

PSD/25/000129

17th February, 2025.

FORMAT-A

(Circular No. 28/2021)

To,

Maha RERA

Bandra Kurla Complex,

Bandra (East),

Mumbai 400 051.

LEGAL TITLE REPORT

Sub.: Title Clearance Report with respect to all that piece and parcel of well defined and demarcated land admeasuring 1 Hectare 08 Ares i.e. 10,800 square meters assessed at Rs. 02=27paise carved out of Survey No. 80 Hissa No. 2A/2 total admeasuring 1 Hectare 12 Ares i.e. 11,200 square metres assessed at Rs.02=36 paise lying, being and situate at village Tathawade, Taluka Mulshi, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune (Hereinafter referred to as "the said Land").

[1] I have the investigated the title of the said Land based on the request of **M/s. Rama Warehousing and Leasing**, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its principal place of business at: Office No. 210, V-18, Balewadi High Street, Baner, Pune 411045 through the one of its Partner Mr. Naresh Ramchand Panjabi and based on the following documents and information viz.

(1) Description of the said Land

All that piece and parcel of well defined and demarcated land admeasuring 1 Hectare 08 Ares i.e. 10,800 square meters assessed at Rs. 02=27paise carved out of Survey No. 80 Hissa No. 2A/2 total admeasuring 1 Hectare 12 Ares i.e. 11,200 square meters assessed at Rs.02=36 paise lying, being and situate at village Tathawade, Taluka Mulshi, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune and bounded as follows: -

On or towards the East : By adjacent Survey No. 78.
On or towards the South : By adjacent Survey No. 80 (part).
On or towards the West : By Mumbai Pune Highway and adjacent Survey No. 99.
On or towards the North : By adjacent Survey No. 80 (part).

(2) Documents of the said Land

- 7/12 extracts for the year 1950 till date.

Mh

- All mutation entries referred to in the flow of title save and except as otherwise stated.
- All documents referred to in the flow of title save and except as otherwise stated.
- All permissions and sanctions referred to in the flow of title save and except as otherwise stated.

(3) 7/12 extract issued by Talathi, Tathawade, Pune

	Survey No.	Mutation Entry Nos.
1	80/2A/2	89, 200, 329, 625, 645, 1081, 1163, 1442, 1588, 1690, 2040, 2374, 2464, 2741, 2867, 2850, 3079, 4515, 4955, 5944, 6228, 6408, 7500, 7506, 7637, 7518 and 7797.

(4) Search Report for 30 years from 1995 till 2025: Issued by Ms. Poonam Kulkarni, Advocate and Mr. Prashant Pansare, Advocate.

[2] On perusal of the above mentioned documents and other documents pertaining to the title of the said Land, I am of the opinion that the title of **M/s. Rama Warehousing and Leasing**, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its principal place of business at: Office No. 210, V-18, Balewadi High Street, Baner, Pune 411045 through the one of its Partner Mr. Naresh Ramchand Panjabi to the said Land is clear and marketable and without encumbrances and they have an exclusive right and authority to develop the said Land being all that piece and parcel of well defined and demarcated land admeasuring 1 Hectare 08 Ares i.e. 10,800 square meters assessed at Rs. 02=27paise carved out of Survey No. 80 Hissa No. 2A/2 total admeasuring 1 Hectare 12 Ares i.e. 11,200 square meters assessed at Rs.02=36 paise lying, being and situate at village Tathawade, Taluka Mulshi, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune subject to obtaining the necessary permissions and sanctions.

(1) Owners of the said Land:

M/s. Rama Warehousing and Leasing, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its principal place of business at: Office No. 210, V-18, Balewadi High Street, Baner, Pune 411045 through the one of its Partner Mr. Naresh Ramchand Panjabi.

(2) Qualifying Comments/Remarks if any: Separately mentioned in para (3) (III) of the Flow of Title annexed hereto and marked as Annexure "1".

[3] The Report reflecting the flow of title in respect of **M/s. Rama Warehousing and Leasing**, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its principal place of business at: Office No. 210, V-18, Balewadi High Street, Baner,

Handwritten signature

Prasanna S Darade

B.S.L., LL.B.

Advocate

Pune 411045 through the one of its Partner Mr. Naresh Ramchand Panjabi to the said Land is annexed hereto and marked as Annexure "1".

Dated this 17th day of February, 2025.

Prasanna S Darade

Prasanna S Darade

Advocate

Encl.: Annexure "1"

Housiey.com

ANNEXURE "1"
FORMAT-A
(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

- (1) **7/12 extract as on date of application for registration.**
I have been furnished the copies of the 7/12 extracts and have perused the same.

(2) **Mutation Entry Nos.**

	Survey No.	Mutation Entry Nos.
1	80/2A/2	89, 200, 329, 625, 645, 1081, 1163, 1442, 1588, 1690, 2040, 2374, 2464, 2741, 2867, 2850, 3079, 4515, 4955, 5944, 6228, 6408, 7500, 7506, 7637, 7518 and 7797.

- (3) **Search Report for 30 years from the year 1995 till 2024 taken from the office of the Sub Registrar Haveli No. 1 to 27, Pune**

(I) **Flow of Title and History**

(a) It appears that the said Survey No. 80/2 of village Tathawade was originally owned and possessed by one Mr. Waman Vishnu Thatte prior to the year 1929.

(b) It appears that the by a Sale Deed of the year 1929, the said Mr. Waman Vishnu Thatte has sold and conveyed the said Survey No. 80/2 unto and in favour of Mr. Ganpati Khandu Pawar on certain terms and conditions. Pursuant thereto the names of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 89.

(c) It appears that the by a Sale Deed dated 1/6/1936, the said Mr. Ganpati Khandu Pawar has sold and conveyed a portion admeasuring 2 Acre 28 Gunthas out of Survey No. 80/2 unto and in favour of Wamanrao Vishwanath alias Raosaheb Bapat on certain terms and conditions. Pursuant thereto the said Survey No. 80/2 was subdivided and Survey No. 80/2A was retained by the original owner and Survey No. 80/2B was allotted to the said purchaser and their names were accordingly mutated in the revenue records. The same is reflected vide mutation entry no. 200.

(d) It appears that the said Mr. Ganpati Khandu Pawar expired intestate on 5/8/1942 leaving behind his legal heirs namely (i) Mr. Tukaram Ganpati Pawar – son, (ii) Mr. Shivram Ganpati Pawar – son, (iii) Mr. Mhatu Narayan Pawar – grandson, (iv) Mr. Bhiva Narayan Pawar – grandson and (v) Mr. Pralhad Narayan Pawar – grandson. Pursuant thereto the names of Mr. Tukaram Ganpati Pawar (1/3rd share), Mr. Shivram Ganpati Pawar (1/3rd share) and Mr. Mhatu Narayan Pawar as karta of the HUF (1/3rd share) were mutated in the revenue records. The same is reflected vide mutation entry no. 329.

(e) It appears that the said Mr. Shivram Ganpati Pawar had obtained a loan from Tathawade Cooperative Credit Society. It appears that the said loan was not repaid and pursuant to the Order dated 21/4/1953 passed by the Mamlatdar, the possession of the portion out of Survey No. 80/2A was handed over to the said society and the name of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 625. It is clarified that on certain 7/12 extract mutation entry no. 625 has wrongly been mutated as mutation entry no. 645.

(f) The mutation entry No. 1081 pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 and is applicable to the entire village Tathawade.

(g) It appears that the said Mr. Tukaram Ganpati Pawar expired intestate on or about the year 1975 leaving behind his legal heirs namely (i) Mr. Namdeo Tukaram Pawar – son, (ii) Mr. Prabhakar Pandurang Pawar, (iii) Mrs. Yamunabai Laxman Dagade – daughter and (iv) Mrs. Bhagubai Shripati Sapkal – daughter. Pursuant thereto the name of Mr. Namdeo Tukaram Pawar was mutated in the revenue records as karta of the HUF and the names of the daughters were mutated in the other rights column. The same is reflected vide mutation entry no. 1163.

(h) It appears that the said Mr. Mhatu Narayan Pawar expired intestate on 18/2/1982 leaving behind his legal heirs namely (i) Mr. Baban Mhatu Pawar – son, (ii) Mr. Dattu Mhatu Pawar – son, (iii) Ms. Sulabai Mhatu Pawar – daughter, (iv) Mrs. Kaushalyabai Jaywant Jachak – daughter, (v)

Mrs. Laxmibai Raghunath Sakhare – daughter, (vi) Mr. Papan Bhiva Raghunath Pawar – nephew and (vii) Mr. Pralhad Narayan Pawar – brother. Pursuant thereto the names of the said legal heirs were mutated in the revenue records. The same is reflected vide mutation entry no. 1442.

(i) It appears that the said Pawar family partitioned the lands held by them under section 85 of The Maharashtra Land Revenue Code, 1966 and pursuant to the Order bearing No. VLG/SR/Watap/11/86 dated 5/3/1986, the said Survey No. 80/2A was sub divided and Survey No. 80/2A/1 admeasuring 1 Hectare 12 Ares was allotted to Mr. Baban Mhatu Pawar, Mr. Dattu Mhatu Pawar, Mr. Papan Bhiva Pawar and Mr. Pralhad Narayan Pawar and Survey No. 80/2A/2 admeasuring 1 Hectare 12 Ares was allotted to Mr. Namdeo Tukaram Pawar and their names were accordingly mutated in the revenue records. The same is reflected vide mutation entry no. 1588.

(j) It appears that the said Mr. Namdeo Tukaram Pawar preferred an application that the said land was held by him as ancestral property and as karta of the HUF and that the names of other members be mutated in the revenue records. Pursuant thereto the names of (i) Mr. Namdeo Tukaram Pawar, (ii) Mr. Prabhakar Pandurang Pawar, (iii) Mr. Dnyaneshwar Pandurang Pawar, (iv) Mr. Sambhaji Pandurang Pawar and (v) Smt. Chandrabhaga Pandurang Pawar were mutated in the revenue records. The same is reflected vide mutation entry no. 1690.

(k) It appears that the said Mr. Namdeo Tukaram Pawar had obtained a loan to the tune of Rs. 4000/- from Wakad Vikas Karayakari Sahakari Society, Tathawade. Pursuant thereto the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 2040.

(l) It appears that a charge of fine of brick klin was mutated in the revenue records The same is reflected vide mutation entry no. 2374. It appears that pursuant to the Order bearing no. Jamin/Vashi/320/96Paud passed by the Tahsildar Mulshi, the said fine of charge of brick klin was deleted from the revenue records. The same is reflected vide mutation entry no. 2464. It is clarified that the said mutation entry nos. 2374 and 2464 do not reflect Survey No. 80/2A/2.

(m) It appears that by a Sale Deed dated 8/12/1997 registered with the office of the Sub Registrar Mulshi at serial no. 681/1998, the said Mr. Namdeo Tukaram Pawar (for self and as karta of his HUF), Smt. Kantabai Madhukar Pawar, Mrs. Sashikala Dattatraya Kadam, Mrs. Asha Anil Pathare, Mrs. Usha Pandurang Shinde, Ms. Roopali Madhukar Pawar, Master Dhananjay Madhukar Pawar, Mr. Shivaji Namdeo Pawar (for self and as guardian members of his family), Mr. Sopan Namdeo Pawar (for self and as guardian members of his family), Smt. Chandrabhaga Pandurang Pawar, Mr. Prabhakar Pandurang Pawar (for self and as guardian members of his family), Mr. Dnyaneshwar Pandurang Pawar (for self and as guardian members of his family), Mr. Sambhaji Pandurang Pawar (for self and as guardian members of his family), Mrs. Yamunabai Laxman Dagade and Mrs. Bhagubai Shripati Sapkal with the consent of Mrs. Sanjeevani Shivaji Pawar, Mrs. Shobha Sopan Pawar, Mrs. Vatsala Prabhakar Pawar, Mrs. Ranjana Dnyaneshwar Pawar and Mrs. Mukta Sambhaji Pawar have absolutely sold and conveyed a portion admeasuring 1 Hectare 08 Ares out of Survey No. 80/2A/2 unto and in favour of Mr. Ram Udham Panjabi HUF through its karta Mr. Ram Udham Panjabi, Mr. Sunder Udham Panjabi HUF through its karta Mr. Sunder Udham Panjabi, Mr. Moti Udham Panjabi HUF through its karta Mr. Moti Udham Panjabi, Mr. Govind Udham Panjabi HUF through its karta Mr. Govind Udham Panjabi, Smt. Jaiwanti Ramchandra Panjabi, Mrs. Kaushalya Sunderdas Panjabi, Mrs. Radha Motilal Panjabi, Mrs. Usha Govindlal Panjabi all being partners and on behalf of M/s. Rama Warehousing and Leasing for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry nos. 2741 and 2867.

(n) It appears that by a Release Deed dated 20/2/1998 registered with the office of the Sub Registrar Mulshi at serial no. 796/1998, the said Mrs. Yamunabai Laxman Dagade and Mrs. Bhagubai Shripati Sapkal have released and relinquished their right, title and interest in the said Survey No. 80/2A/2 and other lands unto and in favour of Mr. Namdeo Tukaram Pawar, Mr. Prabhakar Pandurang Pawar, Mr. Dnyaneshwar Pandurang Pawar and Mr. Sambhaji Pandurang Pawar on certain terms and conditions. Pursuant thereto the names of the said Mrs. Yamunabai Laxman Dagade and Mrs. Bhagubai Shripati Sapkal were deleted from the revenue records. The same is reflected vide mutation entry no. 2850.

(o) It appears that pursuant to the demarcation of the Survey No. 80/2 and Order passed by the Taluka Inspector of Land Records read with the Order dated 4/1/2000 passed by the Tahsildar, Mulshi to correct the records of Survey No. 80/2 by subdividing the same into Survey Nos. 80/2A, 80/2B, 80/2C and 80/2D. The same is reflected vide mutation entry no. 3079. It is clarified that the said mutation entry no. 3079 was not certified.

(p) It appears that by a Sale Deed dated 3/4/2008 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 3511/2008, the said Mr. Namdeo Tukaram Pawar, Mr. Prabhakar Pandurang Pawar, Mr. Dnyaneshwar Pandurang Pawar, Mr. Sambhaji Pandurang Pawar and Smt. Chandrabhaga Pandurang Pawar have absolutely sold and conveyed the portion admeasuring 4 Ares out of Survey No. 80/2A/2 unto and in favour of Mr. Shivaji Namdeo Pawar for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 4515.

(q) It appears that the said Mr. Sunder Udham Panjabi expired intestate on 30/11/2007 leaving behind his legal heirs namely (i) Mr. Jeetu alias Jitendra Sunder Panjabi – son, (ii) Mrs. Mehek Kamal Punjwani – daughter, (iii) Mrs. Asha alias Ashu Pradip Sunderrani – daughter, (iv) Mrs. Nisha Sunil Sundrani – daughter and (v) Smt. Kaushalya alias Kasulya Sunder Panjabi – widow. Pursuant thereto the names of the said legal heirs were mutated in the revenue records. The same is reflected vide mutation entry no. 5944.

(r) It appears that by a Sale Deed dated 10/2/2015 registered with the office of the Sub Registrar Haveli No. 18 at serial no. 1239/2015, the said Mr. Shivaji Namdeo Pawar with the consent of Mrs. Archana Subhas Kate and Mrs. Reshma Tushar Dagade has sold and conveyed the portion admeasuring 4 Ares out Survey No. 80/2A/2 unto and in favour of Mr. Chandrakant Suryakant Kulkarni for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 6228.

(s) It is clarified that the mutation entry no. 6408 pertains to corrections being made in the computerized 7/12 extracts pursuant to the order passed by the Tahsildar, Mulshi.

(t) It appears that pursuant to the Order bearing no. HNo/SR/155/161/2022 dated 1/4/2022 passed by the Tahsildar, Mulshi, the names of Mr. Jeetu alias Jitendra Sunder Panjabi, Mrs. Mehek Kamal Punjwani, Mrs. Asha alias Ashu Pradip Sunderrani, Mrs. Nisha Sunil Sundrani and Smt. Kaushalya alias Kasulya Sunder Panjabi were deleted from the revenue records and the name of Sunder Udham Panjabi (HUF) through its karta Mr. Jitendra Sunderdas Panjabi was mutated in the revenue records. The same is reflected vide mutation entry no. 7500.

(u) It appears that pursuant to the Order bearing no. HNo/SR/155/162/2022 dated 1/4/2022 passed by the Tahsildar, Mulshi, the names of. Ram Udham Panjabi HUF, Moti Udham Panjabi HUF, Govind Udham Panjabi HUF, Sunder Udham Panjabi HUF through its karta Mr. Jitendra Sunder Panjabi, Jaiwanti Ramchandra Panjabi, Kaushalya Sunderdas Panjabi, Radha Motilal Panjabi, Usha Govindlal Panjabi all being partners of M/s. Rama Warehousing and Leasing were mutated in the revenue records in place of the old names. The same is reflected vide mutation entry no. 7506.

(v) It appears that the said Mr. Chandrakant Suryakant Kulkarni has obtained a loan to the tune of Rs. 1,00,00,000/- from Aditya Birla Finance Limited and pursuant thereto the charge of Aditya Birla Finance has been mutated in the other rights column for the portion admeasuring 4 Ares out of Survey No. 80/2A/2. The same is reflected vide mutation entry no. 7637.

(w) appears that by a Deed of Partnership dated 15/1/1998 the said Mr. Ram Udham Panjabi HUF through its karta Mr. Ram Udham Panjabi, Mr. Sunder Udham Panjabi HUF through its karta Mr. Sunder Udham Panjabi, Mr. Moti Udham Panjabi HUF through its karta Mr. Moti Udham Panjabi, Mr. Govind Udham Panjabi HUF through its karta Mr. Govind Udham Panjabi, Smt. Jaiwanti Ramchandra Panjabi, Mrs. Kaushalya Sunderdas Panjabi, Mrs. Radha Motilal Panjabi, Mrs. Usha Govindlal Panjabi have decided to carry on business in partnership in the name of M/s. Rama Warehousing and Leasing.

(x) It appears that by a Deed of Reconstitution dated 31/3/2022, the said Smt. Jaiwanti Ramchandra Panjabi, Mrs. Kaushalya Sunderdas Panjabi, Mrs. Radha Motilal Panjabi, Mrs. Usha Govindlal Panjabi have retired from the said firm M/s. Rama Warehousing and Leasing with effect from 31/3/2022 and Mr. Naresh Ramchandra Panjabi, Mr. Jitendra Sunderdas Panjabi, Mr. Ronak Moti Panjabi, Mr. Piyush Govind Panjabi were inducted as partners of the said firm and Mr. Ram Udham Panjabi HUF through its karta Mr. Ram Udham Panjabi, Mr. Sunder Udham Panjabi HUF through its karta Mr. Sunder Udham Panjabi, Mr. Moti Udham Panjabi HUF through its karta Mr. Moti Udham Panjabi, Mr. Govind Udham Panjabi HUF through its karta Mr. Govind Udham Panjabi continued to be the partners of the said firm. The effect of the Deed of Reconstitution dated 31/3/2022 was mutated in the revenue records. The same is reflected vide mutation entry nos. 7518 and 7797.

(y) It appears that by a Deed of Reconstitution dated 12/5/2022, the said Mr. Ram Udham Panjabi HUF through its karta Mr. Ram Udham Panjabi, Mr. Sunder Udham Panjabi HUF through its karta Mr. Sunder Udham Panjabi, Mr. Moti Udham Panjabi HUF through its karta

Mr. Moti Udham Panjabi, Mr. Govind Udham Panjabi HUF through its karta Mr. Govind Udham Panjabi have retired from the said firm M/s. Rama Warehousing and Leasing with effect from 10/5/2022 and Mr. Naresh Ramchandra Panjabi, Mr. Jitendra Sunderdas Panjabi, Mr. Ronak Moti Panjabi and Mr. Piyush Govind Panjabi continued to be the partners of the said firm. The effect of the Deed of Reconstitution dated 12/5/2022 was mutated in the revenue records. The same is reflected vide mutation entry no. 7797.

(z) It appears that by a Deed of Reconstitution dated 17/01/2025, the said Mr. Rajesh Krishnakumar Goyal, Mr. Sachin Basantlal Garg and Mr. Sahil Sachin Garg were inducted as partners of the said firm M/s. Rama Warehousing and Leasing.

(II) Permissions and Sanctions.

(a) The Pimpri Chinchwad Municipal Corporation has sanctioned the layout and building plans vide Commencement Certificate No. B.P./Tathawade/12/2025 dated 11/02/2025.

(III) Qualifying Comments/Remarks

(a) I have caused online searches to be carried out in the Index II registers available in the office of the Sub Registrar Haveli Nos. 1 to 27 through my associate Ms. Poonam Kulkarni, Advocate and Mr. Prashant Pansare, Advocate from the year 1995 till date. I am informed by Ms. Poonam Kulkarni, Advocate and Mr. Prashant Pansare, Advocate that from the available records during the searches, save and except as herein before stated, they have not come across any entry evidencing any encumbrances of whatsoever nature in and upon the said Land.

(b) It is further clarified that prior to the acquisition of the said Land by my clients, Mr. Suyash Prasanna Darade, Advocate on behalf of my clients had caused to be published the usual Public Notice dated 18/7/2024 and published in Daily Sakaal Today and Daily Prabhat on 19/7/2024 calling for objections and/or claims for verification of title to the said Land and certification thereto. It is clarified that as per the Certificate dated 30/7/2024 issued by Mr. Suyash Prasanna Darade, Advocate he has certified that he has not received any claims or objections to the said Public Notice till 30/7/2024.

(c) It is clarified that at the specific instructions of my clients, I have not issued any public notice calling for objections and/or claims for the purposes of issuance of this Report.

(d) It is clarified that mutation entry no. 4944 has not been produced for inspection at the time of issuance of this report. It is further clarified that mutation entry no. 4955 appears to have been wrongly mutated in the revenue records as the said mutation entry does not appear on the hand written 7/12 extracts and appears only on the computerized 7/12 extracts.

(e) It is clarified that this report is based on the searches carried out at the office of the Sub Registrar of Assurances and on the documents and revenue records produced before for my inspection and certain information supplied to me by my clients. It is clarified that I have not conducted any litigation searches in respect of the said Land.

(f) Certain documents/ correspondence, mutation entries are not made available to me and hence I have assumed and relied on the other documents and/or link facts and/or notings on 7/12 extract to arrive at a conclusion which can be presumed to be correct unless proved or a new entry is lawfully substituted therefor.

(g) I have assumed that all members of the Hindu Undivided Family if referred above have been made a party to the documents as discussed hereinabove and no person/s are left out. It is clarified that as the detailed family has not been furnished to me, I have assumed and relied on the correctness as regards all members of Hindu Undivided Family being made a party to the documents. Further as a custom, the titles to said Land is ascertained on the basis of perusal of the village records maintained by the Revenue Department and of which the copies were made available to me by my clients. Relying upon the presumptions under law about the same being correct unless proved otherwise or contrary and an analysis of the same with regards to the applicable laws is used to deduce a chain of title.

(h) It is further clarified for the purposes of issuance of this report, (A) I have assumed (i) the right, constitution, deeds or legal capacity of all persons, natural or artificial to execute the documents mentioned herein, genuineness of all signatures, and authenticity of all documents submitted to me as certified or photocopies and have not examined the same, (ii) only photocopies of the documents referred above are produced for inspection and I have assumed the same to be true and correct, (iii) that all permissions, if necessary have been obtained, (iv) the accuracy and completeness of all the factual representations made in the documents and information given to me,

(v) that there have been no changes, amendments or modifications to the documents examined by me, (B) I have relied upon the information relating to (i) Lineage on the basis of the revenue records made available and certain information provided to me by my clients, (ii) there are no litigations/ claims/ applications/etc. of whatsoever nature pending in respect of the said Land before any Court, Forum, Revenue Courts and Authority, Judicial/ Quasi Judicial Officer or Authority, Arbitrator, etc. as per information provided to me by my clients, (iii) physical areas of the said Land thereof on the basis of the documents made available and information provided to me by my clients and (iv) boundaries of the said Land on the basis of documents and information provided to me by my clients.

(i) It is further clarified that since my scope of work does not include considering aspects within the domain of an architect or surveyor, I have not carried out any physical inspection of the said Land nor have commented on its zoning and development aspects, etc. thereof. Further I am not certifying the boundaries of the said Land nor am I qualified to express my opinion on physical identification of the said Land.

This Title Report is based on the provisions of the law as applicable and prevailing as on date and the facts of the matter which is derived from documents perused and information provided and as I understand them to be. My understanding is based upon and limited to the information and documents provided to me and any variance of facts or of law may cause a corresponding change in my Title Report.

(4) **Any other relevant title**
Not Applicable

(5) **Litigations**
Nil

Dated this 17th day of February, 2025.


Prasanna S Darade
Advocate



CHALLAN
MTR Form Number-6



GRN	MH005926307202425E	BARCODE	[Barcode]		Date	29/07/2024-16:05:00	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	MLS_MULSHI 1 SUB REGISTRAR			Full Name	Adv. Poonam Kulkarni						
Location	PUNE										
Year	2024-2025 From 01/01/1995 To 29/07/2024			Flat/Block No.							
Account Head Details	Amount In Rs.			Premises/Building							
0030072201 SEARCH FEE	750.00			Road/Street	Ravet						
				Area/Locality	Pune						
				Town/City/District							
				PIN		4	1	2	1	0	1
				Remarks (If Any)	Search fee for 30 years of S No 80/2A/2 Village Tathawade Taluka Mulshi Dist Pune						
				Amount In	Seven Hundred Fifty Rupees Only						
Total	750.00			Words							
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK							
Cheque/DD Details				Bank CIN	Ref. No.	69103332024072917908		2881321268			
Cheque/DD No.				Bank Date	RBI Date	29/07/2024-16:06:09		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. : 9960277678
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 खदर चलन "टइष ऑफ पैमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.



CHALLAN
MTR Form Number-6



GRN	MH016201583202425E	BARCODE			Date	15/02/2025-11:31:57	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	HVL1_HAVELI NO1 SUB REGISTRAR			Full Name	Adv Prashant Pansare				
Location	PUNE								
Year	2024-2025 From 30/07/2024 To 15/02/2025			Flat/Block No.					
Account Head Details			Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE			50.00	Road/Street	Bhosari				
				Area/Locality	Pune				
				Town/City/District					
				PIN	4	1	1	0	3
				Remarks (If Any)	Search fee for 2 years of S No 80/2A/2 Village Tathawade Taluka Mulshi Dist Pune				
				Amount In	Fifty Rupees Only				
Total			50.00	Words					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	Ref. No.	69103332025021511448	2914960840		
Cheque/DD No.				Bank Date	RBI Date	15/02/2025-11:33:54	Not Verified with RE		
Name of Bank				Bank-Branch	IDBI BANK				
Name of Branch				Scroll No. , Date	Not Verified with Scroll				

Department ID :

Mobile No. : 9552857481

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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.