 914.256 Sq. Mtrs., out of land adm. 00 Hectare= 64 Ares, bearing Survey No.93/16 (i.e. CTS No.1129/16) and (iv) land/ area adm. 1100.00 Sq. Mtrs., out of land adm. 00 Hectare= 77 Ares, bearing Survey No.93/18A (i.e. CTS No.1129/18A), village Mundhwa, to/in favour of said





S2S Buildcity LLP i.e. later known as S2S Buildcity Pvt. Ltd. i.e. now known as Mantra Residencies Mundhwa Pvt. Ltd., on terms & conditions contained therein.

21. It appears that vide Irrevocable Power of Attorney dtd. 31/03/2021 (registered under Sr. No.7958/2021 with office of Sub-Registrar, Haveli No.23, Pune on 01/04/2021), the said Mrs. Suvarna Bhagwan Shevate, with the consent of Mr. Nilesh Bhagwan Shevate & Mrs. Nilima Vitthal Kedari, authorized, appointed and nominated (1) Mr. Rajan Satish Gupta and (2) Mr. Rohit Ghanshyam Gupta, Director of Mantra Properties and Developers Pvt. Ltd., both designated partners of S2S Buildcity LLP i.e. later known as S2S Buildcity Pvt. Ltd. i.e. now known as Mantra Residencies Mundhwa Pvt. Ltd., to carry out development activities in respect of the land totally adm. 3685.714 Sq. Mtrs., comprising of (i) land/ area adm. 214.286 Sq. Mtrs., out of land adm. 00 Hectare= 15 Ares, bearing Survey No.93/5 (i.e. CTS No.1129/5), (ii) land/ area adm. 1457.143 Sq. Mtrs., out of land adm. 01 Hectare= 02 Ares, bearing Survey No.93/13 (i.e. CTS No.1129/13), (iii) land/ area adm. 914.256 Sq. Mtrs., out of land adm. 00 Hectare= 64 Ares, bearing Survey No.93/16 (i.e. CTS No.1129/16) and (iv) land/ area adm. 1100.00 Sq. Mtrs., out of land adm. 00 Hectare= 77 Ares, bearing Survey No.93/18A (i.e. CTS No.1129/18A), village Mundhwa, on terms & conditions contained in said Development Agreement dtd. 31/03/2021.

22. It appears that said Vasant Laxman Kachare & others and said Mantra Residencies Mundhwa Pvt. Ltd. executed Correction Deed dtd. 07/04/2022 (registered under Sr. No.6763/2022 with office of Sub-Registrar, Haveli No.5, Pune). It appears that due to inadvertence & oversight, boundaries in respect of the lands bearing Survey Nos.93/5 (CTS No.1129/5), 93/13 (CTS No.1129/13) & 93/16 (CTS No.1129/16), village Mundhwa, were wrongly mentioned in said Development Agreement dtd. 31/03/2021, Sr. No.7909/2021, Haveli No.23, Pune and Power of Attorney dtd. 31/03/2021, Sr. No.7912/2021, Haveli No.23, Pune, executed by & between the parties thereto. By virtue of this Correction Deed, the parties have rectified the said error and accordingly, the boundaries in respect of the lands bearing Survey No.93/5 (CTS No.1129/5), Survey No.93/13 (CTS No.1129/13) and Survey No.93/16 (CTS No.1129/16), village Mundhwa, have been corrected and rectified therein.

23. It appears that the said Vasant Laxman Kachare & others and Ajitsingh Maliksingh Rajpal & others executed Confirmation Deed dtd. 17/02/2023 (registered under Sr. No.3988/2023 with office of Sub-Registrar, Haveli No.22, Pune on 21/07/2023).

24. It appears that the said Ajitsingh Maliksingh Rajpal & others and Mantra Residencies Mundhwa Pvt. Ltd. executed Deed of Confirmation/ Settlement dtd. 17/02/2023 (registered under Sr. No.3989/2023 with office of Sub-Registrar, Haveli No.22, Pune).

25. It appears that the said Vasant Laxman Kachare & others along with Mrs. Suvarna Bhagwan Shevate and Mantra Residencies Mundhwa Pvt.





Ltd. executed Confirmation Deed dtd. 17/02/2023 (registered under Sr. No.4001/2023 with office of Sub-Registrar, Haveli No.22, Pune on 13/03/2023).

26. It appears that vide Sale Deed dtd. 17/02/2023 (registered under Sr. No.3998/2023 with office of Sub-Registrar, Haveli No.22, Pune), the said Vasant Laxman Kachare & others along with said Mantra Residencies Mundhwa Pvt. Ltd. together sold, assigned, transferred and conveyed the land/ area admeasuring 00 Hectare= 02.25 Ares, out of land admeasuring 00 Hectare= 15 Ares, bearing Survey No.93/5 i.e. CTS No.1129/5, village Mundhwa, to/ in favour of said Ajitsingh Maliksingh Rajpal, Ravinderkaur Ajitsingh Rajpal & Ameetsingh Ajitsingh Rajpal, at & for the consideration as setout therein.

27. It appears that vide Gift Deed dtd. 10/04/2024 (registered under Sr. No.7278/2024 with office of Sub-Registrar, Haveli No.7, Pune on 15/04/2024), the said Ravinderkaur Ajitsingh Rajpal gifted and transferred her 40% undivided share in the property totally admeasuring 01 Hectare= 02.25 Ares i.e. 10224 Sq. Mtrs., being (i) area adm. 5276 Sq. Mtrs. out of CTS No.1129/13 i.e. old Survey No.93/13, (ii) area adm. 3448 Sq. Mtrs. out of CTS No.1129/16 i.e. old Survey No.93/16, and (iii) area adm. 1500 Sq. Mtrs., bearing CTS No.1129/5 i.e. old Survey No.93/5, village Mundhwa, i.e. the said Property, to/in favour of Ameetsingh Ajitsingh Rajpal.

28. It appears that vide Development Agreement dtd. 05/05/2024 (registered under Sr. No.27861/2024 with office of Sub-Registrar, Haveli No.10, Pune on 16/10/2024), the said Ajitsingh Maliksingh Rajpal & Ameetsingh Ajitsingh Rajpal have granted development rights in respect of the property totally admeasuring 01 Hectare= 02.25 Ares i.e. 10224 Sq. Mtrs., being (i) area adm. 5276 Sq. Mtrs. out of CTS No.1129/13 i.e. old Survey No.93/13, (ii) area adm. 3448 Sq. Mtrs. out of CTS No.1129/16 i.e. old Survey No.93/16, and (iii) area adm. 1500 Sq. Mtrs., bearing CTS No.1129/5 i.e. old Survey No.93/5, village Mundhwa, i.e. the said Property, to/in favour of Mantra Residencies Erika Pvt. Ltd., through its Director-Mr. Rohit Ghanshyam Gupta, on terms & conditions contained therein.

29. It appears that vide Power of Attorney dtd. 05/05/2024 (registered under Sr. No.27863/2024 with office of Sub-Registrar, Haveli No.10, Pune on 08/10/2024), the said Ajitsingh Maliksingh Rajpal & Ameetsingh Ajitsingh Rajpal have authorized, appointed and nominated the said Mantra Residencies Erika Pvt. Ltd., through its Director- Mr. Rohit Ghanshyam Gupta, to carry out development activities in respect of the property totally admeasuring 01 Hectare= 02.25 Ares i.e. 10224 Sq. Mtrs., being (i) area adm. 5276 Sq. Mtrs. out of CTS No.1129/13 i.e. old Survey No.93/13, (ii) area adm. 3448 Sq. Mtrs. out of CTS No.1129/16 i.e. old Survey No.93/16, and (iii) area adm. 1500 Sq. Mtrs., bearing CTS No.1129/5 i.e. old Survey No.93/5, village Mundhwa, i.e. the said Property, on terms & conditions contained in said Development Agreement dtd. 05/05/2024.





30. In this manner, the Owners and/or the Developer have acquired the said Property by virtue of diverse deeds and documents, as mentioned hereinbefore.

31. It appears that Public Notice dtd. 23/04/2024 has been issued by said Ajitsingh Maliksingh Rajpal and Ameetsingh Ajitsingh Rajpal, through their Advocate- Mr. Shailendra H. Aglawe, Pune, in daily newspaper/s in respect of the said Property, for verification of their title to the said Property. It is learnt that, no objection/s has been received in pursuance of the said Public Notice.

32. 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. 1995 to 2024, through On-line e-Search process made available by Government of Maharashtra, Department of Registration & Stamps, on its official website www.igrmaharashtra.gov.in. That, I have paid search fee vide Challan bearing GRN No. MH012434724202425P dtd. 11/12/2024 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 or claim in respect of the said Property.

E) Litigations:

It is seen that there is no litigations as such pending in respect of the said lands, as on date.

F) That, I have prepared this Search & Title Report only on the basis of the records and deeds/ documents provided to me and on the information given to me. 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.

Date: 11/12/24.
Place: Pune.

Yogesh P.
YOGESH PARDESHI
(ADVOCATE)

