

FORMAT A
(Circular No.28 of 2021)

To,
Maharashtra Real Estate Regulatory Authority,
Mumbai.

TITLE REPORT

Subject: All those pieces and parcels of lands totally admeasuring 1 Hectare 4.6602 Ares i.e. and 10,466.02 square meters identified as Sector R11 comprised of the following survey numbers:

- a. Survey No 103/1/1 (pt) admeasuring 2811.96 square meters out of the total 4500 square meters,
- b. Survey No 103/1/2 (pt) admeasuring 2500 square meters out of the total 4000 square meters,
- c. Survey No 103/2 (pt) admeasuring 2223.12 square meters out of the total 5100 square meters and
- d. Survey No 104/2 admeasuring 2930.94 square meters out of the total 7100 square meters,

all situated at village Hinjewadi, Taluka Mulshi, District Pune, and forming part of the Blue Ridge Township, collectively referred to as the "Land".

We have been instructed by our client, Intofinity Promoters Private Limited ("IPPL") a company incorporated under the provisions of the Companies Act, 2013, having CIN: U45201PN2021PTC205973, and its registered office at A-101, ICC Trade Tower, Senapati Bapat Road, Pune - 411016, to provide our report ("Report") in respect of their ownership right, title and interest to the Land.

The summary of the investigation of title undertaken by us is as follows:



1. Description of the property:

All those pieces and parcels of lands totally admeasuring 1 Hectare 4.6602 Ares i.e. and 10,466.02 square meters identified as Sector R11 comprised of the following survey numbers:

- a. Survey No 103/1/1 (pt) admeasuring 2811.96 square meters out of the total 4500 square meters,
- b. Survey No 103/1/2 (pt) admeasuring 2500 square meters out of the total 4000 square meters,
- c. Survey No 103/2 (pt) admeasuring 2223.12 square meters out of the total 5100 square meters and
- d. Survey No 104/2 admeasuring 2930.94 square meters out of the total 7100 square meters,

all situated at village Hinjewadi, Taluka Mulshi, District Pune, and forming part of the Blue Ridge Township, i.e. the Land.

2. Documents of ownership of Land:

We have perused photocopies of the following documents in respect of the Land:

S. No.	Particulars
	Title Documents
1.	Release deed dated 14 July 1997 registered at the office of the sub-registrar at Mulshi under serial No 3640/1997
2.	Release deed dated July 10, 2007, registered at the office of the Sub-Registrar Mulshi under serial no. 4690/2007.
3.	Sale deed dated July 10, 2007, registered at the office of the Sub-Registrar Mulshi under serial no. 4692/2007.
4.	Indenture of Conveyance dated 26 July 2010, registered at the office of sub-registrar Mulshi-2 under serial No 2482/ 2010
5.	Gift deed dated 21 May 2024, registered at the office of sub-registrar Mulshi-2 under Serial No 12951/ 2024



6.	Agreement for sale dated 13 December 2024, registered at the office of sub-registrar Mulshi-2 under Serial No 32790/ 2024
7.	Power of attorney of even date registered at the office of sub-registrar Mulshi-2 under Serial No 32791/ 2024
8.	Sale Deed dated 20 January 2025, registered at the office of sub-registrar Mulshi-2 under Serial No 2249/2025
9.	Deed of exchange dated 20 January 2025, registered at the office of sub-registrar Mulshi-2 under serial No 2253/2025
10.	Sale deed dated 5 February 2025 registered at the office of the Sub-Registrar Mulshi -2 under serial No 4513/2025
11.	Confirmation deed dated 7 February 2025 registered at the office of the Sub-Registrar Mulshi -2 under serial No 4900/2025
12.	Sale deed dated 7 July 2025, registered at the office of sub-registrar Mulshi (Paud) under Serial No 15321/ 2025
13.	Deed of conveyance dated 4 September 2025 registered at the office of the Sub-Registrar Mulshi -2 under serial No 28537/2025
14.	Power of attorney dated 4 September 2025 registered at the office of the Sub-Registrar Mulshi -2 under serial No 28539/2025
Revenue Documents	
15.	7/12 extracts for the period 1991 to 2023 for Survey No 103/1/1 (formerly 103/1A).
16.	7/12 extracts for the period 1991 to 2023 for Survey No 103/1/2 (formerly 103/1B+2).
17.	7/12 extracts for the period 1991 to 2023 for Survey No 103/2 (formerly 103/2B).
18.	7/12 extracts for the period 1991 to 2023 for Survey No 104/2.
19.	Mutation Entry Nos 3259, 4101, 4682, 5744, 5890, 6460, 6655, 6823, 6824, 7705, 7737, 7804, 9097, 9377, 9415, 9463, 9521, 10146, 11597, 11842, 11843, 11863, 11887, 12030.
20.	Order dated 9 October 2003 of the Settlement Officer & Director of Land Records, bearing No Comp/SB/CR/E.66/S-1/03
21.	Order of the Tehsildar Mulshi dated 27 October 2004 bearing No HNO/ Vashi/ 1590/2004

3. **7/12 Extracts/ Property Card:**

The process of mutation of the name of IPPL in the revenue records is ongoing.

4. **Searches in office of Sub-Registrar/ Online Searches:**

Caused searches to be conducted in the records of the concerned Sub-Registrar of Assurances, Pune from 1996 to 2025 in respect of the Land, through Kailash Thorat,



Advocate who has submitted his search reports dated 9 August 2024, 4 February 2025 and 1 July 2025, (collectively "SRO Search Reports").

5. On perusal of the abovementioned documents, search reports and all other relevant documents relating to the Land, we are of the opinion that the title of IPPL to the Land is clear, marketable and without any encumbrances, subject to the observations mentioned in the Title Report including annexures.

6. **Owner of the Land:**

Pursuant to IPPL acquiring the Land from (i) Paranjpe Schemes (Construction) Limited ("PSCL"), (ii) Linker Shelter Private Limited ("LSPL") and (iii) Athashri Homes Private Limited ("AHPL"), collectively referred to as "Vendors" and subject to the observations mentioned in the Title Report including annexures, Intofinity Promoters Private Limited i.e. IPPL is the owner of the Land.

7. The report reflecting the flow of title of the Land is enclosed herewith as Annexure A.

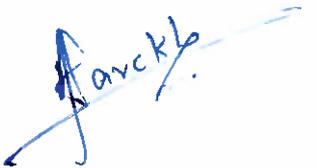
Encl.: Annexure A

Place: Pune

Date: 26 September 2025

Yours faithfully

For Khaitan & Co



Alpesh Parekh

Partner

ANNEXURE A

FLOW OF TITLE OF THE SAID LAND

I. TITLE FLOW IN RESPECT OF EACH LAND PARCEL

On perusal of the documents listed above, the devolution of title to the Land upon IPPL is as follows:

1 SURVEY NO 103/1/1

1.1 On perusal of the 7/12 extract for the years 1991 to 2000, it appears that the land bearing Survey 103/1A admeasuring 45 Ares was held by Dnyanoba Tukaram Sakhare, Shankar Tukaram Sakhare, Ramdas Tukaram Sakhare, Laxman Tukaram Sakhare and Muktabai Tukaram Sakhare. In the other rights column, there is a remark stating that the provisions of the Maharashtra Tenancy and Agricultural Lands Act, 1948 ("MTAL") have been violated and process under 84C appear to have been initiated.

1.2 Pursuant to the order dated 9 October 2003 of the Settlement Officer & Director of Land Records bearing No Comp/SB/CR/E.66/S-1/03 and the order of the Tehsildar Mulshi dated 27 October 2004 bearing No HNO/ Vashi/ 1590/2004, the revenue department was directed to complete the process of computerization of the land records. As such the records of village Hinjewadi were updated and several survey numbers were re-numbered. Accordingly, Survey No 103/1A was re-numbered as Survey No 103/1/1.

The aforesaid orders have been given effect in the revenue records vide Mutation Entry No 5890 dated 30 October 2004.

1.3 By and under an Indenture of Conveyance dated 26 July 2010, registered at the office of sub-registrar Mulshi-2 under serial No 2482/ 2010, Dnyanoba Tukaram Sakhare, Shankar Tukaram Sakhare, Ramdas Tukaram Sakhare, Laxman Tukaram Sakhare and Muktabai Tukaram Sakhare, through their power of attorney holders, Saurabh Surender Dugar and Amit Bishnukumar Dhandhanian along with (i) PS Tower Pvt Ltd. and (ii) Muktabai Shrihari Kute through her power of attorney holders, Saurabh Surender Dugar and Amit Bishnukumar Dhandhanian as the consenting parties, sold





transferred and conveyed Survey No. 103/1/1 in favour of Priyankur Mukund Kulkarni for consideration and on the terms and conditions set out therein .

The aforesaid sale has been given effect in the revenue records vide Mutation Entry No 7705 dated 4 September 2010.

We note that the aforesaid Indenture refers to a development agreement dated 19 June 2006, registered at the office of the sub-registrar Mulshi under serial No 3988/2006 executed by the aforementioned landowners in favour of PS Towers Pvt Ltd, whereunder PS Towers Pvt Ltd has paid the entire consideration of Rs. 45,00,000/- to the landowners. While the aforesaid Indenture does not specifically record that the development agreement has been cancelled, we note that Priyankur Mukund Kulkarni has paid the entire consideration of Rs. 45,00,000/- to PS Towers Pvt Ltd, in lieu of PS Towers Pvt Ltd nominated Priyankur Mukund Kulkarni to undertake initial development of the said land, and Priyankur Mukund Kulkarni was placed in possession of the Land.

We also note that per the SRO Searches, Janabai Genu Kunjir (sister of the landowners) has executed a confirmation deed dated 13 November 2007, registered at the office of the sub-registrar Mulshi under serial No 8438/2007, whereunder she appears to have confirmed the aforesaid development agreement executed in favour PS Towers Pvt Ltd.

We have not been provided with copies of the aforesaid development agreement and confirmation deed.

- 1.4 Mutation Entry No 7737 dated 20 October 2010, records that pursuant to an order dated 13 April 2006, bearing No MTAL/84C/SR/11/05 of the Tehsildar Mulshi, the remark of 84C appearing in the other rights column of the 7/12 extract, was directed to be deleted.
- 1.5 Mutation Entry No 9097 dated 1 February 2017, relates to updation/ correction of the 7/12 extracts pursuant to computerization of the records. No material changes have been recorded to be undertaken in the 7/12 extract in respect of Survey No 103/1/1.
- 1.6 By and under Sale Deed dated 20 January 2025, registered at the office of sub-registrar Mulshi-2 under Serial No 2249/2025, Priyankur Mukund Kulkarni, sold transferred and conveyed an area admeasuring 21 Ares i.e. 2100 square meters out of Survey No

103/1/1 in favour of PSCL and LSPL, for consideration and on the terms and conditions set out therein.

The aforesaid sale has been given effect in the revenue records vide Mutation Entry No 11842 dated 28 April 2025.

- 1.7 By and under deed of exchange dated 20 January 2025, registered at the office of sub-registrar Mulshi-2 under serial No 2253/2025, executed between Priyankur Mukund Kulkarni, and PSCL and LSPL, whereby PSCL and LSPL have transferred total area admeasuring 30 Ares being area admeasuring 8 Ares out of Survey No. 98/2 and an area admeasuring 22 Ares out of Survey No. 98/3, both situated in village Hinjewadi, Taluka Mulshi, District Pune in favour of Priyankur Mukund Kulkarni, in exchange of Priyankur Mukund Kulkarni transferring an area admeasuring 24 Ares out of Survey No. 103/1/1 in favour of PSCL and LSPL, on the terms and conditions set out therein.

The aforesaid sale has been given effect in the revenue records vide Mutation Entry No 11843 dated 21 May 2025.

2 SURVEY NO 103/1/2

- 2.1 On perusal of the 7/12 extract for the years 1991 to 2000, it appears that the land bearing Survey No. 103/1B+2 admeasuring 40 Ares was held by Sitaram Aabaji Sakhare.
- 2.2 Mutation entry no. 5744 dated 25 November 2003, records that by and under (i) sale deed dated 25 May 1988, registered under serial no. 489/1988 and (ii) sale deed dated 10 November 1997, registered under serial no. 42/1997 Sitaram Aabaji Sakhare sold, transferred and conveyed Survey No. 103/1B+2 admeasuring 40 Ares in favour of Nathu Sopan Sakhare.
- 2.3 Pursuant to the order dated 9 October 2003 of the Settlement Officer & Director of Land Records bearing No Comp/SB/CR/E.66/S-1/03 and the order of the Tehsildar Mulshi dated 27 October 2004 bearing No HNO/ Vashi/ 1590/2004, the revenue department was directed to complete the process of computerization of the land records. As such the records of village Hinjewadi were updated and several survey numbers were re-numbered. Accordingly, Survey No 103/1B+2 was re-numbered as Survey No 103/1/2.



The aforesaid orders have been given effect in the revenue records vide Mutation Entry No 5890 dated 30 October 2004.

2.4 Mutation Entry No 6460 dated 3 October 2006, records that Nathu Sopan Sakhare expired on 19 September 2006, leaving behind (i) Vishwanath Nathu Sakhare (son), (ii) Anil Nathu Sakhare (son), (iii) Sunil Nathu Sakhare (son) and (iv) Sitabai Nathu Sakhare (wife), as his legal heirs.

2.5 On perusal of Mutation Entry No 6655 dated 14 March 2007, it appears that Sunil Nathu Sakhare availed a loan of Rs. 1,68,000/- from Canara Bank against security of *inter-alia* Survey No 103/1/2 and accordingly a charge was created on Survey No 103/1/2.

The aforesaid charge appears to have been satisfied and deleted vide Mutation Entry No 9377 dated 11 August 2017.

2.6 By and under release deed dated 10 July 2007, registered at the office of the Sub-Registrar Mulshi under serial No 4690/2007, Janabai Genu Kunjir released all her right, title and interest in *inter-alia* Survey No 103/1/2 in favour of (i) Vishwanath Nathu Sakhare, (ii) Anil Nathu Sakhare, (iii) Sunil Nathu Sakhare and (iv) Sitabai Nathu Sakhare.

The aforesaid release has been given effect in the revenue records vide Mutation Entry No 6823 dated 20 July 2007.

2.7 By and under sale deed dated 10 July 2007 registered at the office of the Sub-Registrar Mulshi under serial No 4692/2007, (i) Vishwanath Nathu Sakhare, (ii) Anil Nathu Sakhare, (iii) Sunil Nathu Sakhare and (iv) Sitabai Nathu Sakhare together with their respective family members along with Janabai Genu Kunjir as a consenting party sold, transferred and conveyed *inter-alia* an area admeasuring 25 Ares out of Survey No 103/1/2 in favour of (i) Chinmay Bhalchandra Nikate and (ii) Manik Bhalchandra Nikate represented through her constituted attorney Bhalchandra Haribhau Nikate.

The aforesaid sale has been given effect in the revenue records vide Mutation Entry No 6824 dated July 20, 2007.



- 2.8 Mutation Entry No 9097 dated 1 February 2017 relates to updation/ correction of the 7/12 extracts pursuant to computerization of the records. No material changes have been recorded to be undertaken in the 7/12 extract in respect of Survey No 103/1/2.
- 2.9 Mutation Entry No 9463 dated 13 November 2017 relates to updation/ correction of the 7/12 extracts pursuant to computerization of the records. No material changes have been recorded to be undertaken in the 7/12 extract in respect of Survey No 103/1/2.
- 2.10 Mutation Entry No 9521 dated 13 January 2018 records that by and under sale deed dated 9 January 2018 registered at the office of the Sub-Registrar Mulshi-2 under serial No 562/2018, (i) Vishwanath Nathu Sakhare, (ii) Anil Nathu Sakhare, (iii) Sunil Nathu Sakhare and (iv) Sitabai Nathu Sakhare along with their respective family members sold, transferred and conveyed *inter-alia* an area admeasuring 15 Ares out of Survey No 103/1/2 in favour of Shivaji Maruti Jambhulkar.
- 2.11 By and under an agreement for sale dated 13 December 2024, registered at the office of sub-registrar Mulshi-2 under Serial No 32790/ 2024 read with power of attorney of even date registered at the office of sub-registrar Mulshi-2 under Serial No 32791/ 2024 read with sale deed dated 7 July 2025, registered at the office of sub-registrar Mulshi (Paud) under Serial No 15321/ 2025, (a) Manik Bhalchandra Nikate, (b) Chinmay Bhalchandra Nikate, (c) Chaitanya Bhalchandra Nikate and (d) Mrunalini Bhalchandra Nikate *alias* Mrunalini Hrishikesh Ekbote, sold and transferred *inter alia* an area admeasuring 25 Ares out of Survey No 103/1/2 along with all the right title and interest therein in favour of PSCL and LSPL for consideration and on the terms and conditions set out therein.

The aforesaid sale has been given effect in the revenue records vide Mutation Entry No 12030 dated 14 July 2025.

3 SURVEY NO 103/2

- 3.1 On perusal of the 7/12 extract for the years 1991 to 2000, it appears that the land bearing Survey No 103/2B admeasuring 51 Ares was held by Nathu Sopan Sakhare.
- 3.2 Pursuant to the order dated 9 October 2003 of the Settlement Officer & Director of Land Records bearing No Comp/SB/CR/E.66/S-1/03 and the order of the Tehsildar Mulshi dated 27 October 2004 bearing No HNO/ Vashi/ 1590/2004, the revenue





department was directed to complete the process of computerization of the land records. As such the records of village Hinjewadi were updated and several survey numbers were re-numbered. Accordingly, Survey No 103/2B was re-numbered as Survey No 103/2.

The aforesaid orders have been given effect in the revenue records vide Mutation Entry No 5890 dated 30 October 2004.

3.3 Mutation Entry No 6460 dated 3 October 2006, records that Nathu Sopan Sakhare expired on 19 September 2006, leaving behind (i) Vishwanath Nathu Sakhare (son), (ii) Anil Nathu Sakhare (son), (iii) Sunil Nathu Sakhare (son) and (iv) Sitabai Nathu Sakhare (wife), as his legal heirs.

3.4 By and under release deed dated 10 July 2007, registered at the office of the Sub-Registrar Mulshi under serial No 4690/2007, Janabai Genu Kunjir released all her right, title and interest in *inter-alia* Survey No 103/2 in favour of (i) Vishwanath Nathu Sakhare, (ii) Anil Nathu Sakhare, (iii) Sunil Nathu Sakhare and (iv) Sitabai Nathu Sakhare.

The aforesaid release has been given effect in the revenue records vide Mutation Entry No 6823 dated 20 July 2007.

3.5 By and under sale deed dated 10 July 2007 registered at the office of the Sub-Registrar Mulshi under serial No 4692/2007, (i) Vishwanath Nathu Sakhare, (ii) Anil Nathu Sakhare, (iii) Sunil Nathu Sakhare and (iv) Sitabai Nathu Sakhare together with their respective family members along with Janabai Genu Kunjir as a consenting party sold, transferred and conveyed *inter-alia* an area admeasuring 25 Ares out of Survey No 103/2 in favour of (i) Chinmay Bhalchandra Nikate and (ii) Manik Bhalchandra Nikate represented through her constituted attorney Bhalchandra Haribhau Nikate.

The aforesaid sale has been given effect in the revenue records vide Mutation Entry No 6824 dated July 20, 2007.

3.6 Mutation Entry No 9097 dated 1 February 2017 relates to updation/ correction of the 7/12 extracts pursuant to computerization of the records. No material changes have been recorded to be undertaken in the 7/12 extract in respect of Survey No 103/2.

- 3.7 Mutation Entry No 9463 dated 13 November 2017 relates to updation/ correction of the 7/12 extracts pursuant to computerization of the records. No material changes have been recorded to be undertaken in the 7/12 extract in respect of Survey No 103/2.
- 3.8 Mutation Entry No 9521 dated 13 January 2018 records that by and under sale deed dated 9 January 2018 registered at the office of the Sub-Registrar Mulshi-2 under serial No 562/2018, (i) Vishwanath Nathu Sakhare, (ii) Anil Nathu Sakhare, (iii) Sunil Nathu Sakhare and (iv) Sitabai Nathu Sakhare along with their respective family members sold, transferred and conveyed inter-alia an area admeasuring 26 Ares out of Survey No 103/2 in favour of Shivaji Maruti Jambhulkar.
- 3.9 By and under gift deed dated 21 May 2024, registered at the office of sub-registrar Mulshi-2 under Serial No 12951/ 2024, Mrs Manik Bhalchandra Nikate and Chinmay Bhalchandra Nikate, out of natural love and affection, have gifted an area admeasuring 12.50 Ares i.e. 1250 square meters out of Survey No 103/2 in favour of Mrunalini Bhalchandra Nikate *alias* Mrunalini Rishikesh Ekbote and Chaitanya Bhalchandra Nikate, on the terms and conditions set out therein.
- The aforesaid release deed has been given effect in the revenue records vide Mutation Entry No 11597 dated 28 April 2025.
- 3.10 By and under an agreement for sale dated 13 December 2024, registered at the office of sub-registrar Mulshi-2 under Serial No 32790/ 2024 read with power of attorney of even date registered at the office of sub-registrar Mulshi-2 under Serial No 32791/ 2024 read with sale deed dated 7 July 2025, registered at the office of sub-registrar Mulshi (Paud) under Serial No 15321/ 2025 (a) Manik Bhalchandra Nikate, (b) Chinmay Bhalchandra Nikate, (c) Chaitanya Bhalchandra Nikate and (d) Mrunalini Bhalchandra Nikate *alias* Mrunalini Hrishikesh Ekbote, sold and transferred *inter alia* an area admeasuring 25 Ares out of Survey No 103/2 in favour of PSCL and LSPL for consideration and on the terms and conditions set out therein.

4 SURVEY NO 104/2

- 4.1 On perusal of the 7/12 extract for the years 1991 to 2000, it appears that the land bearing Survey No 104/2 admeasuring 71 Ares was held by Baban Balu Sakhare, Bhagwan Balu Sakhare, Arjun Balu Sakhare and Janabai Balu Sakhare. In the other rights column the names of Vimal Macchindra Kadam, Suman Prakash Shinde,



Rangabai Waman Bhondve, Bhamabai Ramchandra Sarde, Bhimabai Kisan Tambe and Dhondabai Haribhau Sakhare appear to have been deleted. Additionally, a charge in the name of Hinjewadi Vikas Sahkari Society Limited also appears to have been deleted.

4.2 Mutation Entry No 3259 dated 20 September 1993 records that as the entire amount of loan was re-paid, the charge recorded in favour of Hinjewadi Vikas Sahkari Society Limited in the other rights column of *inter-alia* Survey No 104/2, was deleted.

4.3 By and under release deed dated 14 July 1997 registered at the office of the sub-registrar at Mulshi under serial No 3640/1997, Vimal Macchindra Kadam, Suman Prakash Shinde, Bhamabai Ramchandra Sarde and Bhimabai Kisan Tambe released all their rights title and interest in *inter-alia* Survey No 104/2 in favour of Baban Balu Sakhare, Bhagwan Balu Sakhare, Arjun Balu Sakhare and Janabai Balu Sakhare, without consideration. The aforesaid release deed has been given effect in the revenue records vide Mutation Entry No 4101 dated 29 June 1998.

We note that Rangabai Waman Bhondve had expired in 1988 (as per Mutation Entry No 4682 discussed below) without leaving any legal heirs, as such she was not a party to the aforesaid release deed.

4.4 On perusal of Mutation Entry No 4682 dated 5 May 2000 records that Rangabai Waman Bhondve expired on 27 September 1988 and is not survived by any children or husband, as such her name is deleted from the records of *inter-alia* Survey No 104/2.

4.5 *Copy of Mutation Entry No 7279, reflected on the 7/12 extract, is not available.*

4.6 Mutation Entry No 7804 dated 18 January 2011, records that Baban Balu Sakhare availed of a loan (*e-karar*) of Rs. 40,000 from Hinjewadi Vikas Sahkari Society Limited and accordingly, a charge is recorded in the other rights column.

4.7 Mutation Entry No 9415 dated 18 September 2017 relates to updation/ correction of the 7/12 extracts pursuant to computerization of the records. No material changes have been recorded to be undertaken in the 7/12 extract in respect of Survey No 104/2.

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- 4.8 Mutation Entry No 10146 dated 13 February 2020, records that Baban Balu Sakhare availed of a loan (*e-karar*) of Rs. 100,000 from Shree Sant Tukaram Maharaj Vikas Sahkari Society Limited, Tathawade and accordingly, a charge is recorded in the other rights column.
- 4.9 Mutation Entry No 11887 dated 25 February 2025, records that Janabai Balu Sakhare expired on 3 May 2013, and as the names of her legal heirs are already recorded in the revenue records of *inter-alia* Survey No 104/2, accordingly, only her name was deleted.
- 4.10 By and under sale deed dated 5 February 2025 registered at the office of the Sub-Registrar Mulshi -2 under serial No 4513/2025 read with confirmation deed dated 7 February 2025 registered at the office of the Sub-Registrar Mulshi -2 under serial No 4900/2025, Baban Balu Sakhare, Bhagwan Balu Sakhare and Arjun Balu Sakhare with Suman Baban Sakhare and 24 others as consenting parties, sold, transferred and conveyed *inter-alia* an area admeasuring 43.66 Ares i.e. 4366 square meters out of Survey No 104/2 in favour of PSCL and AHPL, for consideration and on the terms and conditions set out therein.

The aforesaid sale has been given effect in the revenue records vide Mutation Entry No 11863 dated 24 February 2025.

We note that Dhondabai Haribhau Sakhare (wife of the erstwhile owner Hari Dharma Sakhare) is not a party to the aforesaid sale deed. We further note that in the year 1978 at the time of the death of Haribhau Sakhare, she was 70 years old, therefore it appears that she may have expired in the intervening period. However, we have not been provided any mutation entry or death certificate recording her death.

Whilst certain family members of the landowners were minors, the said sale deed records that the land has been sold for legal necessity and betterment of the minor and adult members of the family.

II. TITLE OF IPPL TO THE LAND

1. By and under deed of conveyance dated 4 September 2025 registered at the office of the Sub-Registrar Mulshi -2 under serial No 28537/2025, the Vendors i.e. PSCL, LSPL and AHPL have sold, transferred and conveyed the Land in favour of IPPL for consideration and on the terms and conditions set out therein.

Simultaneously thereof, the parties have also executed power of attorney of even date registered at the office of the Sub-Registrar Mulshi -2 under serial No 28539/2025.

We have been informed that mutation entry giving effect to the aforesaid sale in the name of IPPL has been certified and the mutation of the name of IPPL on the 7/12 extract is in process.

III. REVENUE RECORDS

1. Copies of the latest 7/12 extracts in respect of the Land record the following:

Survey No	Tenure	Area (in square meters)	Name of the Holder(s)	Other rights column
103/1/1	Class 1	4500	PSCL and LSPL	Nil
103/1/2	Class 1	4000	PSCL and LSPL as holders of an area admeasuring 25 Ares and Shivaji Maruti Jambhulkar as holder of 15 Ares	Nil
103/2	Class 1	5100	PSCL and LSPL as holders of an area admeasuring 25 Ares and Shivaji Maruti Jambhulkar as holder of 26 Ares	Nil
104/2	Class 1	7100	Baban Balu Sakhare, Bhagwan Balu Sakhare, Arjun Balu Sakhare and Janabai Balu Sakhare, PSCL and AHPL	<i>e-krar</i> of Rs. 40,000 (ME 7804) <i>e-krar</i> of Rs. 100,000 (ME 10146)

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IV. CHARGES AND ENCUMBRANCES

Whilst, basis the SRO Search Reports, we have not come across any mortgages registered with the offices of the Sub-Registrar of Assurances for the period mentioned above, we have been informed by the Vendors and IPPL that the Land is not mortgaged with any financial institution or third party.

V. SEARCHES AND INVESTIGATIONS

1. Sub Registrar of Assurances

We have caused online and physical searches to be conducted in the records of the concerned Sub-Registrars of Assurances at Pune from 1996 to 2025 in respect of the Land, through Kailash Thorat, Advocate who has submitted his search reports dated 9 August 2024, 4 February 2025 and 2 July 2025, and provided our observations on the documents reflected in the SRO Search Reports as relevant to the title of the Land, including the following:

- 1.1. development agreement dated 19 June 2006, registered at the office of the sub-registrar Mulshi under serial No 3988/2006 and
- 1.2. confirmation deed dated 13 November 2007, registered at the office of the sub-registrar Mulshi under serial No 8438/2007.

2. Litigations

Whilst we have not come across any *lis pendens* registered with the offices of the Sub-Registrar of Assurances for the period mentioned above, we have been informed by the Vendors that there are no pending litigations in respect of the Land.

VI. PROPERTY TAXES

The Land is vacant and, given that there are no structures on the Land, it is not subject to levy of property tax at this stage.



VII. PUBLIC NOTICE

We have caused issuance of the public notices dated 13 September 2025, issued in Dainik Prabhat (Marathi Edition) and Times of India (English Edition), thereby inviting objections in respect of the title of the Vendors to the Land. We have not received any objections in respect thereof.

VIII. ASSUMPTIONS

This Report is based on the following assumptions:

1. that photocopies of all documents furnished to us are complete, accurate and a faithful reproduction of the originals of which they purport to be copies;
2. that all public records and documents, and the entries therein, referred to or relied upon herein are true, accurate, current and have been validly made;
3. that all sanctions and permissions referred to or relied upon herein have been validly obtained and have not been cancelled or revoked at any time;
4. given that several revenue and other title documents for the period prior to 1990 are not available, and this fact is also established with the letter dated 21 August 2025 issued by the Tehsildar, Paud, Mulshi, Pune, annexed hereto as **Annexure B**, recording that several documents are not available with them, we have, for the purposes of this Report, assumed that the names of the respective occupants, as are recorded in the respective 7/12 extracts of the Land for the year 1991 onwards, were holding and having valid and legal ownership rights and title to their respective portions forming part of the Land.
5. there are no facts or circumstances in existence and no events have occurred which render any of the documents referred to or relied upon in this Report void or voidable, repudiated or frustrated or capable of rescission for any reason and in particular, but without limitation by reason of lack of consideration, default, fraud or misrepresentation and that no authorization, whether under any power of attorney, resolution or otherwise, has been withdrawn, cancelled or revoked;



6. the genuineness of all signatures, the authenticity of the documents submitted to us and conformity in all respects of the copies of documents produced before us to the originals thereof; and
7. the genuineness of the contents and authority of the sender in respect of the email messages and their attachments received by us.

IX. DISCLAIMERS

1. The contents of this Report are our views on the title to the Land based on our perusal of the documents, and in no event, shall we be liable for any consequential incidental or punitive losses, damages or expenses whatsoever.
2. To the extent that this Report contains or refers to reports, memoranda, lists, information, opinions or advice from any other person, that person remains exclusively responsible for the contents of such reports, memoranda, lists, information, opinions or advice.
3. We do not advise on the architectural or technical aspects in respect of the Land, and have not undertaken physical inspection of the Land
4. For the purpose of this Report, we have relied upon the SRO Search Reports of Adv Kailash Thorat. Please note that the process of searches in the registries and/or Governmental offices is often not reliable since the records are not updated / maintained properly.
5. Search has been conducted in the offices of Sub Registrar of Assurances from 1996 to 2025 (30 (thirty) years).
6. We have relied on the declaration provided by the Vendors and IPPL.
7. We accept no responsibility or legal liability to any person other than you in relation to the contents of the Report even if the Report has been disclosed with our consent.
8. Our maximum aggregate liability to any involved parties arising from, or in relation to, this Report (in contract, tort, negligence or otherwise howsoever arising) shall not in any circumstances exceed the professional fee payable to us for this specific mandate.





9. This Report must be read together with all the annexure annexed hereto. This Report is issued for the sole use of the addressee.

Yours faithfully
For Khaitan & Co

Alpesh Parekh
Partner

Date: 26 September 2025.

Housiey.com



तहसिलदार तथा तालुका कार्यकारी दंडधिकारी कार्यालय पौड
तालुका- मुळशी जि-पुणे

फोन/फॅक्स:- ०२०-२२९४३९२९

E-Mail:- tahsildarmulshi@gmail.com

जा.क्र./अभि/एसआर/६२५/२०२५

दिनांक:- ११/८/२०२५

प्रति.

राजेबा शगत

रा. हिंजवडी. ता. मुळशी. जि. पुणे.

विषय:- नकला मिळणेबाबत.

संदर्भ :- आपला दिनांक ०५/५/२०२५ रोजीचा अर्ज.

महादय,

वरील विषयी संदर्भिय अर्जान्वये, आपणास कळविणेत येते की, आपण मागणी केलेले
माजे हिंजवडी ता. मुळशी, जि. पुणे या गावचे व्हाटे नंबर १०३१११,

१०३११२, १०३१२ व १०३१३ पर्यंतचे जागर उतारे व फिमकार
के. १००९, २०२३, १०००, २०१५, २२३९

इकडील अभिलेख कक्षामध्ये आज तारखेपर्यंत शोध घेतला असता व फेरीस्त पाहिले असता आढळून
येत नाही. सबब आपणांस विषयांकीत अभिलेख उपलब्ध करून देता येत नाही.

सबब आपला संदर्भिय अर्ज निकाली काढणेत आलेला आहे.

तहसिलदार मुळशी कारंती
करंती

मा. तहसिलदार सो. यांचे
दिनांक ११/८/२०२५ मान्य टिपणीनुसार.

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