

FORMAT - A
(Circular No. 28/2021)

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

LEGAL TITLE REPORT

Subject - Title Clearance Certificate with respect to Gat No. 1398 Hissa No. 1 [old Gat No. 2384/1] admeasuring 00 H 37.75 Ares plus pot kharaba admeasuring 00 H 00.50 Ares thus total area admeasuring 00 H 38.25 Ares out of land admeasuring 00 H 42.25 Ares out of total land admeasuring 00 H 84.50 Ares [inclusive of pot kharaba] situated at village Wagholi Taluka Haveli Dist Pune.

1/- We have investigated the Title of Said Property on the request of AGAC Developers LLP through its Partners Mr. Anand Nathuram Agarwal and Mr. Dilip Rameshwardas Agarwal and following documents :-

1) DESCRIPTION OF THE PROPERTY -

A] ALL THAT PIECE AND PARCEL of property bearing Gat No. 1398 Hissa No. 1 [old Gat No. 2384/1] admeasuring 00 H 37.75 Ares plus pot kharaba admeasuring 00 H 00.50 Ares thus total area admeasuring 00 H 38.25 Ares out of land admeasuring 00 H 42.25 Ares out of totally admeasuring 00 H



84.50 Ares [inclusive of pot kharaba] situated at village Wagholi within the limits of Sub Registration District Pune Taluka Haveli and within the local limits of Pune Municipal Corporation and which is bounded as follows:

On or towards

East : By 20 Ft. Road out of Gat No. 1398 (old Gat No. 2384)

South : By Gat No. 2385 and 2386

West : By portion Out of Gat No. 2384

North : By Lohgaon-Wagholi Road

Hereinafter for the sake of convenience individually referred to as the **"Said Property"**

2) The documents of Said Property -

- 1] Copies of 7/12 extracts from year 1974 to 2024
- 2] Copies of mutation entries from year 1974 to 2025
- 3] Copy of Sale Deed dt. 23/07/1979 executed by Shri. Ramdas Sakharam Bhadale in favour of Shri. Rajaram Baburao Pawar registered in the office of Sub Registrar Haveli No. 2 at Sr. No. 1893/1979 on 23/07/1979.



- 4] Copy of Sale Deed dt. 03/10/1988 executed by Shri. Rajaram Baburao Pawar in favour of Shri. Shirish Motilal Shah and Shri. Girish Kumarpal Samdadiya registered in the office of Sub Registrar Haveli No. 2 at Sr. No. 15581/1988 on 03/10/1988.
- 5] Copy of Sale Deed dt. 05/01/1996 executed by Shri. Shirish Motilal Shah and Shri. Girish Kumarpal Samdadiya in favour of Shri. Bapu Bhiku Bhadale registered in the office of Sub Registrar Haveli No. 7 at Sr. No. 113/1996 on 05/01/1996.
- 6] Copy of Sale Deed dt. 12/02/1996 executed by Shri. Bapu Bhiku Bhadale in favour of Shri Pawan Mangalsen Agarwal (Gupta), Shri Rajendra Mangalsen Agarwal (Gupta), Shri Ashok Mangalsen Agarwal (Gupta) and Shri Hemchand Mangalsen Agarwal (Gupta) registered in the office of Sub Registrar Haveli No. 7 at Sr. No. 491/1996 on 12/02/1996.
- 7] Copy of Agreement dt. 18/08/2007 executed by Shri Rajendra Mangalsen Agarwal (Gupta) in favour of Mittal Metalkrafts Pvt Ltd through its director Shri. Satish Satyanarayan Mittal with the consent of Shri Pawan Mangalsen Agarwal (Gupta), Shri Ashok Mangalsen Agarwal (Gupta) and Shri Hemchand Mangalsen Agarwal (Gupta) registered in the office of Sub Registrar Haveli No. 20 at Sr. No. 7895/2020 on 18/08/2007.



- 8] Copy of Power of Attorney dt. 18/08/2007 executed by Shri Rajendra Mangalsen Agarwal (Gupta) and Shri Pawan Mangalsen Agarwal (Gupta), Shri Ashok Mangalsen Agarwal (Gupta) and Shri Hemchand Mangalsen Agarwal (Gupta) in favour of Mittal Metalkrafts Pvt Ltd through its director Shri. Satish Satyanarayan Mittal registered in the office of Sub Registrar Haveli No. 20 at Sr. No. 7896/2020 on 18/08/2007.
- 9] Copy of Cancellation Deed dt. 07/06/2024 executed by Reality Auto Pvt Ltd (also known as Mittal Metalkrafts Pvt Ltd) through its director Shri. Sunil Satyanarayan Agarwal in respect of Agreement Dated 18/08/2007 in favour of Shri Rajendra Mangalsen Agarwal (Gupta) with the consent of Shri Pawan Mangalsen Agarwal (Gupta), Shri Ashok Mangalsen Agarwal (Gupta) and Shri Hemchand Mangalsen Agarwal (Gupta) registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 10292/2024 on 07/06/2024.
- 10] Copy of Cancellation Deed dt. 07/06/2024 executed by Reality Auto Pvt Ltd (also known as Mittal Metalkrafts Pvt Ltd) through its director Shri. Sunil Satyanarayan Agarwal in respect of Power of Attorney Dated 18/08/2007 in favour of Shri Rajendra Mangalsen Agarwal (Gupta) and Shri Pawan Mangalsen Agarwal (Gupta), Shri Ashok Mangalsen Agarwal (Gupta) and Shri Hemchand Mangalsen Agarwal (Gupta) registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 10293/2024 on 07/06/2024.



- 11] Copy of Gift Deed dt. 07/06/2024 executed by Shri Rajendra Mangalsen Agarwal (Gupta) in favour of Shri Amit Rajendra Gupta and Shri Sumit Rajendra Gupta registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 10294/2024 on 07/06/2024.
- 12] Copy of Development Agreement dt. 07/10/2024 executed by Shri Pawan Mangalsen Gupta, Shri Ashok Mangalsen Gupta, Shri Hemchand Mangalsen Gupta, Shri Amit Rajendra Gupta and Shri Sumit Rajendra Gupta in favour of AGAC Developers through its Partner Shri. Anand Nathuram Agarwal and Shri. Dilip Rameshwardas Agarwal which is registered in the office of Sub Registrar Haveli No. 1 at Serial No. 19377/2024 on 07/10/2024.
- 13] Copy of Power of Attorney dt. 07/10/2024 executed by Shri Pawan Mangalsen Gupta, Shri Ashok Mangalsen Gupta, Shri Hemchand Mangalsen Gupta, Shri Amit Rajendra Gupta and Shri Sumit Rajendra Gupta in favour of AGAC Developers through its Partner Shri. Anand Nathuram Agarwal and Shri. Dilip Rameshwardas Agarwal which is registered in the office of Sub Registrar Haveli No. 1 at Serial No. 19378/2024 on 07/10/2024.
- 14] Copy of Public Notice issued in daily Prabhat on 19/06/2024
- 3) 7/12 Extract issued by Talathi, Wagholi Pune
- 4) Search report for 30 years from 1995 till 28/02/2025



2/- On perusal of the above mentioned documents and all other relevant documents relating to title of said property I am of the opinion that M/s AGAC Developers LLP through its Partner Shri. Anand Nathuram Agarawal and Shri. Dilip Rameshwardas Agarwal is entitled to develop the Said Property and rights acquired by M/s AGAC Developers LLP through its Partner Shri. Anand Nathuram Agarawal and Shri. Dilip Rameshwardas Agarwal by virtue of respective Development Agreements and Power of Attorneys are clear and marketable with respect to the said property bearing Gat No. 1398 Hissa No. 1 [old Gat No. 2384/1] admeasuring 00 H 37.75 Ares plus pot kharaba admeasuring 00 H 00.50 Ares thus total area admeasuring 00 H 38.25 Ares out of land admeasuring 00 H 42.25 Ares [inclusive of pot kharaba] out of total land admeasuring 00 H 84.50 Ares [inclusive of pot kharaba] situated at village Wagholi within the limits of Sub Registration District Pune Taluka Haveli and within the extended limits of Pune Municipal Corporation.

Owners of Said Prperty

Shri Pawankumar Mangalsen Gupta, Shri Ashokumar Mangalsen Gupta, Shri Hemchand Mangalsen Gupta, Shri Amit Rajendra Gupta and Shri Sumit Rajendra Gupta are the owners of property bearing Gat No. 1398 Hissa No. 1 [old Gat No. 2384/1] admeasuring 00 H 37.75 Ares plus pot kharaba admeasuring 00 H 00.50 Ares thus total area admeasuring 00 H 38.25 Ares out of land admeasuring 00 H 42.25 Ares [inclusive of pot kharaba] out of total land admeasuring 00 H 84.50 Ares



[inclusive of pot kharaba] situated at village Wagholi within the limits of Sub Registration District Pune Taluka Haveli Dist Pune, and accordingly names has been mutated in the 7/12 extract of said property

(4) Qualifying comments / remarks if any s- NIL

3/- The report reflecting the flow of the title of the AGAC Developers LLP through its Partners Mr. Anand Nathuram Agarwal and Mr. Dilip Rameshwardas Agarwal, on the said Property is enclosed herewith as annexure.

Encl : Annexure

Date – 01/03/2025

For PANKAJ BHANDARI ASSOCIATES



PANKAJ BHANDARI
ADVOCATE





CHALLAN
MTR Form Number-6



| | | | | | | | | | | | | |
|-----------------------|-----------------------------------|---------------|--------|---------------------------|---|--------------------------|---|-----------------------|---|---|---|---|
| GRN | MH014636404202425E | BARCODE | | | Date | 20/01/2025-14:03:54 | | 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 | HVL1_HAVELI NO1 SUB REGISTRAR | | | Full Name | ADV SAURABH KATARIYA | | | | | | | |
| Location | PUNE | | | | | | | | | | | |
| Year | 2024-2025 One Time | | | Flat/Block No. | 301 GOPALKRUPA | | | | | | | |
| Account Head Details | | Amount In Rs. | | Premises/Building | | | | | | | | |
| 0030072201 SEARCH FEE | | 750.00 | | Road/Street | REVENUE COLONY | | | | | | | |
| | | | | Area/Locality | SHIVAJI NAGAR | | | | | | | |
| | | | | Town/City/District | | | | | | | | |
| | | | | PIN | | | 4 | 1 | 1 | 0 | 0 | 5 |
| | | | | Remarks (If Any) | SEARCH FEE FOR 30 YEARS OF GAT NO 1398/1 SITUATED AT VILLAGE WAGHOLI PUNE | | | | | | | |
| | | | | Amount In | Seven Hundred Fifty Rupees Only | | | | | | | |
| Total | | | 750.00 | Words | | | | | | | | |
| Payment Details | | | | FOR USE IN RECEIVING BANK | | | | | | | | |
| STATE BANK OF INDIA | | | | Bank CIN | Ref. No. | 00040572025012042240 | | IK0DBYXGR0 | | | | |
| Cheque/DD No. | | | | Bank Date | RBI Date | 20/01/2025-14:24:04 | | Not Verified with RBI | | | | |
| Name of Bank | | | | Bank-Branch | | STATE BANK OF INDIA | | | | | | |
| Name of Branch | | | | Scroll No. , Date | | Not Verified with Scroll | | | | | | |

Department ID :

Mobile No. : 8605288361

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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

SEARCH AND TITLE INVESTIGATION REPORT

To,

AGAC Developers LLP

office at – Gat No. 1174, 1175/1/1,
Office No. 208, Sai Sanskruti, Baif Road,
Wagholi, Taluka Haveli, Dist Pune-412207
Through its Partners

1] Shri Anand Nathuram Agarwal
and

2] Shri Dilip Rameshwardas Agarwal

Sub: - Search and Title Investigation Report in respect of property bearing Gat No. 1398 Hissa No. 1 [old Gat No. 2384/1] admeasuring 00 H 37.75 Ares plus pot kharaba admeasuring 00 H 00.50 Ares thus total area admeasuring 00 H 38.25 Ares out of land admeasuring 00 H 42.25 Ares out of total land admeasuring 00 H 84.50 Ares [inclusive of pot kharaba] situated at village Wagholi within the limits of Sub Registration District Pune Taluka Haveli and within the extended limits of Pune Municipal Corporation.

Dear Sir,

At your instance I have carried out Search and Title Investigation Report in respect of the Property described below and my detailed opinion and observations in this regard are as follows:

I. DESCRIPTION OF PROPERTY:

ALL THAT PIECE AND PARCEL of property bearing Gat No. 1398 Hissa No. 1 [old Gat No. 2384/1] admeasuring



00 H 37.75 Ares plus pot kharaba admeasuring 00 H 00.50 Ares thus total area admeasuring 00 H 38.25 Ares out of land admeasuring 00 H 42.25 Ares out of totally admeasuring 00 H 84.50 Ares [inclusive of pot kharaba] situated at village Wagholi within the limits of Sub Registration District Pune Taluka Haveli and within the local limits of Pune Municipal Corporation and said property is collectively bounded as under:

On or towards

East : By 20 Ft. Road out of Gat No. 1398 (old Gat No. 2384)

South : By Gat No. 2385 and 2386

West : By portion Out of Gat No. 2384

North : By Lohgaon-Wagholi Road

Hereinafter for the sake of convenience individually referred to as the "**Said Property**"

II. LIST OF DOCUMENTS:-

- 1] Copies of 7/12 extracts from year 1974 to 2024
- 2] Copies of mutation entries from year 1974 to 2025
- 3] Copy of Sale Deed dt. 23/07/1979 executed by Shri. Ramdas Sakharam Bhadale in favour of Shri. Rajaram Baburao Pawar registered in the office of Sub Registrar Haveli No. 2 at Sr. No. 1893/1979 on 23/07/1979.



- 4] Copy of Sale Deed dt. 03/10/1988 executed by Shri. Rajaram Baburao Pawar in favour of Shri. Shirish Motilal Shah and Shri. Girish Kumarpal Samdadiya registered in the office of Sub Registrar Haveli No. 2 at Sr. No. 15581/1988 on 03/10/1988.
- 5] Copy of Sale Deed dt. 05/01/1996 executed by Shri. Shirish Motilal Shah and Shri. Girish Kumarpal Samdadiya in favour of Shri. Babu Bhiku Bhadale registered in the office of Sub Registrar Haveli No. 7 at Sr. No. 113/1996 on 05/01/1996.
- 6] Copy of Sale Deed dt. 12/02/1996 executed by Shri. Babu Bhiku Bhadale in favour of Shri Pawan Mangalsen Agarwal (Gupta), Shri Rajendra Mangalsen Agarwal (Gupta), Shri Ashok Mangalsen Agarwal (Gupta) and Shri Hemchand Mangalsen Agarwal (Gupta) registered in the office of Sub Registrar Haveli No. 7 at Sr. No. 491/1996 on 12/02/1996.
- 7] Copy of Agreement dt. 18/08/2007 executed by Shri Rajendra Mangalsen Agarwal (Gupta) in favour of Mittal Metalkrafts Pvt Ltd through its director Shri. Satish Satyanarayan Mittal with the consent of Shri Pawan Mangalsen Agarwal (Gupta), Shri Ashok Mangalsen Agarwal (Gupta) and Shri Hemchand Mangalsen Agarwal (Gupta) registered in the office of Sub Registrar Haveli No. 20 at Sr. No. 7895/2020 on 18/08/2007.
- 8] Copy of Power of Attorney dt. 18/08/2007 executed by Shri Rajendra Mangalsen Agarwal (Gupta) and Shri Pawan Mangalsen Agarwal (Gupta), Shri Ashok Mangalsen Agarwal (Gupta) and Shri Hemchand



Mangalsen Agarwal (Gupta) in favour of Mittal Metalkrafts Pvt Ltd through its director Shri. Satish Satyanarayan Mittal registered in the office of Sub Registrar Haveli No. 20 at Sr. No. 7896/2020 on 18/08/2007.

9] Copy of Cancellation Deed dt. 07/06/2024 executed by Reality Auto Pvt Ltd (also known as Mittal Metalkrafts Pvt Ltd) through its director Shri. Sunil Satyanarayan Agarwal in respect of Agreement Dated 18/08/2007 in favour of Shri Rajendra Mangalsen Agarwal (Gupta) with the consent of Shri Pawan Mangalsen Agarwal (Gupta), Shri Ashok Mangalsen Agarwal (Gupta) and Shri Hemchand Mangalsen Agarwal (Gupta) registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 10292/2024 on 07/06/2024.

10] Copy of Cancellation Deed dt. 07/06/2024 executed by Reality Auto Pvt Ltd (also known as Mittal Metalkrafts Pvt Ltd) through its director Shri. Sunil Satyanarayan Agarwal in respect of Power of Attorney Dated 18/08/2007 in favour of Shri Rajendra Mangalsen Agarwal (Gupta) and Shri Pawan Mangalsen Agarwal (Gupta), Shri Ashok Mangalsen Agarwal (Gupta) and Shri Hemchand Mangalsen Agarwal (Gupta) registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 10293/2024 on 07/06/2024.

11] Copy of Gift Deed dt. 07/06/2024 executed by Shri Rajendra Mangalsen Agarwal (Gupta) in favour of Shri Amit Rajendra Gupta and Shri Sumit Rajendra Gupta



registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 10294/2024 on 07/06/2024.

12] Copy of Development Agreement dt. 07/10/2024 executed by Shri Pawan Mangalsen Gupta, Shri Ashok Mangalsen Gupta, Shri Hemchand Mangalsen Gupta, Shri Amit Rajendra Gupta and Shri Sumit Rajendra Gupta in favour of AGAC Developers through its Partner Shri. Anand Nathuram Agarwal and Shri. Dilip Rameshwardas Agarwal which is registered in the office of Sub Registrar Haveli No. 1 at Serial No. 19377/2024 on 07/10/2024.

13] Copy of Power of Attorney dt. 07/10/2024 executed by Shri Pawan Mangalsen Gupta, Shri Ashok Mangalsen Gupta, Shri Hemchand Mangalsen Gupta, Shri Amit Rajendra Gupta and Shri Sumit Rajendra Gupta in favour of AGAC Developers through its Partner Shri. Anand Nathuram Agarwal and Shri. Dilip Rameshwardas Agarwal which is registered in the office of Sub Registrar Haveli No. 1 at Serial No. 19378/2024 on 07/10/2024.

III. TRACING (HISTORY) OF THE TITLE:

1] It appears from the copy of sale deed dt. 23/07/1979 that, the land admeasuring 00 Hector 84.50 Ares (including Potkharaba) out of land bearing Gat No. 2384 of village Wagholi was Purchased by Shri. Rajaram Baburao Pawar from Shri Ramdas Sakharam Bhadale and Shri Shivaji Sakharam Bhadale by virtue of registered Sale Deed which is registered in the office of Sub Registrar Haveli No. 2 at Serial No. 1893/1979 on 23/07/1979 and accordingly, name of Shri. Rajaram Baburao Pawar has been mutated in the 7/12 extract of the said property vide mutation entry No. 1422.



2] It appears from the copy of Sale Deed dated 03/10/1988 that, Shri. Rajaram Baburao Pawar executed Sale Deed in respect of land admeasuring 00 H 84.50 ares out of land bearing Gat No. 2384 in favour of Shri. Shirish Motilal Shah and Shri. Girish Kumarpal Samdadiya which is registered in the office of Sub Registrar Haveli No. 2 at Serial No. 15581/1988 on 03/10/1988 and accordingly, names of Shri. Shirish Motilal Shah and Shri. Girish Kumarpal Samdadiya have been mutated in the 7/12 extract of the said property vide mutation entry No. 1708.

3] It appears from the copy of Sale Deed dated 05/01/1996 that, Shri. Shirish Motilal Shah and Shri. Girish Kumarpal Samdadiya have executed sale deed in respect of land admeasuring 00 H 42.25 Ares out of land admeasuring 00 H 84.50 ares out of land bearing Gat No. 2384 in favour of Shri. Babu Bhiku Bhadale which is registered in the office of Sub Registrar Haveli No. 7 at Serial No. 113/1996 on 05/01/1996 and accordingly, name of Shri. Babu Bhiku Bhadale has been mutated in the 7/12 extract of the said property vide mutation entry No. 4395.

4] It appears from the copy of Sale Deed dated 12/02/1996 that, Shri. Babu Bhiku Bhadale executed sale deed in respect of land admeasuring 00 H 42.25 Ares out of land bearing Gat No. 2384 in favour of Shri Pawan Mangalsen Agarwal (Gupta), Shri Rajendra Mangalsen Agarwal (Gupta), Shri Ashok Mangalsen Agarwal (Gupta) and Shri Hemchand Mangalsen Agarwal (Gupta). The said Sale Deed is registered in the office of Sub Registrar Haveli No. 7 at Serial No. 491/1996 on 12/02/1996 and accordingly, names of Shri Pawan Mangalsen Agarwal (Gupta), Shri Rajendra Mangalsen Agarwal (Gupta), Shri Ashok



Mangalsen Agarwal (Gupta) and Shri Hemchand Mangalsen Agarwal (Gupta) have been mutated in the 7/12 extract of the said property vide Mutation entry No. 4458.

5] It appears from the copy of Development Agreement dt. 18/08/2007 that, Shri Rajendra Mangalsen Agarwal (Gupta) executed Development Agreement in respect of his share in the said property in favour of Mittal Metalkrafts Pvt. Ltd. through its director Shri. Satish Satyanarayan Mittal with the consent of Shri Pawan Mangalsen Agarwal (Gupta), Shri Ashok Mangalsen Agarwal (Gupta) and Shri Hemchand Mangalsen Agarwal (Gupta) which is registered in the office of Sub Registrar Haveli No. 20 at Sr. No. 7895/2007 on 18/08/2007.

6] It appears from the copy of Power of Attorney dt. 18/08/2007 that, Shri Rajendra Mangalsen Agarwal (Gupta) and Shri Pawan Mangalsen Agarwal (Gupta), Shri Ashok Mangalsen Agarwal (Gupta) and Shri Hemchand Mangalsen Agarwal (Gupta) have executed General Power of Attorney in respect of share of Shri Rajendra Mangalsen Agarwal (Gupta) out of entire said property in favour of Mittal Metalkrafts Pvt. Ltd. through its director Shri. Satish Satyanarayan Mittal which is registered in the office of Sub Registrar Haveli No. 20 at Sr. No. 7896/2007 on 18/08/2007.

7] It appears from the mutation entry No. 16142 that, as per the order passed by Hon'ble Tehsildar, Haveli, Pune in RTS appeal No. 64/3/226/2020 dt. 08/04/2021 that, the area owned by Shri Rajendra Mangalsen Agarwal (Gupta), Shri Pawan Mangalsen Agarwal (Gupta), Shri Ashok Mangalsen Agarwal (Gupta) and Shri Hemchand Mangalsen Agarwal (Gupta) has been corrected and name of previous owner Shri



Bapu Bhiku Bhadale has been restored with the remark in the other rights column of 7/12 extract that, the right of road to approach the property bearing Gat No. 1399 and 1400 has been granted and area of road is shown as 00 H 04.25 Ares as per said mutation entry No. 16142.

8] It appears from the copy of Cancellation Deed dt. 07/06/2024 that, Reality Auto Pvt. Ltd. (formerly known as Mittal Metalkrafts Pvt. Ltd.) through its director Shri. Sunil Satyanarayan Agarwal executed Cancellation Deed in respect of Agreement Dated 18/08/2007 which is registered in the office of Sub Registrar Haveli No. 20 at Sr. No. 7895/2007 in favour of Shri Rajendra Mangalsen Agarwal (Gupta) with the consent of Shri Pawan Mangalsen Agarwal (Gupta), Shri Ashok Mangalsen Agarwal (Gupta) and Shri Hemchand Mangalsen Agarwal (Gupta) registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 10292/2024 on 07/06/2024 and accordingly, has declared that, the said Agreement dt. 18/08/2007 stand cancelled and ceased to operate in respect of share of Shri Rajendra Mangalsen Agarwal (Gupta) in the said Property.

9] It appears from the copy of Cancellation Deed dt. 07/06/2024 that, Reality Auto Pvt Ltd (formerly known as Mittal Metalkrafts Pvt Ltd) through its director Shri. Sunil Satyanarayan Agarwal executed cancellation deed in respect of Power of Attorney Dated 18/08/2007 which is registered in the office of Sub Registrar Haveli No. 20 at Sr. No. 7896/2007 in favour of Shri Rajendra Mangalsen Agarwal (Gupta) and Shri Pawan Mangalsen Agarwal (Gupta), Shri Ashok Mangalsen Agarwal (Gupta) and Shri Hemchand Mangalsen Agarwal (Gupta) registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 10293/2024 on 07/06/2024 and accordingly, has



declared that, the said Power of Attorney dt. 18/08/2007 stand cancelled and ceased to operate in respect of share of Shri Rajendra Mangalsen Agarwal (Gupta) in the said Property.

10] It appears from the copy of Gift Deed dt. 07/06/2024 that, Shri Rajendra Mangalsen Agarwal (Gupta) executed Gift Deed in respect of his share in the said property in favour of Shri Amit Rajendra Gupta and Shri Sumit Rajendra Gupta with the consent of Shri Pawankumar Mangalsen Gupta, Shri Ashokumar Mangalsen Gupta, Shri Hemchand Mangalsen Gupta which is registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 10294/2024 on 07/06/2024.

11] It appears from the copy of Development Agreement dt. 07/10/2024 that, Shri Pawankumar Mangalsen Gupta, Shri Ashokumar Mangalsen Gupta, Shri Hemchand Mangalsen Gupta, Shri Amit Rajendra Gupta and Shri Sumit Rajendra Gupta have executed Development Agreement in respect of said property in favour of AGAC Developers LLP through its designated partners Shri. Anand Nathuram Agarwal and Shri. Dilip Rameshwardas Agarwal which is registered in the office of Sub Registrar Haveli No. 1 at Serial No. 19377/2024 on 07/10/2024.

12] It appears from the copy of Power of Attorney dt. 07/10/2024 that, Shri Pawankumar Mangalsen Gupta, Shri Ashokumar Mangalsen Gupta, Shri Hemchand Mangalsen Gupta, Shri Amit Rajendra Gupta and Shri Sumit Rajendra Gupta have executed an irrevocable general power of Attorney in respect of said property in favour of AGAC Developers LLP through its designated partners Shri. Anand Nathuram Agarwal and Shri. Dilip Rameshwardas Agarwal which is registered in



the office of Sub Registrar Haveli No. 1 at Serial No. 19378/2024 on 07/10/2024.

IV. SCRUTINY OF ENCUMBRANCES

Upon my instructions my collogue, Advocate Saurabh Katariya and Advocate Priti Magar have taken search of Said Property described herein above in the Offices of Sub-Registrar for the last 30 years i.e. from 1995 to 2025 (both years inclusive) and also taken online search on the website: igrmaharashtra.gov.in after payment of government fees on 20/01/2025 vide receipt GRN No MH014636404202425E. As such from the record made available for inspection no entry other than mentioned above was found than above stated documents, no encumbrances and / or defect in title was located to them and accordingly they have submitted the report. However, this Title Investigation Report is restricted to the records made available to me for search and in the condition they were made available and documents made available to me for issuing title investigation report.

I have published the public notice in daily Prabhat dt. 19/06/2024 thereby calling upon the objections from the public at large in respect of the said property described herein above so as to verify the title of the owners and rights of developer to the said Property. No body has raised and sent any written objection to the said public notice.

V. CERTIFICATE OF TITLE

From the verification of the above documents as referred in the present report and which are made available to me by M/S



AGAC Developers LLP through its designated Partners Shri. Anand Nathuram Agarawal and Shri. Dilip Rameshwardas Agarwal and also on the basis of search of Index II registers available and online search of Index II in respect of the Said Property as aforesaid, I am of the opinion that, M/s AGAC Developers LLP through its Partner Shri. Anand Nathuram Agarawal and Shri. Dilip Rameshwardas Agarwal is entitled to develop the Said Property and rights acquired by M/s AGAC Developers LLP through its Partner Shri. Anand Nathuram Agarawal and Shri. Dilip Rameshwardas Agarwal by virtue of respective Development Agreements and Power of Attorneys are clear and marketable with respect to the said property bearing Gat No. 1398 Hissa No. 1 [old Gat No. 2384/1] admeasuring 00 H 37.75 Ares plus pot kharaba admeasuring 00 H 00.50 Ares thus total area admeasuring 00 H 38.25 Ares out of land admeasuring 00 H 42.25 Ares [inclusive of pot kharaba] out of total land admeasuring 00 H 84.50 Ares [inclusive of pot kharaba] situated at village Wagholi within the limits of Sub Registration District Pune Taluka Haveli and within the extended limits of Pune Municipal Corporation.

This Search and Title Investigation Report is issued on this 22nd January 2025.

For PANKAJ BHANDARI ASSOCIATES

PANKAJ BHANDARI
ADVOCATE

