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FORMAT- A
(Circular no.28/2021)

To,
MAHA RERA
MAHARASHTRA

LEGAL TITLE REPORT

Sub: Title clearance Certificate with respect to all that piece and parcel of land or ground land admeasuring 01 Hectare= 27 Ares bearing Survey No.44/5/1, land admeasuring 00 Hectare= 31.66 Ares out of total land admeasuring 00 Hectare= 80 Ares bearing Survey No.44/6/1, land admeasuring 00 Hectare= 24 Ares out of total land admeasuring 00 Hectare= 80 Ares bearing Survey No.44/6/2 and land admeasuring 00 Hectare= 99.44 Ares out of total land admeasuring 01 Hectare= 68 Ares bearing Survey No.44/7, totally admeasuring 02 Hectares= 82.1 Ares, situate, lying and being at village Balewadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation (Hereinafter collectively referred to as the **"said Plots").**

I have investigated the title of the said Plots on the request of **SELENITE PLOTS PRIVATE LIMITED** (Formerly known as Selenite Plots LLP) a company registered under the Companies Act, 2013 through its director Mr. Siddharth Jain.

1) Description of said Plots as per Annexure- A
2) The documents of allotment of said Plots are narrated in Annexure- B
3) 7/12 extracts issued by Talathi and Mutation Entries
4) Search for 30 years from 1992 to 2022

On the perusal of the above mentioned documents and all other relevant documents relating to title of the said Plots, I am of the opinion that title of the said Owners and beneficial title of **SELENITE PLOTS PRIVATE LIMITED** (Formerly known as Selenite Plots LLP) is clear, marketable and without any encumbrances.

OWNERS OF THE LANDS:

Name of the Owners	Survey Nos.
Mr. Rajendra Raghu Kawade, Mr. Shrirang Raghu Kawade, Mrs. Sarika Ganesh Wakadkar, Mr. Sunil Motilal Kawade, Mr. Sachin Motilal Kawade, Mr. Pandit Motilal Kawade and Mrs. Shakuntala Motilal Kawade	Survey No.44/5/1
Mr. Dnyaneshwar Nandkumar Balwadkar, Mr. Ganesh Nandkumar Balwadkar, Mrs. Satyawati Nandkumar Balwadkar and Mr. Savitri Nandkumar Balwadkar	Survey No.44/6/1
Mr. Jalindar Yadav Balwadkar	Survey No.44/6/2
Mr. Dashrath Kondiba Balwadkar, Mr. Prakash Dashrath Balwadkar, Mr. Vilas Dashrath Balwadkar and Mr. Kalidas Dashrath Balwadkar	Survey No.44/7

The report reflecting the flow of SELENITE PLOTS PRIVATE LIMITED on the said Land is enclosed herewith as annexure.

Encl: Annexure
Date: 21/4/2022

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ANNEXURE- A

(1) All that piece and parcel of land or ground admeasuring 01 Hectare= 27 Ares bearing Survey No.44/5/1, situate, lying and being at village Balewadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and bounded as under, that is to say:

On or towards East: By Survey No.44 (P), village Balewadi
On or towards West: By Survey No.44/4, village Balewadi
On or towards South: By Survey No.44/5(P), village Balewadi
On or towards North: By Survey No.46, village Balewadi

(2) All that piece and parcel of land or ground admeasuring 00 Hectare= 31.66 Ares out of total land admeasuring 00 Hectare= 80 Ares bearing Survey No.44/6/1, land admeasuring 00 Hectare= 24 Ares out of total land admeasuring 00 Hectare= 80 Ares bearing Survey No.44/6/2, totally admeasuring 00 Hectare= 55.66 Ares, situate, lying and being at village Balewadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and bounded as under, that is to say:

On or towards East: By Survey No.44/7, village Balewadi
On or towards West: By Survey No.44/5, village Balewadi
On or towards South: By remaining land out of Survey No.44/6/2, village Balewadi
On or towards North: By remaining land out of Survey No.44/6/1, village Balewadi

(3) All that piece and parcel of land or ground admeasuring 00 Hectare= 99.44 Ares out of total land admeasuring 01 Hectare= 68 Ares bearing Survey No.44/7, situate, lying and being at village Balewadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and bounded as under, that is to say:

On or towards East: By remaining land out of Survey No.44, village Balewadi
On or towards West: By remaining land out of Survey No.44/5 and 44/6, village Balewadi
On or towards South: By 30 meter D. P. Road
On or towards North: By remaining land out of Survey No.46, village Balewadi

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ANNEXURE- B

(LIST OF DOCUMENTS)

Sr. No.	Particulars of Documents.
1	7/12 Extracts of Survey No.44/5/1, 44/6/1, 44/6/2 and 44/7
2	Mutation Entries nos.376, 622, 635, 657, 770, 1018, 1047, 1083, 1765, 8717, 2388, 3103, 3463, 3793, 5976, 7118, 8050, 8237, 8409, 8441, 8560, 8709, 8809, 8935, 9491
3	Development Agreement dated 2/9/2021 duly registered under Serial No.19184/2021, with the Office of Sub-Registrar, Haveli No.10, Pune
4	Power of Attorney dated 2/9/2021 duly registered under Serial No.19185/2021, with the Office of Sub-Registrar, Haveli No.10, Pune
5	Partition Deed dated 31/10/1991 duly registered under Serial No.566/1991 (Old Serial No.379/1991) with the Office of Sub-Registrar of Assurances Haveli No.4, Pune
6	Sale Deed dated 19/8/1991 duly registered under Serial No.11273/1991, with the Office of Sub-Registrar, Haveli No.1, Pune
7	Copy of Order dated 5/7/2006 in Revision Application bearing No.52/2005 filed before Hon'ble Tahsildar, Pune
8	Copy of Plaint of Regular Civil Suit No.2578/2012 (Old Special Civil Suit No.1402/2007) and Order dated 20/4/2016 passed by Hon'ble Civil Judge Senior Division, Pune
9	Copy of Regular Civil Appeal bearing no.756/2016 before Hon'ble District Judge, Pune
10	Copy of Order dated 6/5/2014 in RTS Appeal bearing No.70/2011 filed before Hon'ble Sub Divisional Officer, Pune
11	Copy of Order dated 2/6/2018 in Revision Application bearing no.172/2015 (Computerized No.33950/2015) filed before Hon'ble Additional Commissioner, Pune
12	Sale Deed dated 20/12/1996 duly registered under Serial No.8920/1996, with the Office of Sub-Registrar, Haveli No.4, Pune
13	Confirmation Deed dated 30/12/2020 duly registered under Serial No.21286/2020 with the Office of Sub-Registrar, Haveli No.10, Pune
14	Development Agreement dated 10/5/2021 duly registered under Serial No.11172/2021, with the Office of Sub-Registrar, Haveli No.10, Pune
15	Power of Attorney dated 10/5/2021 duly registered under Serial No.11173/2021, with the Office of Sub-Registrar, Haveli No.10, Pune
16	Development Agreement dated 8/2/2021 duly registered under Serial No.3926/2021, with the Office of Sub-Registrar, Haveli No.10, Pune

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17	Power of Attorney dated 8/2/2021 duly registered under Serial No.3927/2021, with the Office of Sub-Registrar, Haveli No.10, Pune
18	Confirmation Deed dated 8/2/2021 duly registered under Serial No.3928/2021, with the Office of Sub-Registrar, Haveli No.10, Pune
19	Commencement Certificate dated 13/1/2022 bearing no.CC/3233/2021 issued by Pune Municipal Corporation
20	Letter dated 27/6/2019 issued by Tahsildar, Pune for Mutation Entry No.53 and 775
21	Certificate of Incorporation dated 19/4/2022 issued by Assistant Registrar of Companies, Ministry of Corporate Affairs

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ANNEXURE- C

(ENCUMBRANCE CERTIFICATE)

It appears that there are no other adverse documents are found to be registered with respect to the said Plots described herein above. It is also observed that the revenue records does not show any encumbrances, outstanding or liabilities with respect to the said Plots, nor does it show any charge on the said Plots.

Date: 21/4/2022
Place: Pune

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ANNEXURE

(FLOW OF TITLE OF THE SAID PLOTS)

(A) FLOW OF TITLE OF SURVEY NO.44/5/1, VILLAGE BALEWADI:

1. It appears that land admeasuring 03 Acres = 38 Guntha bearing Survey No.44 Hissa No.5, village Balewadi was owned and possessed by Mr. Dhondiba Vithu Balwadkar.

2. It appears that Mr. Dhondiba Vithu Balwadkar expired on 31/7/1939 and leaving behind him his three sons Ramchandra Dhondiba Balwadkar, Ananda Dhondiba Balwadkar and Vithoba Dhondiba Balwadkar through their legal guardian mother Mayanabai Dhondiba Balwadkar. Accordingly, the names of Ramchandra Dhondiba Balwadkar, Ananda Dhondiba Balwadkar and Vithoba Dhondiba Balwadkar through their legal guardian mother Mayanabai Dhondiba Balwadkar have been recorded on 7/12 extract of land bearing Survey No.44 Hissa No.5, village Balewadi, vide Mutation Entry No.376 dated 10/10/1939.

3. It appears that name of Mr. Ramchandra Dhoniba Balwadkar has been recorded as HUF and also natural guardian of Ananda Dhondiba Balwadkar and Vithoba Dhondiba Balwadkar on 7/12 extract of land bearing Survey No.44 Hissa No.5, village Balewadi, vide Mutation Entry No.622 dated 15/8/1955.

4. It appears that there was mutual partition by and between Ramchandra Dhoniba Balwadkar, Ananda Dhondiba Balwadkar and Vithoba Dhondiba Balwadkar and by virtue of said partition, land admeasuring 03 Acre = 38 Guntha bearing Survey No.44 Hissa No.5, village Balewadi came to share of Ramchandra Dhoniba Balwadkar, vide Mutation Entry No.657 dated 30/8/1957.

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5. That the provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1956 were made applicable to Village Balewadi and due effect of the same was given in the Revenue Record of the said Village. Accordingly, the area of the said land bearing Survey No.44 Hissa No.5, village Balewadi was shown from 3 Acres= 38 Gunthas to 01 Hectare= 60 Ares, vide Mutation Entry No.770 dated 12/5/1969.

6. It appears that remark of tagai (loan) have been deleted from other right column of 7/12 extract of land bearing Survey No.44 Hissa No.5, village Balewadi, vide Mutation Entry No.775.

7. It appears that vide Sale Deed dated 11/1/1985 (duly registered under Serial No.414/1985 with the Office of Sub-Registrar, Haveli, Pune); Mr. Ramchandra Dhondiba Balwadkar have sold, assigned, transferred and conveyed land admeasuring 01 Hectare= 27 Ares out of total land admeasuring 01 Hectare= 60 Ares bearing Survey No.44 Hissa No.5, village Balewadi in favour of Mr. Rajendra Raghu Kawade, Mr. Shrirang Raghu Kawade, Mr. Motilal Raghu Kawade and Janardan Raghu Kawade at or for a total consideration of Rs.45,000/- (Rupees Forty Five Thousand Only). By virtue of said Sale Deed, land admeasuring 01 Hectare= 27 Ares have been assigned as Survey No.44 Hissa No.5/1, village Balewadi and land admeasuring 00 Hectare= 33 Ares have been assigned as Survey No.44/5(P), village Balewadi, but said transaction have been cancelled vide Mutation Entry No.1047 dated 20/1/1985 and names of Mr. Rajendra Raghu Kawade, Mr. Shrirang Raghu Kawade, Mr. Motilal Raghu Kawade and Janardan Raghu Kawade have not been recorded on 7/12 extract of land bearing Survey No.44 Hissa No.5/1, village Balewadi for area admeasuring 01 Hectare= 27 Ares. It further appears from the perusal of records that names of Mr. Rajendra Raghu

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Kawade, Mr. Shrirang Raghu Kawade, Mr. Motilal Raghu Kawade and Janardan Raghu Kawade have been recorded on 7/12 extract of land bearing Survey No.44 Hissa No.5/1, village Balewadi for area admeasuring 01 Hectare= 27 Ares as the owners thereof, vide Mutation Entry No.1083 dated 15/9/2005.

8. It appears that as per the Government Notification and Order of Hon'ble Tahsildar, Pune, the necessary corrections were made in the computerized 7/12 extract of Survey No.44/5/1, village Balewadi, vide Mutation Entry No.8441 dated 29/1/2017.

9. It appears that Mr. Motilal Raghu Kawade died on 2/3/2007 and leaving behind him his widow Shakuntala Motilal Kawade, three sons Mr. Pandit Motilal Kawade, Mr. Sachin Motilal Kawade, Mr. Sunil Motilal Kawade and one daughter Mrs. Sarika Ganesh Wadakar as his legal heirs. Accordingly, the names of Shakuntala Motilal Kawade, Mr. Pandit Motilal Kawade, Mr. Sachin Motilal Kawade, Mr. Sunil Motilal Kawade and Mrs. Sarika Ganesh Wadakar have been recorded on 7/12 extract of land bearing Survey No.44 Hissa No.5/1, village Balewadi, vide Mutation Entry No.8717 dated 29/11/2017.

10. It appears that vide Development Agreement dated 2/9/2021 (duly registered under Serial No.19184/2021, with the Office of Sub-Registrar, Haveli No.10, Pune); Mr. Rajendra Raghu Kawade and others have granted development rights in respect of land admeasuring 01 Hectare= 27 Ares bearing Survey No.44/5/1, village Balewadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation in favour of Selenite Plots LLP through its partner Mantra Plots and Developers Pvt Ltd through its director Mr. Rohit Ghyansham Gupta at or for a total consideration and on the terms and conditions contained therein. It further appears from the perusal of Development Agreement dated 2/9/2021 that

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the names of Mr. Sachin Motilal Kawade and others have been deleted and have not signed and executed the said Development Agreement dated 2/9/2021. Therefore, Mr. Sachin Motilal Kawade and others have not been assigned and transferred development rights in respect of their undivided share in land admeasuring 01 Hectare= 27 Ares bearing Survey No.44/5/1, village Balewadi.

11. It appears that vide Power of Attorney dated 2/9/2021 (duly registered under Serial No.19185/2021, with the Office of Sub-Registrar, Haveli No.10, Pune); Mr. Rajendra Raghu Kawade and others have authorized, appointed and nominated Selenite Plots LLP through its partner Mantra Plots and Developers Pvt Ltd through its director Mr. Rohit Ghyansham Gupta to carry out development activities in respect of land admeasuring 01 Hectare= 27 Ares bearing Survey No.44/5/1, village Balewadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation on the terms and conditions contained in Development Agreement therein.

(B) FLOW OF TITLE OF SURVEY NO.44 HISSA NO.6/1 AND SURVEY NO.44 HISSA NO.6/2, VILLAGE BALEWADI:

1. It appears that land admeasuring 3 Acres= 38 Gunthas bearing Survey No.44 Hissa No.6, village Balewadi was owned and possessed by Mr. Narayan Dhondiba Balwadkar.

2. It appears that Mr. Narayan Dhondiba Balwadkar expired on 6/1/1956 leaving behind him his son Mr. Yashwant Narayan Balwadkar as legal heir. Accordingly, the name of Mr. Yashwant Narayan Balwadkar has been entered on 7/12 extract of

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land bearing Survey No.44 Hissa No.6, village Balewadi, Mutation Entry No.635 dated 15/04/1956.

3. That the provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1956 were made applicable to Village Balewadi and due effect of the same was given in the Revenue Record of the said Village. Accordingly, the area of the said land bearing Survey No.44 Hissa No.6, village Balewadi was shown from 3 Acres= 38 Gunthas to 01 Hectare= 60 Ares, vide Mutation Entry No.770 dated 12/5/1969.

4. It appears that Mr. Yashwant Narayan Balwadkar expired on 28/09/1970 leaving behind him his two sons Mr. Yadav Yashwant Balwadkar and Mr. Murlidhar Yashwant Blawadkar as legal heirs. Accordingly, the names of Mr. Yadav Yashwant Balwadkar and Mr. Murlidhar Yashwant Blawadkar has been entered on 7/12 extract of land bearing Survey No.44 Hissa No.6, village Balewadi, Mutation Entry No.1018 dated 05/11/1983.

5. It appears that as per the direction and Order dated 10/02/1989 bearing No.TAHO/Vatap/SR/88 passed by the Hon'ble Tahasildar, land bearing Survey No.44 Hissa No.6, village Balewadi was partitioned between the two sons of late Yashwant Narayan Balwadkar viz. Mr. Yadav Yashwant Balwadkar and Mr. Murlidhar Yashwant Balwadkar, vide Mutation Entry No.1765 dated 27/3/1989 which are narrated as under:

Mr. Yadav Yashwant Balwadkar	
S. No.	Area
38/2B	0 Hectare= 75.5 Ares
46/6	0 Hectare = 04 Ares

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44/6	01 Hectare = 60 Ares
15/3	00 Hectare = 46 Ares
6/4A (P)	00 Hectare = 20 Ares

Mr. Murlidhar Yashwant Balwadkar	
S. No.	Area
5/2A	00 Hectare = 45 Ares
11/14B	00 Hectare = 27 Ares
12/2A	00 Hectare = 69 Ares
12/2B	00 Hectare = 64 Ares
12/2C	00 Hectare = 74 Ares

6. It appears that Partition Deed dated 31/10/1991 (duly registered under Serial No.566/1991 (Old Serial No.379/1991) with the Office of Sub-Registrar of Assurances Haveli No.4, Pune) executed by and between Mr. Yadav Yashwant Balwadkar, Mr. Chandrakant Yadav Balwadkar, Mr. Nandu Yadav Balwadkar, Mr. Jalinder Yadav Balwadkar and Malan Sakharam Tidake. Accordingly, land bearing Survey No.44/6, village Balewadi was divided between Mr. Nandu Yadav Balwadkar and Mr. Jalindar Yadav Balwadkar, vide Mutation Entry No.2388 dated 9/1/1992 which is defined as under:

Survey No.	**Owners name**	**Area**
44/6/1	Mr. Nandu Yadav Balwadkar	00 Hectare= 80 Ares
44/6/2	Mr. Jalindar Yadav Balwadkar	00 Hectare= 80 Ares
	Total	01 Hectare= 60 Ares

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7. It appears that Mr. Nandu Yadav Balwadkar expired on 14/5/1994 leaving behind him his widow Savitri Nandkumar Balwadkar, two sons Dnyaneshwar Nandkumar Balwadkar and Ganesh Nandkumar Balwadkar, one daughter Satyavati Nandkumar Balwadkar as legal heirs. Accordingly, the names of Savitri Nandkumar Balwadkar, Dnyaneshwar Nandkumar Balwadkar, Ganesh Nandkumar Balwadkar and Satyavati Nandkumar Balwadkar has been recorded on 7/12 extract of land bearing Survey No.44 Hissa No.6/1, village Balewadi, vide Mutation Entry No.3103 dated 30/5/1996.

8. It appears that vide Sale Deed dated 19/8/1991 (duly registered under Serial No.11273/1991, with the Office of Sub-Registrar, Haveli No.1, Pune); Mr. Yadav Yashwant Balwadkar have sold, assigned, transferred and conveyed land admeasuring 00 Hectare= 28.34 Ares out of land bearing Survey No.44/6/1, village Balewadi in favour of Mr. Eknath Baburao Shewatkar & others at or for a total consideration as set out therein. The names of Mr. Eknath Baburao Shewatkar & others has been mutated on 7/12 extract of land bearing Survey No.44/6/1 for area admeasuring 00 Hectare= 28.34 Ares, vide Mutation Entry No.3793 dated 26/11/1997. It further appears that the said entry was cancelled by Hon'ble Circle Officer, Pune stating that there are no area balance in the name of owner. Mr. Eknath Baburao Shewatkar & others has filed an RTS Appeal No.1141/2000 before Hon'ble Sub-Divisional Officer, Pune and accordingly, Hon'ble Sub-Divisional Officer, Pune has redirected the matter to Hon'ble Tahsildar, Pune for enquiring the said matter and hence Revision Application bearing No.52/2005 has filed before Hon'ble Tahsildar, Pune. The said Revision Application was decreed by Hon'ble Tahsildar, Pune on 5/7/2006 and Mutation Entry No.3793 was confirmed by the Hon'ble Tahsildar, Pune.

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9. It appears that Smt. Savitri Nandkumar Balwadkar & others has filed Regular Civil Suit No.2578/2012 (Old Special Civil Suit No.1402/2007) before the Hon'ble Civil Judge Senior Division, Pune for declaration and permanent injunction against Mr. Eknath Baburao Shevatkar & others praying for nullifying the Sale Deed dated 19/8/1991 along with order passed by Tahsildar in Revision no.52/2005. Hon'ble Civil Judge Senior Division, Pune vide its Order dated 20/4/2016 has partly decreed suit and directed that the Defendant Nos.1 to 13 are thereby restrained by way of permanent injunction from disposing the Plaintiffs from the suit property till the Defendants get the portion of land admeasuring 00 Hectare= 28.34 Ares separated from total area admeasuring 01 Hectare= 60 Ares of land bearing Survey No.44/6 (new Survey No.44/6/1 + Survey No.44/6/2) by filing suit for partition and separate possession.

10. It appears that being dissatisfied by the Order dated 20/4/2016 passed by the Hon'ble Civil Judge Senior Division, Pune in Regular Civil Suit No.2578/2012; Smt. Savitri Nandkumar Balwadkar & others has preferred Regular Civil Appeal bearing no.756/2016 before Hon'ble District Judge, Pune challenging the order passed by the Hon'ble Civil Judge Senior Division, Pune and said Civil Appeal is pending for hearing.

11. It further appears that Mr. Dnyaneshwar Nandkumar Balwadkar and others had preferred RTS Appeal bearing No.70/2011 before Hon'ble Sub Divisional Officer, Pune against the Order dated 5/7/2006 passed by Hon'ble Tahsildar, Pune in RTS Revision Application no.52/2005 and prayed for deletion of names of Mr. Eknath Baburao Shevatkar & others from 7/12 extract of Survey No.44/6/1, village Balewadi. Hon'ble Sub Divisional Officer, Pune vide its Order dated 6/5/2014 has allowed the appeal and cancelled the Mutation Entry No.3793. Accordingly,

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Mutation Entry No.3793 has been deleted (bracketed) by which names of Mr. Eknath Baburao Shevatkar & Others were mutated on 7/12 extract of Survey No.44/6/1, village Balewadi, vide Mutation Entry No.8237 dated 5/9/2015.

12. It appears that Mr. Eknath Baburao Shevatkar & Others has filed an RTS Appeal no.2/A/247/2014 before Hon'ble Additional Collector, Pune against Order dated 6/5/2014 passed by Hon'ble Sub Divisional Officer, Pune. Hon'ble Additional Collector, Pune vide its Order dated 21/9/2015 has dismissed the appeal and confirmed the Order dated 6/5/2014 passed by Hon'ble Sub Divisional Officer, Pune.

13. It appears that Mr. Eknath Baburao Shevatkar & Others has filed Revision Application bearing no.172/2015 (Computerized No.33950/2015) before Hon'ble Additional Commissioner, Pune against Order dated 6/5/2014 passed by Hon'ble Sub Divisional Officer, Pune. Hon'ble Additional Commissioner, Pune vide its Order dated 2/6/2018 has rejected the Revision Application.

14. It appears that vide Sale Deed dated 20/12/1996 (duly registered under Serial No.8920/1996, with the Office of Sub-Registrar, Haveli No.4, Pune); Mr. Jalinder Yadav Balwadkar have sold, assigned, transferred and conveyed land admeasuring 00 Hectare= 01 Ares out of land bearing Survey No.44/6/2, village Balewadi in favour of Mr. Maruti Mirja Dongre at or for a total consideration as set out therein. Effect of the said sale deed have been recorded on revenue record and name of Mr. Maruti Mirja Dongre have been recorded in other right column of 7/12 extract of land bearing Survey No.44/6/2, village Balewadi, vide Mutation Entry No.3463 dated 28/8/1997. Thereafter, the said mutation entry was rejected by Hon'ble Circle Officer, Pune on the ground that Mr. Maruti Mirja Dongre was not

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agriculturist at the time of purchase. It further appears that Mr. Maruti Mirja Dongre has filed RTS Appeal no.778/2013 before Hon'ble Sub-Divisional Officer, Pune and Hon'ble Sub-Divisional Officer, Pune vide its Order dated 2/8/2013 has allowed the Appeal and name of Mr. Maruti Mirja Dongre have been recorded on 7/12 extract of land bearing Survey No.44/6/2, village Balewadi, for area admeasuring 00 Hectare= 01 Ares, vide Mutation Entry No.8050 dated 10/12/2014.

15. It appears that Mr. Maruti Giraja Dongre expired on 21/5/1999 and leaving behind her two daughters Sonali Giraja Dongre, Monika Giraja Dongre and Kiran Giraja Dongre as legal heirs. Accordingly, the names of Sonali Giraja Dongre, Monika Giraja Dongre and Kiran Giraja Dongre has been recorded on 7/12 extract of Survey No.44/6/2, village Balewadi, vide Mutation Entry No.8409 dated 10/6/2016.

16. It appears that as per the Government Notification and Order of Hon'ble Tahsildar, Pune, the necessary corrections were made in the computerized 7/12 extract of Survey No.44/6/1 and Survey No.44/6/2, village Balewadi, vide Mutation Entry No.8441 dated 29/1/2017.

17. It appears that as per decree passed in Regular Civil Suit No.2578/2012 (Old Special Civil Suit No1402/2007); the names of Mr. Eknath Baburao Shevatkar & Others has been recorded on 7/12 extract of Survey No.44/6/1, village Balewadi. The said entry was rejected on 18/6/2018 by Hon'ble Circle Officer, Pune on technical grounds, vide Mutation Entry No.8709 dated 8/8/2016.

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18. It appears that as per order bearing No.Gaunkanich/S.R./68/2017 passed by Hon'ble Tahsildar, Pune that a charge of illegal excavation of Rs.2,63,80,620/- was mutated on 7/12 extract of Survey No.44/6/2, vide Mutation Entry No.8809 dated 2/4/2018 and the same was deleted by vide Order of Hon'ble Sub-Divisional Officer, Pune bearing No.RTS/Appeal/368/2018, vide Mutation Entry No.8935 dated 22/10/2018.

19. It further appears that vide Confirmation Deed dated 30/12/2020 (duly registered under Serial No.21286/2020 with the Office of Sub-Registrar, Haveli No.10, Pune) executed by Mrs. Savitri Nandkumar Balwadkar & others in favour of Mr. Eknath Baburao Shevatkar & others by which confirmed the Sale Deed dated 19/8/1991 duly registered under Serial No.11273/1991 with the Office of Sub-Registrar, Haveli No.1, Pune. Mr. Eknath Baburao Shevatkar & others has applied for mutation on the revenue record and accordingly, the names of Mr. Eknath Baburao Shevatkar & others have been recorded on 7/12 extract of land bearing Survey No.44/6/1, village Balewadi for area admeasuring 00 Hectare= 28.34 Ares as the owners thereof, vide Mutation Entry No.9491 dated 8/6/2021.

20. It appears that vide Development Agreement dated 10/5/2021 (duly registered under Serial No.11172/2021, with the Office of Sub-Registrar, Haveli No.10, Pune); Mr. Dnyaneshwar Nanukumar Balwadkar and others have granted development rights in respect of land admeasuring 00 Hectare= 31.66 Ares out of land admeasuring 00 Hectare= 51.66 Ares out of total land admeasuring 00 Hectare= 80 Ares bearing Survey No.44/6/1 and land admeasuring 00 Hectare= 24 Ares out of land admeasuring 00 Hectare= 72 Ares out of total land admeasuring 00 Hectare= 80 Ares bearing Survey No.44/6/2, totally admeasuring 00 Hectare= 55.66 Ares, village Balewadi, Taluka Haveli, District Pune and within the limits of

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Pune Municipal Corporation in favour of Selenite Plots LLP through its partner Mr. Manish Dwarkadas Maheshwari and Mr. Siddharth Jayantilal Jain or for a total consideration and on the terms and conditions contained therein.

21. It appears that vide Power of Attorney dated 10/5/2021 (duly registered under Serial No.11173/2021, with the Office of Sub-Registrar, Haveli No.10, Pune); Mr. Dnyaneshwar Nanukumar Balwadkar and others have authorized, appointed and nominated Selenite Plots LLP through its partner Mr. Manish Dwarkadas Maheshwari and Mr. Siddharth Jayantilal Jain to carry out development activities in respect of land admeasuring 00 Hectare= 31.66 Ares out of land admeasuring 00 Hectare= 51.66 Ares out of total land admeasuring 00 Hectare= 80 Ares bearing Survey No.44/6/1 and land admeasuring 00 Hectare= 24 Ares out of land admeasuring 00 Hectare= 72 Ares out of total land admeasuring 00 Hectare= 80 Ares bearing Survey No.44/6/2, totally admeasuring 00 Hectare= 55.66 Ares, village Balewadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation on the terms and conditions contained in Development Agreement therein.

(C) FLOW OF TITLE OF SURVEY NO.44/7, VILLAGE BALEWADI:

1. It appears that land admeasuring 04 Acres = 05 Guntha bearing Survey No.44 Hissa No.7, village Balewadi was owned and possessed by Mr. Kondiba Rama Balwadkar.

2. That the provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1956 were made applicable to Village Balewadi and due effect of the same was given in the Revenue Record of the said Village. Accordingly, the

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area of the said land bearing Survey No.44 Hissa No.7, village Balewadi was shown from 04 Acres = 05 Guntha to 01 Hectare= 68 Ares, vide Mutation Entry No.770 dated 12/5/1969.

3. It appears that Mr. Kondiba Ramji Balwadkar expired on 16/1/2007 leaving behind a Will dated 21/1/2005 and leaving behind him son Dashrath Kondiba Balwadkar, three nephews Prakash Dashrath Balwadkar, Vilas Dashrath Balwadkar and Kalidas Dashrath Balwadkar. Accordingly, the names of Dashrath Kondiba Balwadkar, Prakash Dashrath Balwadkar, Vilas Dashrath Balwadkar and Kalidas Dashrath Balwadkar has been recorded on 7/12 extract of Survey No.44/7, village Balewadi, vide Mutation Entry No.5976 dated 12/2/2007.

4. It appears that vide Development Agreement dated 8/2/2021 (duly registered under Serial No.3926/2021, with the Office of Sub-Registrar, Haveli No.10, Pune); Mr. Dashrath Kondiba Balwadkar and others along with consent of Indubai Dashrath Balwadkar and others have granted development rights in respect of land admeasuring 00 Hectare= 99.44 Ares out of land admeasuring 01 Hectare= 27 Ares out of total land admeasuring 01 Hectare= 68 Ares bearing Survey No.44/7, village Balewadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation in favour of Selenite Plots LLP through its partner Mr. Manish Dwarkadas Maheshwari and Mr. Siddharth Jayantilal Jain at or for a total consideration and on the terms and conditions contained therein.

5. It appears that vide Power of Attorney dated 8/2/2021 (duly registered under Serial No.3927/2021, with the Office of Sub-Registrar, Haveli No.10, Pune); Mr. Dashrath Kondiba Balwadkar and others have authorised, appointed and nominated Selenite Plots LLP through its partner Mr. Manish Dwarkadas

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Maheshwari and Mr. Siddharth Jayantilal Jain to carry out development activities in respect of land admeasuring 00 Hectare= 99.44 Ares out of land admeasuring 01 Hectare= 27 Ares out of total land admeasuring 01 Hectare= 68 Ares bearing Survey No.44/7, village Balewadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation on the terms and conditions contained in Development Agreement therein.

6. It appears that vide Confirmation Deed dated 8/2/2021 (duly registered under Serial No.3928/2021, with the Office of Sub-Registrar, Haveli No.10, Pune); executed by Mrs. Kalpana Bharat Kurhade and others in favour of Mr. Prakash Dashrath Balwadkar and others by which they have confirmed the Development Agreement dated 8/2/2021 Serial No.3926/2021 executed by Mr. Dashrath Condiba Balwadkar and others in respect of land admeasuring 00 Hectare= 99.44 Ares out of land admeasuring 01 Hectare= 27 Ares out of total land admeasuring 01 Hectare= 68 Ares bearing Survey No.44/7, village Balewadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation in favour of Selenite Plots LLP through its partner Mr. Manish Dwarkadas Maheshwari and Mr. Siddharth Jayantilal Jain at or for a total consideration and on the terms and conditions contained therein.

7. It appears that vide Sale Deed dated 2/6/2011 (duly registered under Serial No.4600/2011, with the Office of Sub-Registrar, Haveli, Pune); Ramchandra Dhondiba Balwadkar and others have sold assigned, transferred and conveyed land admeasuring 00 Hectare= 40.5 Ares out of total land admeasuring 01 Hectare= 68 Ares bearing Survey No.44/7, village Balewadi along with other Plots in favour of Nahar Homes LLP at or for a total consideration as set out therein. Effect of the said sale deed have been recorded on revenue record and name of have been

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recorded on 7/12 extract of Survey No.44/7, village Balewadi for area admeasuring 00 Hectare= 40.5 Ares, as the owner thereof, vide Mutation Entry No.7118 dated 18/7/2011.

8. It appears that as per the Government Notification and Order of Hon'ble Tahsildar, Pune, the necessary corrections were made in the computerized 7/12 extract of Survey No.44/7, village Balewadi, vide Mutation Entry No.8560 dated 28/5/2017.

9. It appears that Selenite Plots LLP has applied to Pune Municipal Corporation to commence the construction on the said Plots and accordingly Pune Municipal Corporation vide its commencement certificate dated 13/1/2022 bearing no.CC/3233/2021 have granted permission to carry out construction on the said Plots on the terms and conditions contained therein.

10. As a part of investigation of title to the said Plots, I had not issued public notice in any newspaper to investigate the title of the said Plots.

11. It appears that initially the name of Developer was Selenite Plots LLP. The said name was changed from Selenite Plots LLP to Selenite Plots Private Limited vide Certificate of Incorporation dated 19/4/2022 issued by the Assistant Registrar of Companies, Ministry of Corporate Affairs.

12. I had caused the Index-II search of the said Plots at the office of Sub Registrar, Haveli no.10 and 11 and online search at website of www.igrmaharashtra.gov.in for a period of 30 years from 1992 to 2022 and has paid search fee vide GRN no.MH000819531202223E and GRN no.MH000812749202223E dated 21/4/2022

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with respect to said Plots. I did not found any adverse entry pertaining to the said Plots.

13. I have prepared this Title Report only on the basis of the Documents provided to me and on the information given to me. The scope of this Title Report and the comments set out in this report are based on the Documents set out in the Annexure-B.

14. On the basis of such Investigation of title and documents provided to me, I am of the opinion that subject to Civil Appeal no.756/2016 pending before Hon'ble District Judge, Pune in respect of land bearing Survey No.44/6/1, village Balewadi and subject to comment made in para 10 hereinabove in respect of Survey No.44/5/1, village Balewadi and title of the owners of the said Plots and beneficial title of Selenite Plots Private Limited (Formerly known as Selenite Plots LLP) with respect to said Plots is free, clear and marketable.

Date: 21/4/2022
Place: Pune

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CHALLAN

MTR Form Number-6

GRN	MH000812749202223E	BARCODE		Date	21/04/2022-11:11:57	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	HVL11_HAVELI 11 JOINT SUB REGISTRAR	Full Name	Adv Dipesh Lad
Location	PUNE		
Year	2022-2023 One Time	Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	300.00	Road/Street	
		Area/Locality	Pune
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Survey no.44 Part Balewadi Pune	
		Amount In Words	Three Hundred Rupees Only
Total	300.00		

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022042111962	2741920364
Cheque/DD No.		Bank Date	RBI Date	21/04/2022-11:13:42	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9420112104

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

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Print Date 21-04-2022 11:13:53