

MR. MANGESH D. HANDE.

Advocate.

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Ph. 9822549384.

FORMAT A

To

Maha RERA,

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to all the piece and parcel of the property bearing Survey No. 20, Hissa No. 2/2, area admeasuring 01 H 51.75 Rout of total area admeasuring 02 H 24 R, situated at Village Punawale, Taluka Mulshi, District Pune, within the jurisdiction of Pimpri Chinchawad Municipal Corporation and within the limits of Sub-Registrar Haveli. (hereinafter referred as the said property).

I have investigated the title of the said properties on the request S AUM VENTURES through its partner HEERO NOTANDAS MOTWANI O/at. Office No. 601, Seasons Business Square, Seasons Road, Sanewad1, Aundh, Pune - 411007, and following documents i.e. :-

Description of the property:

All that piece and parcel of the property bearing Survey No. 20, Hissa No. 2/2, area admeasuring 01 H 51.75 R out of total area admeasuring 02 H 24 R, situated at Village Punawafe, Taluka Mulshi, District Pune, within the jurisdiction of Pimpri Chinchawad Municipal Corporation and within the limits of Sub-Registrar Haveli and which is bounded as under:

- On or towards East - By property bearing Survey No. 21.
- On or towards West- By 12 mtrs wide DP Road and property bearing Survey No. 20.
- On or towards North- By remaining property from Survey No. 20 Hissa No. 2/2
- On or towards South- By property bearing Survey No. 22.

Documents of Allotment of property:

1. Copy of 7/12 Extracts.
2. Copy of Mutation Entries.
3. Copy of Partition Deed.

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-
4. Copy of Sale Deed.
 5. Copy of Development Agreement.
 6. Copy of Power of Attorney.
 7. Copy of Demarcation Certificate.
 8. Copy of D.P. Opinion.
 9. Copy of Search Report issued by me on 08/09/2023 and 15/01/2024.

3. 7 /12 extracts/ Property Card issued by Talathi Office, vide Mutation Entries No. 237,599, 720, 933, 953, 1028,1564, 1630, 1767, 2370, 2517, 2922, 2923, 3199, 3441, 3761, 3762, 3763, 3764, 4278, 4302, 4303, 5129, 5130, 5137,5138,5464,5579,6285,6196,6266.

Mutation Entries	Area
237	05 Acre 21 Gunthe
2517	Partition deed
3762	00 H 52 R
4278	Partition deed
4303	Partition deed
6285	00 H 70 R
6196	00 H 21 R
6266	00 H 20.25 R given to PCMC

Search report for 33 years from 1994 till 2025.

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 (following owner/promoter/ developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

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Owners of the land:

1. **Ganesh Chandrakant Kate AND Suresh Chandrakant Kate** - Survey No. 20/2/2, to the extent of area admeasuring 3,252.875 sq mtrs.
 2. **Manohar Shankar Kate** - Survey No. 20/2/2, to the extent of area admeasuring 3,252.875 sq mtrs.
 3. **Pandurang Bhagwan Kate AND Ramdas Bhagwan Kate** - Survey No. 20/2/2, to the extent of area admeasuring 3,259.687sq mtrs.
 4. **Aum Ventures** through its **partner Heero Notandas Moiwani** - Survey No. 20/2/2, to the extent of area admeasuring 10,980.75 sq mtrs.
- 3/- The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl.: Annexure

Date: 14/04/25



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FLOW OF THE TITLE OF THE SAID LAND.

1. All that piece and parcel of the property bearing Survey No. 20, Hissa No. 2/2, area admeasuring 01 H 51.75 R out of total area admeasuring 02 H 24 R, situated at Village Punawale, Taluka- Mulshi, District- Pune, within the jurisdiction of Pimpri Chinchwad Municipal Corporation and within the limits of Sub-Registrar Haveli and which is more particularly described in schedule written here under.
2. Mutation Entry No. 237 shows that, Dagdu Tukaram Kate had sold area admeasuring 05 Acre 21 Gunthe, from the property bearing Survey No. 20/2/2 to Gangu Vithoba Kate by registered Sale Deed. Thus Gangu Vithoba Kate became owner and possessor of the said property. Accordingly the name of Gangu Vithoba Kate was recorded in the record of 7/12 extract of the said property as owner thereof.
3. Mutation entry No. 599 certified in the year 1962 shows that name of Mahadu Vithu Sutar recorded in other rights column of 7/12 extract of said property was deleted with reason that the name of Mahadu Vithu Sutar is hollow.
4. Mutation entry No. 720 is relating to Maharashtra Weights & Measurement Act, 1958 & Indian Coinage Act, 1955.
5. Mutation Entry No. 933 relates to bunding charge. The said mutation entry is unreadable. The entry recorded in 7/12 is also unreadable.
6. Mutation Entry No. 953 shows that, Vithoba Dhondiba Kate, Gangu Vitthoba Kate, Chandrakant Vithoba Kate, Shankar Vithoba Kate and Bhagwan Vithoba Kate had obtained loan from Bank of Maharashtra, Chinchwad in the year 1975. Accordingly name of Bank of Maharashtra, Chinchwad was recorded in the other rights column of 7/12 extract of the said property and other properties.

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7. Mutation Entry No. 1028 shows that, the charge of bunding recorded in other rights column of 7/12 extract was deleted as per the orders of revenue authorities in the year 1979. The said mutation entry is partly unreadable.

8. Mutation Entry No. 1564 shows that, Gangubai Vitthoba Kate had repaid the loan obtained from Bank of Maharashtra, Chinchwad for which the bank had issued letter bearing No. 1074/1993 dated 21/07/1993. Accordingly the name of Bank of Maharashtra, Chinchwad was deleted from the other rights column of 7/12 extract of said property and other properties

9. Mutation Entry No. 1630 shows that, Gangubai Vithoba Kate had obtained loan from Bank of Maharashtra, Aundh, Pune by mortgaging the said property and other properties. Accordingly the name of Bank of Maharashtra, Aundh was recorded in other rights column of 7/12 extract.

10. Mutation Entry No. 1767 shows that, Gangubai Vithoba Kate had obtained loan from Priyadarshani Vikas Sahakari Society Ltd., Punawale. Accordingly name of Priyadarshani Vikas Sahakari Society Ltd., Punawale was recorded in the other rights column of 7/12 extract of the said property and other properties.

11. Mutation Entry No. 2370 shows that, Gangubai Vithoba Kate expired on 02/12/1998 leaving behind her following legal heirs namely :-

- 1) Bhagwan Vithoba Kate - Son
- 2) Chandrakant Vithoba Kate - Son
- 3) Shankar Vithoba Kate - Son
- 4) Hausabai Mahadu Gaikwad - Daughter

Accordingly after the death of Gangubai Vithoba Kate her name was deleted and the names of her above mentioned legal heirs were recorded in the record of 7/12 extract of the said property.

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12. Mutation entry No. 2517 shows that, in the year 2004 Bhagwan Vithoba Kate, Chandrakant Vithoba Kate, Shankar Vithoba Kate and Hausabai Mahadu Gaikwad deceased through her legal heirs Mahadev Shankar Gaikwad, Jagdish Mahadev Gaikwad, Ashabai Manohar Kalbhor and Manisha Dnyaneshwar Gulanjkar had preferred an application to the Tahsilar Office, Mulshi, Paud for partition of said and other properties. The Tahsildar, Mulshi, Paud in case bearing No HANO/VATAP/L.R./PUNAWALE/52/03 dated 10/02/2004 had parted Survey No. 20/2/2 and other properties among the said persons. As per the said partition Survey No. 20/2/2 area admeasuring 74.66 R came to the share of Bhagwan Vithoba Kate, area admeasuring 74.67 R came to the share of Chandrakant Vithoba Kate and area admeasuring 74.67 R came to the share of Shankar Vithoba Kate. Accordingly the names of Bhagwan Vithoba Kate, Chandrakant Vithoba Kate and Shankar Vithoba Kate with their respective areas were retained in the record of 7/12 extracts and the name of Hausabai Mahadu Gaikwad was deleted from the record of 7/12 extract of the said property.

13. Mutation Entry No. 2922 shows that, Shankar Vithoba Kate had obtained loan from Priyadarshani Vikas Sahakari Society Ltd., Punawale. Accordingly name of Priyadarshani Vikas Sahakari Society Ltd., Punawale was recorded in the other rights column of 7/12 extract of the said property.

14. Mutation Entry No. 2923 shows that, Chandrakant Vithoba Kate had obtained loan from Priyadarshani Vikas Sahakari Society Ltd., Punawale. Accordingly name of Priyadarshani Vikas Sahakari Society Ltd., Punawale was recorded in the other rights column of 7/12 extract of the said property.

15. Mutation Entry No. 3199 shows that, Bhagwan Vithoba Kate had obtained loan from Priyadarshani Vikas Sahakari Society Ltd., Punawale. Accordingly name of Priyadarshani Vikas Sahakari Society Ltd., Punawale was recorded in the other rights column of 7/12 extract of the said property.

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16. It is seen that Farich Eruch Aga and Pilu Irech Aaga had filed Special Civil Suit No. 1574/2009 in the court of Hon'ble CJSD, Pune against Bhagwan Vithoba Kate, Chandrakant Vithoba Kate, Shankar Vithoba Kate and Bank of Maharashtra, Aundh Branch on 24/09/2009 for Specific Performance.

17. Mutation Entry No. 3441 shows that a notice of lis- pendence was registered by Farich Eruch Aga and Manoj Farich Aga in respect of pending Special Civil Suit No. 1574/2009 before Hon'ble CJSD, Pune. The said notice of Lis Pendence was registered in the office of Sub Registrar Haveli No. 18 noted at Sr. No. 4387/2009 on 01/10/2009. Accordingly remark of notice of Lis Pendence was recorded in other rights column of 7/12 extract of said property as per the order of Supply Inspector Mulshi in case No. 133/09 dated 26/02/2010. Thereafter compromise took place between the parties in Special Civil Suit No. 1574/2009 and compromise purshis was filed below Exhibit 30 on 01/02/2010. As per the said compromise purshis the said suit was decreed on 02/02/2010. By the said decree area admeasuring 00 H 52 R from Survey No. 20/2/2 was to be transferred to Plaintiffs i.e. Farich Eruch Aga and Manoj Farich Aga and for other reliefs mentioned in the decree.

18. Mutation Entry No. 3761 shows that, Farich Eruch Aga and Manoj Farich Aga had executed Cancellation Deed in respect of notice of lis pendence dated 01/10/2009 which was registered in the in the office of Sub Registrar Haveli No. 18 noted at Sr. No. 4387/2009 as per mutation entry No. 3441. The said Cancellation Deed was registered in the office of Sub Registrar Haveli 05 noted at Serial No. 2045/2011 on 3/03/2011. Accordingly remark of notice of Lis Pendence recorded in other rights column of 7/12 extract was deleted.

19. Mutation Entry No. 3762 shows that, Bhagwan Vithoba Kate, Chandrakant Vithoba Kate and Shankar Vithoba Kate had sold area admeasuring 00 H 52 R (area admeasuring 17.33 R of Bhagwan Vithoba Kate, area admeasuring 17.33 R of Chandrakant Vithoba Kate and area admeasuring 17.34 R of Shankar Vithoba Kate), to Farich Eruch Aga and Monach Farich Aga

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by registered Sale Deed as per compromise purshis. The said Sale Deed was registered in the office of Sub- Registrar Haveli No. 17 noted at serial No. 1275/2011 on 02/02/2011. Thus Farich Eruch Aga and Monach Farich Aga became owners to the extent of area admeasuring 00 H 52 R. Accordingly the names of Farich Eruch Aga and Monach Farich Aga were recorded in the record of 7/12 extract to the extent of area admeasuring 00 H 52 R in respect of Survey No. 20/2/2.

20. Mutation Entry No. 3763 shows that Bhagwan Vithoba Kate, Chandrakant Vithoba Kate and Shankar Vithoba Kate had repaid the loan obtained from Priyadarshani Vikas Sahakari Society Ltd., Punawale. Accordingly the name of Priyadarshani Vikas Sahakari Society Ltd., Punawale was deleted from the other rights column of 7/12 extract of the said property.

21. Mutation Entry No. 3764 shows that as per letter of Bank of Maharashtra stating that loan amount has been repaid so the name of bank recorded in other rights column of 7/12 extract be deleted. Accordingly as per the letter of bank name of Bank of Maharashtra was deleted from the other rights column of 7/12 extract of said property.

22. Mutation Entry No. 4278 shows that Chandrakant Vithoba Kate, Suresh Chandrakant Kate, Ganesh Chandrakant Kate, Shoba Dattatraya Arsude, Jijabai Tukaram Nakhate with the consent of Shankar Vitthoba Kate and Bhagwan Vitthoba Kate had parted the said and other properties among themselves by registered Partition Deed. The said Partition Deed was registered in the office of Sub Registrar Haveli No. 14 noted at Serial No. 2872/2013 on 12/04/2013. As per the said partition area admeasuring 00 H 57.33 R from Survey No. 20/2/2 came to share of Suresh Chandrakant Kate and Ganesh Chandrakant Kate. Thus Suresh Chandrakant Kate, Ganesh Chandrakant Kate became owners of Survey No. 20/2/2 to extent of area admeasuring 00 H 57.33 R. Accordingly the names of Suresh Chandrakant Kate and Ganesh Chandrakant Kate were recorded in the record of 7/12 extract to the extent of area admeasuring 00 H 57.33 R and the name of Chandrakant Vitthoba Kate was deleted from the

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record of 7/12 extract. While writing mutation entry partition Deed No. 2872/2013 was wrongly recorded as 2772/2013.

23. Mutation Entry No. 4302 shows that Shankar Vithoba Kate, Manahor Shankar Kate, Vaishali Yuvraj Rakshe and Vrushali Yogesh Waje with the consent of Chandrakant Vithoba Kate and Bhagwan Vithoba Kate had parted the said and other properties among themselves by registered Partition Deed. The said Partition Deed was registered in the office of Sub Registrar Haveli No. 14 at Serial No. 1698/2013 on 05/02/2013. As per the said partition area admeasuring 00 H 57.33 R from Survey No. 20/2/2 came to share of Manohar Shankar Kate. Thus Manohar Shankar Kate became owner of Survey No. 20/2/2 to extent of area admeasuring 00 H 57.33 R. Accordingly the name of Manohar Shankar Kate was recorded in the record of 7/12 extract to the extent of area admeasuring 00 H 57.33 R and the name of Shankar Vithoba Kate was deleted from the record of 7/12 extract.

24. Mutation Entry No. 4303 shows that Bhagwan Vithoba Kate, Pandurang Bhagwan Kate, Ramdas Bhagwan Kate, Jijabai Gangaram Parkhi, Suman Balkrushna Mengade and Sulochana Manohar Walhekar with the consent of Chandrakant Vithoba Kate and Shankar Vithoba Kate had parted the said and other properties among themselves by registered Partition Deed. The said Partition Deed was registered in the office of Sub Registrar Haveli No. 14 noted at Serial No. 1697/2013 on 02/03/2013. As per the said partition area admeasuring 00 H 57.33 R from Survey No. 20/2/2 came to share of Pandurang Bhagwan Kate and Ramdas Bhagwan Kate. Thus Pandurang Bhagwan Kate and Ramdas Bhagwan Kate became owners of Survey No. 20/2/2 to extent of area admeasuring 00 H 57.33 R. Accordingly the names of Pandurang Bhagwan Kate and Ramdas Bhagwan Kate were recorded in the record of 7/12 extract to the extent of area admeasuring 00 H 57.33 R and the name of Bhagwan Vithoba Kate was deleted from the record of 7/12 extract.

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25. Mutation Entry No. 5129 shows that, Suresh Chandrakant Kate had obtained loan from Priyadarshani Vikas Sahakari Society Ltd., Punawale. Accordingly name of Priyadarshani Vikas Sahakari Society Ltd., Punawale was recorded in the other rights column of 7/12 extract of the said property.

26. Mutation Entry No. 5130 shows that, Ramdas Bhagwan Kate had obtained loan from Priyadarshani Vikas Sahakari Society Ltd., Punawale. Accordingly name of Priyadarshani Vikas Sahakari Society Ltd., Punawale was recorded in the other rights column of 7/12 extract of the said property.

27. Mutation Entry No. 5137 shows that, Ganesh Chandrakant Kate had obtained loan from Priyadarshani Vikas Sahakari Society Ltd., Punawale. Accordingly name of Priyadarshani Vikas Sahakari Society Ltd., Punawale was recorded in the other rights column of 7/12 extract of the said property.

28. Mutation Entry No. 5138 shows that, Pandurang Bhagwan Kate had obtained loan from Priyadarshani Vikas Sahakari Society Ltd., Punawale. Accordingly name of said Priyadarshani Vikas Sahakari Society Ltd., Punawale was recorded in the other rights column of 7/12 extract of the said property.

29. Mutation Entry No. 5464 shows that, Ganesh Chandrakant Kate, Pandurang Bhagwan Kate, Suresh Chandrakant Kate and Ramdas Bhagwan Kate had repaid the loan obtained from Priyadarshani Vikas Sahakari Society Ltd., Punawale. Accordingly name of Priyadarshani Vikas Sahakari Society Ltd., Punawale was deleted from other rights column of 7/12 extract of the said property.

30. Mutation Entry No. 5579 is related to correction in name of Aga.

It is seen that Pandurang Bhagwan Kate and others had obtained Demarcation certificate in respect of said property from the office of Deputy Superintendent of Land Records, Mulshi bearing M.R. No. 5031/2023 on 10/04/2023. It is seen that Pandurang Bhagwan Kate and

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others had obtained D.P. Opinion in respect of said property from the office of PCMC bearing No. NARVI/KAVI/PUNAWALE/46/2023 on 10/05/2023.

31. Mutation Entry No. 6285 shows that Aum Ventures through its partner Heero Notandas Motwani had purchased total area admeasuring 00 H 70 R from said property (area admeasuring 23.34 R of Ganesh Chandrakant Kate and Suresh Chandrakant, area admeasuring 23.33 R of Manohar Shankar Kate and area admeasuring 23.33 R of Pandurang Bhagwan and Ramdas Bhagwan Kate) from Pandurang Bhagwan Kate, Jayshree Pandurang Kate, Shubham Pandurang Kate, Pranali Mayur Bodke (Name before marriage Pranali Pandurang Kate), Ramdas Bhagwan Kate, Vijaya Ramdas Kate, Ajinkya Ramdas Kate, Akshada Akshay Walhekar (Name before marriage Akshada Ramdas Kate), Suresh Chandrakant Kate for himself and being natural guardian father of Swaraj Suresh Kate, Sunita Suresh Kate, Shweta Suresh Kate, Ganesh Chandrakant Kate For Himself And Being Natural Guardian Father of Tanushree, Samiksha And Vignesh Ganesh Kate , Archana Ganesh Kate, Manohar Shankar Kate For Himself And Being Natural Guardian Father of Sarvesh And Anushka Manohar Kate and Dipti Manohar Kate by registered Sale deed coupled with Power of Attorney. The said Sale Deed and Power of Attorney are registered in the office of Sub Registrar Haveli No. 18 noted at Serial No. 9645/2023 and 9646/2023 on 19/05/2023. Thus Aum Ventures through its partner Heero Notandas Motwani became owner of said property to the extent of area admeasuring 00 H 70 R. But name of Aum Ventures through its partner Heero Notandas Motwani is yet to be recorded in the record of 7/12 extract as owners thereof in Sruvey No. 20/2/2 to the extent of area admeasuring 00 H 70 R.

32. That Pandurang Bhagwan Kate, Jayshree Pandurang Kate, Shubham Pandurang Kate, Pranali Mayur Bodke (Name before marriage Pranali Pandurang Kate), Ramdas Bhagwan Kate, Vijaya Ramdas Kate, Ajinkya Ramdas Kate, Akshada Akshay Walhekar (Name before marriage Akshada Ramdas Kate), Suresh Chandrakant Kate, Sunita Suresh Kate, Shweta

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Suresh Kate, Swaraj Suresh Kate being minor through his natural guardian mother Sunita Suresh Kate, Ganesh Chandrakant Kate, Archana Ganesh Kate, Tanushree Ganesh Kate being minor through his natural guardian mother Archana Suresh Kate, Samiksha Ganesh Kate being minor through his natural guardian mother Archana Suresh Kate, Vignesh Ganesh Kate being minor through his natural guardian mother Archana Suresh Kate, Manohar Shankar Kate, Dipti Manohar Kate, Sarvesh Manohar Kate being minor through his natural guardian mother Dipti Manohar Kate and Anushka Manohar Kate Dipti Manohar Kate had granted development rights for an area admeasuring 00 H 81 R i.e. 8100 sq. mtrs. (area admeasuring 27 R of Ganesh Chandrakant Kate and Suresh Chandrakant, area admeasuring 27 R of Manohar Shankar Kate and area admeasuring 27 R of Pandurang Bhagwan and Ramdas Bhagwan Kate) to Aum Ventures through its partner Heero Notandas Motwani by registered Development Agreement coupled with Power of Attorney. The said Development Agreement and Power of Attorney are registered in the office of Sub Registrar Haveli No. 18 noted at Serial No. 15485/2023 and 15487/2023 on 26/07/2023. Thus Aum Ventures through its partner Heero Notandas Motwani had got exclusive right to develop the said properties with power to dispose of the same as per the terms & conditions mentioned in the Development Agreement dated 26/07/2023.

33. Mutation entry No. 6196 shows that, Aum Ventures through its partner Heero Notandas Motwani had purchased total area admeasuring 00 H 21 R from said property (area admeasuring 07 R of Ganesh Chandrakant Kate and Suresh Chandrakant, area admeasuring 07 R of Manohar Shankar Kate and area admeasuring 07 R of Pandurang Bhagwan and Ramdas Bhagwan Kate) from Pandurang Bhagwan Kate, Jayshree Pandurang Kate, Shubham Pandurang Kate, Pranali Mayur Bodke (Name before marriage Pranali Pandurang Kate), Ramdas Bhagwan Kate, Vijaya Ramdas Kate, Ajinkya Ramdas Kate, Akshada Akshay Walhekar (Name before marriage Akshada Ramdas Kate), Suresh Chandrakant Kate, Sunita

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Suresh Kate, Shweta Suresh Kate, Swaraj Suresh Kate being minor through his natural guardian mother Sunita Suresh Kate, Ganesh Chandrakant Kate, Archana Ganesh Kate, Tanushree Ganesh Kate being minor through his natural guardian mother Archana Suresh Kate, Samiksha Ganesh Kate being minor through his natural guardian mother Archana Suresh Kate, Vignesh Ganesh Kate being minor through his natural guardian mother Archana Suresh Kate, Manohar Shankar Kate, Dipti Manohar Kate, Sarvesh Manohar Kate being minor through his natural guardian mother Dipti Manohar Kate and Anushka Manohar Kate Dipti Manohar Kate by registered Sale deed coupled with Power of Attorney. The said Sale Deed and Power of Attorney were registered in the office of Sub Registrar Haveli No. 26 noted at Serial No. 726/2024 and 728/2024 on 09/01/2024. Thus Aum Ventures through its partner Heero Notandas Motwani became owner of said property to the extent of area admeasuring 00 H 21 R. Accordingly the name of Aum Ventures through its partner Heero Notandas Motwani is yet to be recorded in the record of 7/12 extract as owners thereof in Survey No. 20/2/2 to the extent of area admeasuring 00 H 21 R.

34. Mutation entry No. 6266 shows that, Aum Ventures through its partner Heero Notandas Motwani for himself and being Power of Attorney Holders of Ganesh Chandrakant Kate, Suresh Chandrakant Kate, Manohar Chandrakant Kate, Pandurang Chandrakant Kate, Ramdas Chandrakant Kate and others had handed over possession of area admeasuring 00 H 20.25 R to PCMC. The said Possession Deed was registered in the office of Sub Registrar Haveli No. 05 noted at Serial No. 3373/2024 on 16/02/2024. Thus PCMC became owner of said property to the extent of area admeasuring 00 H 20.25 R. The name of PCMC is recorded in the record of 7/12 extract as owners thereof in Survey No. 20/2/2 to the extent of area admeasuring 00 H 20.25 R.

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35. That Suresh Chandrakant Kate through their Power of Attorney Aum Ventures through its partner Heero Notandas Motwani Ganesh Chandrakant Kate had obtained N.A. order from the office of Tahsildar, Mulshi, Pune bearing No. 42B/NA/SR/93/2024 on 20/12/2024.

2. 7 /12 extracts/ P.R. Card as on date of application for registration.

3. Search report for 33 years from 1994 till 2025 taken from Sub-Registrar office at Haveli No. 1 to 27 Pune.

4. Any other relevant title: Nil

5. Litigations if any: Nil

Date: 14/04/25



Advocate.

Housiey.com