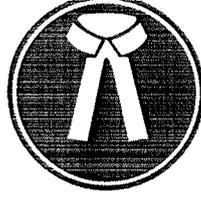


ADITI DANDEKAR.

(Advocate)



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To,
Maha RERA,
Housefin Bhavan, Plot No. C-21,
E-block, Bandra Kurla Complex,
Bandra (E), Mumbai – 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to lands bearing Gat nos. 1255/29, 1255/31, 1255/33, 1255/46, 1255/47 & 1255/48 collectively admeasuring 24,600 square meters, situated at Village Wagholi, Taluka Haveli, District Pune (herein after referred to as “the said property”)

I have investigated the title of the said property on the request of Integrated Business Ecosystem Private Limited and following documents i.e.

1. Description of the said property
2. The documents of the said property
3. 7/12 extracts digitally signed, downloaded on 03.05.2023, Mutation Entry Nos. 4768, 6235, 6416, 7539, 1, 475, 476, 580, 1797, 1799, 2079, 2112, 2496, 2675, 2879, 2881, 4438, 4697, 5152, 549, 550, 2749, 11620, 12584, 12588, 13803, 13857, 13881, 16301, 16302
4. Search Report for 30 years from 1993 till 2023

2/- 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, the title of Integrated Business Ecosystem Private Limited is clear, marketable and subject to mortgage created in favour of Catalyst Trusteeship Limited.

Owner of the land – Integrated Business Ecosystem Private Limited

Gat nos.	Area in Sq. Mtrs., as per 7/12 extracts, owned by the Owner
1255/29	4,100
1255/31	4,100
1255/33	4,100
1255/46	4,100
1255/47	4,100
1255/48	4,100
Total	24,600

3/- The Report reflecting the flow of the title of Integrated Business Ecosystem Private Limited on the said property is enclosed herewith as annexure.

Encl. : Annexure

Date : 12-05-2023


Aditi Dandekar
Advocate

Housiey.com

ANNEXURE

A) Flow of Title of the said property

- 1) One Shri. Ranjchodgeer Guru Shivakasgeer Gosavi was the owner of following lands situated at village Wagholi, Taluka Haveli, District Pune:-

Survey Number	Area
245	44 Acres 18 Guntha
246	45 Acres 16 Guntha
248	22 Acres 17 Guntha

- 2) It appears from Mutation Entry No. 4768 dated 1/1/1953 that, name of one Durgadas Tejraj Bakshi appearing in other rights column of Survey Nos. 245, 246 & 248 has been deleted, being 'Pokalist'.

- 3) It appears from Mutation Entry No. 6235 dated 23/05/1957 that, Shri. Ranjchodgeer Guru Shivakasgeer Gosavi sold portions out of the lands bearing Survey Nos. 245 and 246 and the portion so sold were assigned as Hissa No. 2 and the portion remained with Shri. Ranjchodgeer Guru Shivakasgeer Gosavi was assigned as Hissa No. 1 of respective Survey Numbers. Thus, the name of Shri. Ranjchodgeer Guru Shivakasgeer Gosavi came to be recorded as follows:

Survey Number	Area
245/1	33 Acres 18 Guntha
246/1	38 Acres 16 Guntha

- 4) It appears from Mutation Entry No. 6416 dated 08/11/1956 that, Vide a Sale Deed dated 23/8/1958, registered under Serial No. HVL-1/1044/1958, said Shri. Ranjchodgeer Guru Shivakasgeer Gosavi and others sold the following lands to Shri. Lakshman Hari Sahastrabudhe:

Survey Number	Area
---------------	------

245/1	33 Acres 18 Guntha
246/1	38 Acres 16 Guntha
248	22 Acres 17 Guntha

- 5) It appears from Mutation Entry No. 7539 dated 18/10/1972 that, corrections were made in the area of lands at village Wagholi and accordingly, Shri. Lakshman Hari Sahastrabuddhe became entitled to the lands, as follows:

Survey Number	Area
245/1	13 Hectare 40 Are
246/1	14 Hectare 56 Are
248	09 Hectare 08 Are
Total	37 Hectare 04 Are

- 6) The village 7/12 extracts from the year 1974 to 1982 for Survey Nos. 245/1, 246/1 and 248 are unavailable, however, on perusal of available revenue records it appears that, Shri. Lakshman Hari Sahastrabuddhe had divided the lands between himself and his son Shri. Mahesh Lakshman Sahastrabuddhe, as a result of which effect thereof was given in revenue records as follows:

Survey Number	Shri. Lakshman Hari Sahastrabuddhe	Shri. Mahesh Lakshman Sahastrabuddhe
245/1	06 Hectare 70 Are	06 Hectare 70 Are
246/1	07 Hectare 28 Are	07 Hectare 28 Are
248	04 Hectare 54 Are	04 Hectare 54 Are
Total	18 Hectare 52 Are	18 Hectare 52 Are

- 7) It appears from Mutation Entry No. 1 dated 26/3/1974 that, the consolidation scheme was implemented in village Wagholi with effect from 31/03/1973 and the holdings of Shri. Lakshman Hari Sahastrabuddhe and Shri. Mahesh Lakshman Sahastrabuddhe in lands bearing Survey Nos. 245/1, 246/1 and 248 collectively admeasuring 37 Hectare 04 Are was assigned as Gat No. 2241.

- 8) It appears from Mutation Entry No. 475 dated 23/07/1980 that, vide a Sale Deed dated 30/06/1980, registered under Serial No. HVL1-2452-1980. Shri. Lakshman Hari Sahastrabuddhe, as a Vendor and Shri. Mahesh Lakhsman Sahastrabuddhe, as a Consenting Party sold area admeasuring 18 Hectare 52 Are out of Gat No. 2241 to Shri. Ramkrishan Gopalkrishna Nidmurti.
- 9) It appears from Mutation Entry No. 476 dated 23/07/1980 that, vide a Sale Deed dated 30/06/1980, registered under Serial No. HVL1-2453-1980. Shri. Mahesh Lakshman Sahastrabuddhe, as a Vendor and Shri. Lakshman Hari Sahastrabuddhe, as a Consenting Party sold area admeasuring 18 Hectare 52 Are out of Gat No. 2241 to Sou. Subbalakshmi Ramkrishan Nidmurti.
- 10) It appears from Mutation Entry No. 580 dated 30/06/1981 that, under an order dated 26/06/1981 in case no. Vatap/54/81, the Gat No. 2241 was partitioned and divided into three parts in the following manner and each of them was assigned separate Hissa Number, as follows:

Name	Area	Gat Number
Sou. Subbalakshmi Ramkrishan Nidmurti	08 Hectare 96 Are	2241/A
Shri. Ramkrishan Gopalkrishna Nidmurti	11 Hectare 14 Are	2241/B
Shri. Gopalkrishna Gururaj Nidmurti	16 Hectare 94 Are	2241/C
Total	37 Hectare 04 Are	

- 11) It appears from village 7/12 extracts that, Shri. Gopalkrishna Gururaj Nidmurti has sold the land admeasuring 03 Hectare 52 Ares bearing Gat No. 2241/C to Shri. Wamanrao Appaji Avhale, mutation entry no. 620 thereof is unavailable for perusal.
- 12) It appears from Mutation Entry No. 1797 dated 30/09/1989 that, the land under Gat No. 2241/C was split into Gat Numbers as follows:

Name	Area	Gat Number

Shri. Gopalkrishna Gururaj Nidmurti	13 Hectare 42 Are	2241/C/1
Shri. Wamanrao Appaji Avhale	03 Hectare 52 Are	2241/C/2
Total	16 Hectare 94 Are	

- 13) It appears from Mutation Entry No. 1799 dated 03/10/1989 that, vide a Sale Deed dated 28/08/1989, registered under Serial No. HVL-2/13757/1989, Sou. Subbalakshmi Ramkrishan Nidmurti sold the land admeasuring 08 Hectare 96 Ares bearing Gat No. 2241/A to M/s. Prime Properties Developers, through its partners Shri. Mushtaq Zakaria Arab, Shri. Gulam Ali Mohammadbhai Somji, Shri. Raj Kanaksen Bhansali and Sou. Meeta Kamal Kapadia.
- 14) Vide a Sale Deed dated 23/03/1990, registered under Serial No. HVL-2/4963/1990, Shri. Gopalkrishna Gururaj Nidmurti has sold the land admeasuring 13 Hectare 42 Ares bearing Gat No. 2241/C/1 to Shri. Mushtaq Zakaria Arab, Shri. Gulam Ali Mohammadbhai Somji, Shri. Raj Kanaksen Bhansali and Shri. Dhiren Popatlal Nandu, partners of M/s. Prime Properties Developers, mutation entry thereof is unavailable for perusal.
- 15) It appears from Mutation Entry No. 2079 dated 21/05/1990 that, Shri. Wamanrao Appaji Avhale died on 22/12/1982 and the names of his sons Baburao and Gulabrao were entered into Holder's Column and the names of his wife Hausabai Wamanrao Avhale and daughters Muktabai Dagadu Borate, Gangubai Nivrutti Satave, Yamunabai Babanrao Satav were entered into Other Rights Column of the revenue records.
- 16) It appears from Mutation Entry No. 2112 dated 10/08/1990 that, vide a Sale Deed dated 13/06/1990, registered under Serial No. HVL-2/10766/1989, Shri. Ramkrishan Gopalkrishna Nidmurti sold the land admeasuring 11 Hectare 14 Ares bearing Gat No. 2241/B to M/s. Prime Properties Developers, through its partners Shri. Mushtaq Zakaria Arab, Shri. Gulam Ali Mohammadbhai Somji, Shri. Raj Kanaksen Bhansali and Shri. Dhiren Popatlal Nandu.
- 17) It appears from Mutation Entry No. 2496 dated 23/02/1991 that, vide an Order dated 14/02/1991 of Tahsildar Haveli in case No. THO/Watap/SR/23/90, the

holdings of Avhale family in village Wagholi were partitioned amongst themselves and resultantlly, following Gat Numbers came into existence:

Name	Area	Gat Number
Shri. Ramdas Baburao Avhale	01 Hectare 92 Are	2241/C/2/1
Master Kalu Daulati Avhale	01 Hectare 60 Are	2241/C/2/2
Total	03 Hectare 52 Are	

18) It appears from Mutation Entry No. 2675 dated 11/07/1991 that, Smt. Hausabai Wamanrao Avhale, Muktabai Dagadu Borate, Gangubai Nivrutti Satave and Yamunabai Babanrao Satav released their rights, title and interest in Gat No. 2241/C/2, hence their names were deleted from other right's column of the properties.

19) It appears from Mutation Entry No. 2879 dated 06/01/1992 that, on the basis of Application made, the land holdings of Shri. Mushtaq Zakaria Arab, Shri. Gulam Ali Mohammadbhai Somji, Shri. Raj Kanaksen Bhansali and Shri. Dhiren Popatlal Nandu were amalgamated into one Gat Number 2241/A and consequently the area of Gat No. 2241/A was increased to 33 Hectares 52 Ares as follows:

Old Gat Number	Amended Gat Number	Old Area	Amended Area
2241/A	2241/A	08 Hectare 96 Are	33 Hectare 52 Are
2241/B		11 Hectare 14 Are	
2241/C/1		13 Hectare 42 Are	

20) It appears from Mutation Entry No. 2881 dated 06/01/1992 that, Sou. Meeta Kamal Kapadia sold her undivided share in Gat No. 2241/A to Shri. Dhiren Popatlal Nandu, as Sou. Meeta Kamal Kapadia retired from the firm and Shri. Dhiren Popatlal Nandu, who was a partner of the firm.

21) vide a Sale Deed dated 17/08/1992, registered under Serial No. HVL-7/1430/1992, Shri. Mustaq Zakaria Arab, Shri. Gulam Ali Mohammadbhai

Somji, Shri. Raj Kanaksen Bhansali and Shri. Dhiren Popatlal Nandu sold the land admeasuring 41 Ares, as Plot no. 32 of private layout from the lands bearing Gat nos. 2241/A, 2241/C/2/1 & 2241/C/2/2 to Jamuna Gulam Vahanvati.

- 22) vide a Sale Deed dated 17/08/1992, registered under Serial No. HVL-7/1431/1992, Shri. Mustaq Zakaria Arab, Shri. Gulam Ali Mohammadbhai Somji, Shri. Raj Kanaksen Bhansali and Shri. Dhiren Popatlal Nandu sold the land admeasuring 41 Ares, as Plot no. 48 of private layout from the lands bearing Gat nos. 2241/A, 2241/C/2/1 & 2241/C/2/2 to Gulam Essaji Vahanvati.
- 23) vide a Sale Deed dated 25/09/1992, registered under Serial No. HVL-7/1511/1992, Shri. Mustaq Zakaria Arab, Shri. Gulam Ali Mohammadbhai Somji, Shri. Raj Kanaksen Bhansali and Shri. Dhiren Popatlal Nandu sold the land admeasuring 41 Ares, as Plot no. 34 of private layout from the lands bearing Gat nos. 2241/A, 2241/C/2/1 & 2241/C/2/2 to Hansa Manoj Tirodkar.
- 24) vide a Sale Deed dated 25/09/1992, registered under Serial No. HVL-7/1512/1992, Shri. Mustaq Zakaria Arab, Shri. Gulam Ali Mohammadbhai Somji, Shri. Raj Kanaksen Bhansali and Shri. Dhiren Popatlal Nandu sold the land admeasuring 41 Ares, as Plot no. 47 of private layout from the lands bearing Gat nos. 2241/A, 2241/C/2/1 & 2241/C/2/2 to Manoj Gajanan Tirodkar.
- 25) Under an order of District Court, Pune dated 26/08/1993 in Misc. Application No. 714/1992, Smt. Salubai Daulati Avhale, mother of minor Master Kalu Daulati Avhale, was granted permission under section 8 of The Hindu Minority and Guardianship Act, 1956 to sell the land bearing Gat no. 2241/C/2/2 for welfare of the minor and conditions mentioned therein.
- 26) It appears from Mutation Entry No. 4438 dated 17/07/1996 that, vide a Sale Deed dated 13/09/1993, registered under Serial No. HVL-7/1444/1993, Master Kalu Daulati Avhale, minor through his mother Smt. Salubai Daulati Avhale, sold the land admeasuring 01 Hectare 60 Ares bearing Gat No. 2241/C/2/2 to

Shri. Mushtaq Zakaria Arab, Shri. Gulam Ali Mohammadbhai Somji, Shri. Raj Kanaksen Bhansali and Shri. Dhiren Popatlal Nandu.

27) It appears from Mutation Entry No. 4697 dated 19/10/1996 that, vide a Sale Deed dated 27/12/1994, registered under Serial No. HVL-7/2486/1994, Shri. Ramdas Baburao Avhale and his family sold the land admeasuring 01 Hectare 92 Ares bearing Gat No. 2241/C/2/1 to Shri. Mushtaq Zakaria Arab, Shri. Gulam Ali Mohammadbhai Somji, Shri. Raj Kanaksen Bhansali and Shri. Dhiren Popatlal Nandu.

28) It appears from Mutation Entry no. 5152 dated 27/07/1997 that, as per Order no. 03/1997 dated 11/07/1997 of Taluka Inspector, Haveli, Pune and Order no. TAHNO/KaVi/3305/97 dated 21/07/1997 of Tahsildar, Haveli, the effect of Fainibara was given for lands bearing 2241/A, 2241/C/2/1 & 2241/C/2/2, collectively admeasuring 37 hectare 04 Ares, as follows:

Gat Number	Name	Area
2241/29	Mustaq Zakaria Arab	41 Ares
2241/31	Jamuna Gulam Vahanvati	41 Ares
2241/33	Hansa Manoj Tirodkar	41 Ares
2241/46	Manoj Gajanan Tirodkar	41 Ares
2241/47	Gulam Essaji Vahanvati	41 Ares
2241/48	Raj Kanaksen Bhansali	41 Ares

29) It appears from Mutation Entry no. 1 dated 07/02/2002 that, a separate revenue village Avhalwadi was carved out from village Wagholi, hence lands in village Wagholi were assigned new numbers, accordingly the Gat no. 2241 was assigned as Gat no. 1255 of village Wagholi and Hissa numbers changed as follows:

Gat Numbers	Revised Gat Numbers
2241/29	1255/29
2241/31	1255/31
2241/33	1255/33

2241/46	1255/46
2241/47	1255/47
2241/48	1255/48

- 30) It appears from Mutation Entry No. 549 dated 16/01/2003 that, vide a Sale Deed dated 07/10/2002, registered under Serial No. HVL-7/3479/2002, Shri. Mustaq Zakaria Arab, with consent of Shri. Gulam Ali Mohammadbhai Somji, Shri. Raj Kanaksen Bhansali and Shri. Dhiren Popatlal Nandu sold the land admeasuring 41 Ares bearing Gat No. 1255/29 to Essaji Gulamhussain Vahanvati and Gulam Essaji Vahanvati.
- 31) It appears from Mutation Entry No. 550 dated 16/01/2003 that, vide a Sale Deed dated 07/10/2002, registered under Serial No. HVL-7/3480/2002, Shri. Raj Kanaksen Bhansali, with consent of Shri. Mustaq Zakaria Arab, Shri. Gulam Ali Mohammadbhai Somji and Shri. Dhiren Popatlal Nandu sold the land admeasuring 41 Ares bearing Gat No. 1255/48 to Essaji Gulamhussain Vahanvati and Jamuna Gulam Vahanvati.
- 32) It appears from Mutation Entry No. 2749 dated 27/12/2006 that, vide a Sale Deed dated 30/06/2005, registered under Serial No. HVL-7/6809/2005, Hansa Manoj Tirodkar sold the land admeasuring 41 Ares bearing Gat No. 1255/33 to Manoj Gajanan Tirodkar.
- 33) It appears from Mutation Entry No. 11620 dated 22/08/2015 that, Gulam Essaji Vahanvati died on 02/09/2014, leaving behind his heirs Tara Essaji Vahanvati – Mother, Sholeen Carrimje – Daughter, Essaji Gulamhussain Vahanvati – Son & Nafisa Vahanvati – Wife, however as per Consent Terms filed in Notice of Motion (L) no. 2396 of 2014 in Suit (L) no. 1004 pf 2014 before Bombay High Court, the land bearing Gat no. 1255/29 was given to the share of Essaji Gulamhussain Vahanvati.

- 34) It appears from Mutation Entry No. 12584 dated 18/06/2017 that, as per order dated 18/06/2017 of Tahsildar, Haveli, *inter alia* following corrections were made in computerised 7/12 extracts:

Gat no.	Change
1255/29	Names of Gulamhussain Essaji Vahanvati, Tara Essaji Vahanvati, Nafisa Gulamhussain Vahanvati and Sholeen Carrimje are removed
1255/31	Spelling mistake corrected from Jamuna Gulamali Vahanvati to Jumana Gulamalli Vahanvati
1255/33	included Mutation Entry no. 5152

- 35) It appears from Mutation Entry No. 12588 dated 23/06/2017 that, as per order dated 23/06/2017 of Tahsildar, Haveli, *inter alia* following corrections were made in computerised 7/12 extracts:

Gat no.	Change
1255/46	included Mutation Entry no. 5152
1255/47	included Mutation Entry no. 5152
1255/48	Names of Gulamhussain Essaji Vahanvati, Jumana Gulamhussain Vahanvati, Tara Essaji Vahanvati, Nafisa Gulamhussain Vahanvati and Sholeen Carrimje are removed

- 36) It appears from Mutation Entry No. 13803 dated 21/09/2019 that, Gulam Essaji Vahanvati died on 02/09/2014, leaving behind his heirs Tara Essaji Vahanvati – Mother, Sholeen Carrimje – Daughter, Essaji Gulamhussain Vahanvati – Son & Nafisa Vahanvati – Wife, however as per Consent Terms filed in Notice of Motion (L) no. 2396 of 2014 in Suit (L) no. 1004 pf 2014 before Bombay High Court, the land bearing Gat no. 1255/47 was given to the share of Tara Essaji Gulamhussain Vahanvati, Sholeen Carrimje and Essaji Gulamhussain Vahanvati.
- 37) Vide a Release Deed dated 04/10/2019 registered under Serial no. HVL-10/23045/2019, Tara Essaji Vahanvati and Sholeen Carrimje, released their

share in Gat no. 1255/29 in favour of Essaji Gulamhussain Vahanvati, consequently their names were removed from revenue records thereof.

- 38) It appears from Mutation Entry No. 13857 dated 18/10/2019 that, vide a Release Deed dated 04/10/2019 registered under Serial no. HVL-10/23045/2019, Tara Essaji Vahanvati and Sholeen Carrimje, released their share in Gat no. 1255/47 in favour of Essaji Gulamhussain Vahanvati, consequently their names were removed from revenue records thereof.
- 39) It appears from Mutation Entry No. 13881 dated 07/11/2019 that, in terms of order of condition no. 5 (B) in the Suit no. 1004 of 2014 before Hon'ble Bombay High Court, the name of Nafisa Gulamhussain Vahanvati is removed the revenue records of Gat no. 1255/47.
- 40) It appears from Mutation Entry No. 16301 dated 23/06/2021 that, vide Sale Deed dated 26/08/2020 registered under Serial no. HVL-1/3934/2020, Manoj Gajanan Tirodkar sold the lands bearing Gat nos. 1255/33 admeasuring 41 ares and 1255/46 admeasuring 41 ares, to Jital Ashok Sancheti and Pramod Bhagchand Ranka.
- 41) It appears from Mutation Entry No. 16302 dated 23/06/2021 that, vide Sale Deed dated 26/08/2020 registered under Serial no. HVL-1/3932/2020, Essaji Gulamhussain Vahanvati, Jumana Gulamali Vahanvati, sold the lands bearing Gat no. 1255/29 admeasuring 41 ares, Gat no. 1255/31 admeasuring 41 ares, Gat no. 1255/47 admeasuring 41 ares and Gat no. 1255/48 admeasuring 41 ares, to Atul Ashok Chordia.
- 42) Vide Deed of Conveyance dated 13/04/2023, duly registered under Serial no. HVL-15/6903/2023, Shri Atul Ashok Chordia sold the lands bearing Gat nos. 1255/47 (old plot no. 48) admeasuring 41 ares and 1255/48 admeasuring 41 ares, to Integrated Business Ecosystem Private Limited
- 43) Vide Deed of Conveyance dated 13/04/2023, duly registered under Serial no. HVL-15/6906/2023, Pramod Bhagchand Ranka and Jital Ashok Sancheti sold

the lands bearing Gat nos. 1255/33 (old plot no. 34) admeasuring 41 ares and 1255/46 (old plot no. 47) admeasuring 41 ares. to Integrated Business Ecosystem Private Limited

44) Vide Deed of Conveyance dated 21/04/2023, duly registered under Serial no. HVL-15/7828/2023, Atul Ashok Chordia, with consent from Talath Anant Spaces LLP, sold the lands bearing Gat nos. 1255/29 (old plot no. 48) admeasuring 41 ares and 1255/31 (old plot no. 32) admeasuring 41 ares. to Integrated Business Ecosystem Private Limited

45) Thus, Integrated Business Ecosystem Private Limited, became owner and fully entitled to the said property described below, situated at village Wagholi, Taluka Haveli, District Pune:

Gat Number	Area in Ares	Area in Sq. Mtrs.
1255/29	41	4,100
1255/31	41	4,100
1255/33	41	4,100
1255/46	41	4,100
1255/47	41	4,100
1255/48	41	4,100
Total	246	24,600

B) Search

I have relied upon the SRO Search Report dated 27/01/2023 conducted by searcher Simply Cersai for 30 years with reference to the lands bearing Gat nos. 1255/29, 1255/31, 1255/33, 1255/46, 1255/47, 1255/48 in the offices concerned Sub-Registrars of Assurances for 9 years from year 1993 to year 2001 and Computer / Physical records from 22 years from year 2002 to year 2023. This Search Report does not reflect any entry adverse to the title of the said property.

C) Mortgage / Encumbrance

The lands bearing Gat nos. 1255/29, 1255/31, 1255/33, 1255/46, 1255/47 and 1255/48, situated at village Wagholi, Taluka Haveli, District Pune, are mortgaged vide the Deed of Mortgage dated 24/04/2023 duly registered under Serial no. HVL-15/7990/2023, in favour of Catalyst Trusteeship Limited.

D) Approvals

- 1) The Urban Development Department, Government of Maharashtra, vide Notification No. TPS-1821/1661/CR-138/2022/UD-13 dated 20-02-2023 has granted permission for development of Integrated Township Project (“ITP”) for the lands totally admeasuring 66.6575 Hectares, owned by Ashdan Developers Private Limited, Manjri Housing LLP and others including Shri Atul Ashok Chordia, Pramod Bhagchand Ranka & Jital Ashok Sancheti, having properties bearing Survey nos. 124, 125, 126, 127, 128, 129, 121, 130, 131, 132, 137, 138, 139, 140, 141, 142, 144, 145, 147, 148, 149, 150, 151, 152, 153, 155, 156, 157, 158, 159, 160, 162, 163, 164, 166, 167, 169, 170, 194, 146 (P), 170 (P) of village Manjri Khurd, Taluka Haveli, District Pune and Gat nos. 1255/14, 1255/17, 1255/18, 1255/28, 1255/65, 1255/66, 1255/67, 1255/69, 1255/70, 1255/71, 1255/72 (P), 1255/73, 1265, 1267 (P), 1273, 1276/2, 1276/3, 1276/5, 1276/6, 1276/26, 1276/27, 1276/28, 1276/1A/2, 1276/34, 1276/37, 1255/29, 1252/31, 1255/33, 1255/38, 1255/46, 1255/47, 1255/48, 1255/72 (P), 1269, 1276/13, 1276/15, 1276/16, 1276/30 of village Wagholi, Taluka Haveli, District Pune.
- 2) The Appropriate Authority, Pune Metropolitan Region Development Authority (“PMRDA”) has approved the Layout & Building Plans for the land under Sector R-16 of ITP, having portion out of the said property i.e. Gat nos. 1255/29, 1255/31, 1255/33, 1255/46, 1255/47 and 1255/48 of village Wagholi, Taluka Haveli, District Pune, vide Development Permission and Commencement Certificate bearing no. BHA/Mau.Manjri Khu. & Wagholi/Gat no. 124 & others/Sector R-16/Pr.Kr.49/23-24/1799 dated 11-05-2023

E) Conclusion

The title of Integrated Business Ecosystems Private Limited to lands bearing Gat nos. 1255/29, 1255/31, 1255/33, 1255/46, 1255/47 and 1255/48, situated at village Wagholi, Taluka Haveli, District Pune, is clean, clear and marketable, subject to mortgage created in favour of Catalyst Trusteeship Limited.

Date : 15-05-2023


Aditi Dandekar
Advocate

Housiey.com

