



FORMAT A

(Circular No 28/2021)

LEGAL SEARCH REPORT

To,
MahaRERA Authority,
Mumbai.

Date - 15.10.2025

Sub: Title clearance certificate with respect to Survey No- 39/2/1 and proportionate share in Survey No – 42/2 Plot No 1, 3(part) & 4(part) shown under MHADA and Amenity space and 18 meter wide internal road situated at Village Pimple Saudagar within the Registration District Pune, Sub-Registration District Haveli, Taluka Haveli and within the limits of Pimpri Chinchwad Municipal Corporation, hereinafter referred as the "said plot".

I have investigated the title of the said plot on the request of **M/S. ASWANI REALTY NEXUS LLP**, A Limited Liability Partnership Firm, registered under the provisions of Limited Liability Partnership Act, 2008 and having LLP Identification No. ACF-5795, dated 0710212024, bearing PAN- ACEFA7890E having registered office at 44912, SP Heights, Mumbai Pune Road, Near Shere Punjab Hotel, Kasarwadi, Pune – 411034, is hereinafter referred to as the "Said Firm". The Said Firm through its authorized partner, **Mr. Srichand Shamandas Aswani** Age about 52 years, Occupation: Business, Residing at - SP Heights, 2nd Floor, Mumbai Pune Road, Near Bank of Maharashtra, Kasarwadi, Pune – 411034, has requested me to scrutinize & examine the marketable title of the property described hereunder written, which is hereinafter for the sake of brevity referred to as the "Said Property" and following documents i.e. :-

1) Description of the Property.

All that piece and parcel of the Land bearing No. 39/2/1, area admeasuring 5H=13R + Potkharaba admeasuring 0H=04R totally admeasuring 5H=17R i.e. 51700 sq. mtrs., out of which area admeasuring 01H 94.39R being lying and situated at Village Pimple Saudagar within the Registration District Pune, Sub-Registration District Haveli, Taluka Haveli and within the limits of Pimpri Chinchwad Municipal Corporation and the same is bounded as follows:

East - By S. No- 39(P)

South - By remaining part of S. No-39/2/1



West - By remaining part of S. No. 39/2/1

North - By S. No- 37.

2) The Documents of Allotment of Plot.

1. Photocopies of Mutation Entry No- 660 dated 28/12/1944; 818 dated 08/01/1953; 873 dated 17/05/1954; 1210 dated 29/11/1963; 1367 dated 25/08/1968; 1377 dated 31/02/1969; 1652 dated 25/09/1985; 1951 dated 06/01/1994; 1983 dated 22/12/1998; 2695 dated 11/09/2001; 333; 3687;3668 dated 12/01/2010.
2. Photocopies Special Civil Suit 330/1989.
3. Photocopies of Order of Hon'ble Tahsildar bearing no HaNo/Kavi/1857/2001 dated 20/07/2001.
4. Photocopies of Special Civil Suit 2995/1986.
5. Photocopies of Deed of Cancellation dated 06/11/1996 registered in the office of Sub Registrar Haveli No-1 at Serial No- 3867/1996.
6. Photocopies of Memorandum of Understanding dated 02/08/1996 with Jindal Mittal Associates.
7. Photocopies of Development Agreement and Power of Attorney dated 17/11/2004 registered in the office of Sub Registrar Haveli No- 5 at Serial No- 10537/2004 and 10538/2004.
8. Photocopies of Sale Deed of Jindal Mittal Associate registered in the office of Sub Registrar Haveli No- 20 at Serial No 4524/2009 dated 07/08/2009 mutated at Mutation Entry No- 3687.
9. Photocopies of Memorandum of Understanding dated 28/07/1996.
10. Photocopies of Deed of Declaration dated 14/04/2006 registered in the office of Sub Registrar Haveli No- 20 at serial no-5973/2006.
11. Photocopies of Sale Deed dated 25/02/2010 registered in the office of Sub Registrar Haveli No- 16 at Serial No- 2000 on 03/03/2010.
12. Photocopies of Sanctioned Building Plans and Commencement Certificate dated 23/11/2022 bearing no- B.P./Layout/Pimple Saudagar/49/2022.
13. Photocopies of Sale Deed dated 17/01/2025 Registered at Haveli No. 19 at Sr. No. 1666 between Jindal Mittal Associates and M/S Aswani Realty Nexus LLP.
14. 7/12 extract issued by revenue records having mutation entry no. 660 dated 28/12/1944; 818 dated 08/01/1953; 873 dated 17/05/1954; 1210





dated 29/11/1963; 1367 dated 25/08/1968; 1377 dated 31/02/1969; 1652 dated 25/09/1985; 1951 dated 06/01/1994; 1983 dated 22/12/1998; 2695 dated 11/09/2001; 333; 3687;3668 dated 12/01/2010.

15. Search Report for 30 years from 1995 till 2025 of Adv. Sajal Sradha dt.07/05/2025.

16. Photocopy of Index II sale deed dt.12/03/2025 registered in the office of Sub-registrar at Haveli No. 19 at Sr. No. 6151/2025 between M/S. Aswani Realty Nexus LLP Through its Partners Mr. Srichand Shamandas Aswani and M/s. Kohinoor Promoters vide.

2. On the perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **M/S. ASWANI REALTY NEXUS LLP through its authorized partner Mr. Srichand Shamandas Aswani** is clear, marketable and without any encumbrances, subject to the mortgage deed bearing document No.2159/2025, haveli no.18 in favor of Prachay Capital Limited (Encumbrance details mentioned in separate sheet).

Owners of the land: -

Names of the owners	Survey No
M/S Aswani Realty Nexus LLP through its authorized partner Mr. Srichand Shamandas Aswani	Survey No-39/2/1

3. The report reflecting the flow of the title of I M/s. Aswani Realty Nexus LLP through its authorized partner Mr. Srichand Shamandas Aswani on the said land is enclosed herewith as annexure.

Encl.: Annexure

 15-10-2025
Advocate Sign & Stamp

Date: 15/10/2025

Place: Pune



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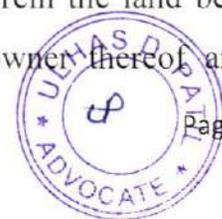
FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 extract / P.R. Card as on date of application for registration
2. **Mutation Entries -**
 1. The said entire property was originally part and parcel of the land bearing No. 39, Pimple Saudagar, Tal Haveli Dist. Pune, which originally belonged by Mr. Laxman Ganesh Purandare, Mr. Shankar Bhalchandra Purandare and Mr. Vishnu Bhalchandra Purandare since before 1950 wherein said Mr. Laxman Ganesh Purandare had 1/2 undivided share and Mr. Shankar Bhalchandra Purandare and Mr. Vishnu Bhalchandra Purandare each respectively had 1/4th undivided share therein.
 2. Upon perusal of Mutation Entry No. 660 dated 28/12/1944, it appears that in furtherance of the Order dated 23/12/1943 by the Hon'ble Mamlatdar Haveli, the names of Mr. Shankar Bhalchandra Purandhare (owner of 4 Aana share), Mr. Vishnu Bhalchandra Purandhare (owner of 4 Aana share), Mr. Laxman Ganesh Purandhare (owner of 8 Aana share) had been recorded as the owners in respect of the land originally bearing Survey No. 39, Village Pimple Saudagar.
 3. Thereafter some Portions of S. Nos. 39 and 42, amongst other lands were acquired for Aundh Military Hospital by orders of Collector, Pune dated 11/11/1952 and new and separate 7/12 records of remaining portions were prepared. Thereby, it appears that the land originally bearing Survey No. 39 was divided into two parts viz Survey No. 39/1 and Survey No. 39/2 and separate 7/12 extracts came into existence for each of such parts and they were recorded in the names of original owners, wherein under portion admeasuring 15 Acre 24 Gunthe and Potkharaba of 4 Gunthe i.e. 06 Hectare 28 Are including Potkharaba was given and numbered as S. No. 39/2 and was recorded in the names of Mr. Laxman Ganesh Purandare and Mr. Vinayak Shankar Purandare, by Mutation Entry No. 818 dated 08.01.1953.
 4. Upon perusal of Mutation Entry No. 873 dated 17/05/1954, it appears that the caste based 'Inam' were abolished and the properties were made freehold. Thereby, the remark of 'Inam' recorded in the other rights column





- of such lands was also deleted. The effect of Mutation entry No. 873 has been recorded on the 7/12 extract for the years 1953/1954 to 1963/1964, for the years of the land bearing survey No. 39/2, Village Pimple Saudagar.
5. Said Mr. Laxman Ganesh Purandare died intestate leaving behind him, wife Smt. Ramabai and one daughter Mrs. Malati Shantaram Pethkar as his legal heirs and successors to his estate, who jointly succeeded and became owners of $\frac{1}{2}$ undivided share of Mr. Laxman Purandare in the property having area admeasuring 03 Hectare 18 Ares out of the property bearing Survey No. 39/2.
 6. thus, each of the said Smt. Ramabai Purandare and Mrs. Malati S. Pethkar became owners of $\frac{1}{4}$ th undivided share in the property i.e. Survey No. 39/2 and name of both the legal heirs were mutated vide Mutation Entry No-1210 dated 29/11/1963.
 7. Thereafter, an oral partition took place between said Smt. Ramabai Purandare and Mrs. Malati S. Pethkar on one hand and heirs of late Mr. Vishnu Bhalchandra Purandare and Shri Shankar Bhalchandra Purandare on the other hand, whereby $\frac{1}{2}$ portion on eastern side of the property bearing Survey No. 39/2, admeasuring an area 03 Hectare 18 Ares was given to the share of Smt. Ramabai Purandare and Mrs. Malati Pethkar jointly and the remaining $\frac{1}{2}$ portion on the western side, was jointly given to the share of Mr. Vishnu Bhalchandra Purandare and Shankar Bhalchandra Purandare.
 8. One Mr. Shripati Soma Kate was protected tenant in the property bearing Survey Number 39/2, who had initiated the proceedings against the owners under Sec. 32G of Bombay Tenancy and Agricultural Lands Act, to obtain possession thereof.
 9. Upon perusal of Mutation Entry No. 1367 dated 25/08/1968, it appears that proceedings under Section 32 G of the erstwhile Bombay Tenancy and Agricultural Lands Act, 1948 was initiated by the Protected Tenant Mr. Shripati Soma Kate in respect of the lands bearing Survey Nos. 39/2 & 40 and by the order dated 25/03/1968 of the Hon'ble Agricultural Lands Tribunal, the purchase price of Rs. 16,588/- was fixed and the same was to be paid in 1 instalment by 01/08/1968. A compromise was arrived at between said Mr. Shripati Soma Kate & the owners and accordingly the Compromise Decree was passed on 19/03/1968 wherein the land bearing Survey No. 40 was given to the said tenant as owner thereof and in



consideration thereof, Shripati Soma Kate surrendered the tenancy rights in and gave possession of the Survey No. 39/2 to original owners. Accordingly, the name of the Protected Tenant Shripati Soma Kate was to be recorded in the owners column of the 7/12 extract of Aforesaid land and the names of the former landlords were to be recorded in the other rights column of the 7/12 extract of Aforesaid lands. However, a compromise was reached between the Protected Tenant and the former landlords and therefore by way of settlement the Protected Tenant gave up the possession of Survey No. 39/2 to the former landlords and therefore the name of the Protected Tenant Mr. Shripati Soma Kate was deleted from the 7/12 extract of Survey No. 39/2, Village- Pimple Saudagar. And the said change was effected vide Mutation Entry No: 1367.

10. Upon perusal of Mutation Entry No. 1377 dated 31/02/1969, it appears that the provisions of the Standards of Weights and Measurements Act 1958 and the Indian coinage Act, 1955 were implemented in the revenue records of the various lands viz Village Pimple Saudagar and thereby upon implementation of the decimal system, the area measurement of such lands were converted from the old system of Acre-Guntha system to Hectare-Are-Point and further even the revenue assessment of such land were converted from the old system of Rupees- Aana- Pai to new system of Rupees-Naye Paisa.
11. Upon perusal of the 7/12 extract for the years 1964/1965 to 1975/1976, of the land bearing Survey No. 39/2, Village Pimple Saudagar, it appears that the owners column thereof reflected the names of (i) Mr. Vinayak Shankar Purandare (owner of 4 Aana share), (ii) Mr. Chintaman Vishnu Purandare (owner of 4 Aana share), (iii) Mrs. Ramabai Laxman Purandare (owner of 4 Aana share) and (iv) Mrs. Malati Shantaram Pethkar (owner of 4 Aana share). It also appears that the name of Mr. Shripati Soma Kate was deleted from 7/12 extract.
12. Upon perusal of Mutation Entry No. 1652 dated 25/09/1985, it appears that the said Mr. Chintaman Vishnu Purandare (owner of 4 Aana share) died intestate on 20/05/1985 leaving behind his legal heirs namely sons (i) Mr. Shashank Chintaman Purandare (ii) Mr. Shailendra Chintaman Purandare; daughter (iii) Miss Aarti Chintaman Purandare and wife (iv) Mrs. Sumati Chintaman Purandare. It appears from the 7/12 extract that the name of





Late Chintaman Vishnu Purandare (owner of 4 Aana share) was deleted from the owners column of 7/12 extract and in place thereof the names of his four legal heirs viz (i) Mr. Shashank Chintaman Purandare, (ii) Mr. Shailendra Chintaman Purandare, (iii) Mrs. Sumati Chintaman Purandare and (iv) Miss. Aarti Chintaman Purandare were recorded in the owner's column thereof. As mentioned more particularly hereinbelow the land bearing Survey No- 39/2 was subsequently divided into two parts viz. Survey No- 39/2/1 & Survey No- 39/2/2 around the year 2000, hence subsequent 7/12 extract of 10 years duration reflects the Survey no. as being changed to 39/2/1.

13. Upon perusal of Mutation Entry No. 1951 dated 06/01/1994, it appears that the said Mrs. Ramabai Laxman Purandare (owner of 4 Aana share) died on 01/05/1985. Prior to her death she executed a registered Will dated 22/09/1965 thereby bequeathing her 4 Aana share in the land bearing survey No.39/2/1, Village Pimple Saudagar in favour of her brothers (i) Mr. Keshav alias Kaka Hari Kadhe and (ii) Mr. Mahadev alias Baban Hari Kadhe and subsequently names of the legal heirs were mutated on the 7/12 extract vide mutation entry no-1951.

14. Upon perusal of Mutation Entry No. 1983 dated 22/12/1998 it appears that the said Mr. Keshav alias Kaka Hari Kadhe died intestate on 14/06/1994 and as he had no wife or children, thus he died leaving behind no legal heirs, hence as per Entry No. 94 of the Heirship Register, his share in the land bearing Survey No. 39/2/1, Village Pimple Saudagar devolved upon his brother Mr. Mahadev alias Baban Hari Kadhe. Accordingly, upon perusal of the 7/12 extract of the land bearing Survey No.39/2/1, Village - Pimple Saudagar, it appears that the name of Late Mr. Keshav alias Kaka Hari Kadhe was deleted from the owners column and in place thereof the names of his brother Mr. Mahadev alias Baban Hari Kadhe were recorded in the owner's column thereof.

15. The said Mrs. Malati Shantaram Pethkar (legal heir of Late Mr. Laxman Ganesh Purandare) had filed a civil suit bearing Special Civil Suit No. 330/1989 in the court of Civil Judge Senior Division, Pune against all the co-owners of Survey No 39/2/1, Village - Pimple Saudagar (being members of the Purandare family and Kadhe family) and thereby sought relief of permanent injunction, possession and for accounts. The suit was decreed as per the compromise reached between the Plaintiff and the



Defendants, thereby, out of the land totally admeasuring 06H 36R bearing Survey no. 39/2/1, Village- Pimple Saudagar, the land admeasuring 05H 17R (inclusive of potkharab admeasuring 00H 04R) came to be owned by the Plaintiff Malati Shantaram Pethkar & other co-owners defendants, and accordingly said survey number was renumbered in the revenue records as being Survey No.39/2/1, whereas the land admeasuring 01H 19R came to be owned independently by the Defendant No. 2 therein, accordingly Mr. Mahadev alias Baban Hari Kadhe's name was entered in the revenue records as being Survey No.39/2/2. Separate 7/12 extracts came to be formed for each of such Parts. Thereby, the land admeasuring 05H 17R (inclusive of potkharab admeasuring 00H 04R) bearing survey No- 39/2/1, Village Pimple Saudagar was owned by (i) Mrs. Malati Shantaram Pethkar to the extent of 01H 99R, (ii) Mr. Vinayak Shankar Purandare to the extent of 01H 59R and (iii) Legal heirs of Late Chintaman Vishnu Purandare viz (a) Mr. Shashank Chintaman Purandare, (b) Mr. Shailendra Chintaman Purandare, (c) Mr. Sumati Chintaman Purandare and (d) Aarti Chintaman Purandare to the extent of 01H 59R. And thus, the names of the legal heirs were recorded in the owner's column of 7/12 extract accordingly and the name of the said Mr. Mahadev alias Baban Hari Kadhe was deleted from the owner's column thereof.

16. Upon perusal of Mutation Entry No. 2695 dated 11/09/2001, it appears that the family members of the said Mr. Vinayak Shankar Purandare (owner of 01 Hectare 59 Ares) gave an application to the revenue authorities, stating therein that the name of Mr. Vinayak Shankar Purandare had been recorded thereon as an HUF Manager and further that vide Mutation Entry No. 333 the remark of 'Release Deed-Bhalcharndra Ganesh Purandare had been recorded earlier. As per the Order of the Hon'ble Tehsildar bearing no-HaNo/KaVi/1857/2001 dated 20/07/2001 the remark of HUF Manager written against the name of Mr. Vinayak Shankar Purandare should be deleted and further that alongside the name of the said Mr. Vinayak Shankar Purandare the name of (his brothers) Mr. Rangnath Shankar Purandare, Mr.Madhav Shankar Purandare and Mr. Prabhakar Shankar Purandare should be recorded and further that the hollow remark of 'Release Deed- Bhalchandra Ganesh Purandare' appearing in Mutation Entry No. 333 should be deleted. Further from the 7/12 extract it appears that the effect of the said Mutation Entry No. 2695 was recorded thereon





and thereby the names of Mr. Rangnath Shankar Purandare, Mr. Madhav Shankar Purandare & Mr. Prabhakar Shankar Purandare were recorded in the owners column thereof and further the remark of 'Release Deed' and name of Bhalchandra Ganesh Purandare was deleted from the other rights column.

17. As per the Special Civil Suit No. 2995/1986, one Shri. Chandrakant Dattatraya Borkar allegedly claimed that Mrs. Malati Shantaram Pethkar had executed Visar Pavati dated 29/07/1981 and allegedly agreed to sell her share in the said land to Shri Chandrakant Dattatray Borkar and thereafter by a Deed of Cancellation dated 06/11/1996 which is registered in the office of Sub-Registrar Haveli No. 1 at Serial No. 8867/1996 the parties cancelled the said Visar Pavati dated 29/07/1981. After the Deed of Cancellation, Special Civil Suit No. 2995/1986 was filed by Shri Chandrakant Dattatraya Borkar against Mrs. Malati Shantaram Pethkar and was compromised and in the said compromise Shri. Chandrakant Dattatraya Borkar surrendered his alleged rights under the Visar Pavati dated 29/07/1981, and accordingly Compromise Decree was passed in terms of the compromise. Thus Mrs. Malati Shantaram Pethkar become the sole and absolute owner of the undivided share in the property admeasuring 01H 99R, from the said entire property.
18. It is seen that out of the said entire property bearing Survey No. 39/2/1, some portion is reserved for proposed D. P. Road.
19. It is seen that the said Mrs. Malatibai Shantaram Pethkar entered into a Memorandum of Understanding dated 02/08/1996 with the Jindal Mittal Associates in respect of her 1/2 undivided share admeasuring 01H 59R from the said entire property to carry out construction scheme thereon as per the terms mutually agreed therein.
20. It is seen that the said Mrs. Malatibai Shantaram Pethkar granted development rights of land admeasuring 1H 59R out of 1 H 99 R in favour of Jindal Mittal Associates and Development Agreement and Irrevocable General Power of Attorney dated 17.11.2004, which is registered in the office of Sub-Registrar Haveli No. 5 at Serial No. 10537 and 10538. By virtue of the Development Agreement dated 17.11.2004 the Vendor therein had agreed to pay the total consideration of Rs. 95,40,000/-to Mrs. Malatibai Shantaram Pethkar.
21. It is seen that the said Mrs. Malatibai Shantaram Pethkar by accepting



Valuable consideration of Rs. 95,40,000/- as agreed in the Development Agreement dated 17.11.2004 transferred all the rights, title and interest in respect of the said land admeasuring 1H 59R in favour of Jindal Mittal Associates vide Sale Deed dated 05/08/2009, which is registered in the office of Sub-Registrar Haveli No. 20 at Serial No. 4524 on 07.08.2009. By virtue of the said Sale Deed dated 05/08/2009, name of Jindal Mittal Associates is mutated in the revenue records of the said entire property vide M. E. No. 3687.

22. It is seen that the said Shankar Bhalchandra Purandare, was having 1/4th undivided share to the extent of 1H 59R in the property bearing Survey Number 39/2. It is seen that the said Shankar Bhalchandra Purandare expired on 13/04/1945 leaving behind four sons namely Vinayak, Ranganath, Madhav and Prabhakar and two married daughters as his legal heirs. As both the said daughters were married around 1945 the aforesaid sons jointly inherited the said undivided share, each having 1/4 undivided share to the extent of 0H 39.75R. Release Deed was executed by daughters of Shankar Bhalchandra Purandhare in favor of Vinayak Shankar Purandhare, Ranganath Shankar Purandhare, Madhav Shankar Purandhare and Prabhakar Shankar Purandhare in respect of the said land.

23. It is seen that the said Vishnu Bhalchandra Purandare died on 14/04/1945, leaving behind his son Chintaman and two married daughters who were married prior to 1955 therefore; Shri Chintaman Vishnu Purandare became owner of 1/4 undivided share admeasuring 01H 59R from the property bearing S.No.39/2.

24. It is seen that the said Chintaman V. Purandare died on 20/05/1985 leaving behind widow Sumati Chintaman Purandare, 2 sons namely Shashank Chintaman Purandare and Shailendra Chintaman Purandare and a married daughter namely Aarti Pradip Deshpande. Amongst them, Widow Sumati Chintaman Purandare has died leaving behind the aforesaid 3 children as her heirs and successors who have collectively succeeded to the said undivided portion of land admeasuring 01H 59R.

25. It is seen that the said Vinayak Shankar Purandare, Rangnath Shankar Purandare, Shri Madhav Shankar Purandare, Prabhakar Shankar Purandare, Smt. Sumati Chintaman Purandare, Shri Shashank Chintaman Purandare, Shri Shailendra Chintaman Purandare, Mrs. Arti Pradeep Deshpande entered into a Memorandum of Understanding dated 28/07/1996 with the





Jindal Mittal Associates in respect of 1/2 portion on the western side of Survey No. 39/2 admeasuring 03Hectare 18Ares i.e. 31800 Sq. Mtrs. to carry out scheme therein as per the terms agreed therein. By Declaration dated 14/04/2006 which is registered in the office of Sub-Registrar Haveli No. 20 at Serial No. 5973/2006 the Parties therein confirmed the terms of the said Memorandum of Understanding dated 28/07/1996 by paying due and Payable Stamp duty thereon.

26. It is seen that the said legal heirs of late Rangnath Shankar Purandare - i.e. Shri Rangnath Shankar Purandare, Smt. Shakuntala Rangnath Purandare and Shri Nachiket Rangnath Purandare granted development rights in respect of their undivided share in the said entire property admeasuring 0H 39.75R in favor of Jindal Mittal Associates vide Development Agreement and Irrevocable General Power of Attorney dated 17/11/2004, which is registered in the office of Sub-Registrar Haveli No. 5 at Serial No. 10414 and 10415. By virtue of the Development Agreement dated 08/11/2004 Jindal Mittal Associates had agreed to pay the total consideration of Rs. 23,85,000/- to Shri Rangnath Shankar Purandare, Smt. Shakuntala Rangnath Purandare and Shri Nachiket Rangnath Purandare.

27. It is seen that the said Rangnath Shankar Purandare expired intestate on 27/04/2008, leaving behind widow Smt. Shakuntala Rangnath Purandare and Son Shri Nachiket Rangnath Purandare as his class I legal heirs and the names of the said heirs were duly recorded in the revenue record by Mutation Entry No. 3668 dated 12/01/2010.

28. It is seen that the said late Rangnath Shankar Purandare's wife namely Smt. Shakuntala Rangnath Purandare and Shri Nachiket Rangnath Purandare by accepting Valuable consideration of Rs. 23,85,000/- as agreed in the Development Agreement dated 08/11/2004 transferred all their rights, title and interest in the said undivided portion of land admeasuring 0H 39.75R in favor of Jindal Mittal Associates, vide Sale Deed dated 25/02/2010, which is registered in the office of Sub-Registrar Haveli No.16 at Serial No. 2000 on 03/03/2010. By virtue of the said Sale Deed; Jindal Mittal Associates became the absolute owner of the said land and accordingly, their name mutated in the revenue records of the said property under M.E.No. 3687 for land admeasuring 0H 39.75R. By Virtue of the above-mentioned Sale Deeds, dated 05/08/2009 and 25/02/2010 respectively the Jindal Mittal Associates became the sole and absolute



owner of the undivided portion of property collectively admeasuring 01 Hectare 98.75 Ares..

29. It is seen that the said M/s. Jindal Mittal Associates filed Special Civil Suit No. 1344/2005 against Madhav Shankar Purandhre and others for specific performance of Agreement dated 28.07.1996 and for possession and the alternative damages claim in suit is valued at Rs. 4,50,00,000/- for purposes of court fee and jurisdiction and court fee of Rs.3,00,000/-) in respect of land admeasuring-3 H 18R being the western portion out of land bearing S. No. 39/2/1. It is seen that the said M/s. Jindal Mittal Associates Registered Notice of Lis Pendense dated 12.11.2005, which is registered in the office of Sub-registrar at Haveli No. 16 at Sr. No. 7812/2005. It is seen that Compromise was arrived between the parties therein and accordingly compromise Pursis was filed by M/s. Jindal Mittal Associates & 4 others and Madhav Shankar Purandhare & 15 others in respect of Spl. Civil Suit No. 1344/2005 on dated 17.01.2025 and order Below Ex. 1 passed by 2nd Jt. Civil Judge, Sr. Division, Pune and said suit is disposed of as withdrawn in accordance with terms and conditions in Pursis Exh. 121.
30. It is seen that the said Rangubai Dattatray Kate filed Spl. Civil Suit No. 667/2019 against Kohinoor Promoters and others before 171-3rd Joint C.J.S.D and Addl CJM Pune in respect of land admeasuring 01H 13.4R out of S. No. 39/2/1 and land admeasuring 01H 3.6R out of S. No. 42/2 for Specific Relief Act and the said suit is amicably settled between the Parties and accordingly Joint Compromise Pursis is filed on record before the Hon'ble court.
31. It is seen that the said Balasheb Haribhau Kate filed Spl. Civil Suit No. 13/2020 against Kohinoor Promoters and others before Hon'ble Civil Judge Senior Division, Pune in respect of land admeasuring 01H 13.4R out of S. No. 39/2/1 and land admeasuring 01H 3.6R out of S. No. 42/2, for declaration of ownership by raising a plea of adverse possession and consequential relief for injunction and damages in regard of Survey No-39 Hissa No- 2/1 of village Pimple Saudagar. Plaintiff's application for temporary injunction was allowed by the court and the said suit is amicably settled between the Parties and accordingly a consent term has been filed on record before the Hon'ble Court.
32. M/s. Aswani Realty Nexus LLP is entitled to proportionate share of 45% in MHADA and Amenity space and 18meter-wide internal road in respect of





S.N.42/2 Plot No 1, 3(part) & 4(part) of Village Pimple Saudagar, Taluka - Haveli, District- Pune, as per the consent terms filed in SCS No.13/2020 and 667/2019 executed between M/s G K Wonders, Aswani Realty Nexus LLP, M/s Gobind builders and developers, M/s. Kohinoor Promoters and others.

33. It is seen that the said Balasheb Haribhau Kate Registered Notice of Lis Pendence dated 04.09.2020, which is registered in the office of Sub-registrar at Haveli No. 14 at Sr. No. 9026/2020.
34. It is seen that the said Balasheb Haribhau Kate Registered Notice of Lis pendence dated 06.02.2020, which is registered in the office of Sub-registrar at Haveli No. 25 at Sr. No. 1637/2020.
35. It is seen that the said Ganesh Dattatray Kate Registered Notice of Lis pendence dated 01.02.2021, which is registered in the office of Sub-registrar at Haveli No. 13 at Sr. No. 2809/2021.
36. It is seen that the said M/s. Jindal Mittal Associates through its partners Naresh Mittal and Ashok Mittal with consent of M/s. Kohinoor Promoters decided to sell, transfer and assign the said property admeasuring an area of 01H 98.75R i.e. 19875 Sq. Mtrs. out of Survey No. 39 Hissa No. 2/1, total area admeasuring 05H 17R, in favor of M/s. Aswani Realty Nexus LLP (i.e. Promoter/ Developer/ Owner herein) though its partner Srichand Aswani vide Sale Deed dated 17/01/2025 at Haveli No. 19 at Sr. No. 1666 for the lump-sum consideration of Rs. 83,01,85,000/- (Rs. Eighty-Three Crore One Lakh Eighty-Five Thousand only). By virtue of the said Sale Deed dated 17/01/2025; M/s. Aswani Realty Nexus LLP though its partner Mr. Srichand Shamandas Aswani (i.e. Promoter/ Developer/ Owner herein) became the absolute owner of the said land admeasuring an area of 01H 98.75R i.e. 19875 Sq. Mtrs. out of land bearing Survey No. 39 Hissa No. 2/1 and accordingly name of M/s. Aswani Realty Nexus LLP though its partner Mr. Srichand Shamandas Aswani (i.e. Promoter/ Developer/ Owner herein) was mutated on the 7/12 extract and rights of records vide mutation entry no- 5237 dated 20/03/2025.
37. It is seen that the said M/S. Aswani Realty Nexus LLP Through its Partners Mr. Srichand Shamandas Aswani, sold an area admeasuring 4.36 R to M/s. Kohinoor Promoters vide sale deed dt.12/03/2025, which is registered in the office of Sub-registrar at Haveli No. 19 at Sr. No. 6151/2025.
38. It Appears that the said M/S. Aswani Realty Nexus LLP and others, have

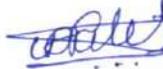


mortgage an area admeasuring 1H 98.75R in favor of Prachay Capital Limited vide Mortgage deed dt. 22/01/2025, which is registered in the office of Sub-registrar at Haveli No. 18 at Sr. No. 2159/2025.

3. That, I have placed reliance on the search and title report dated 07/05/2025 of Advocate Sajal Sradha for the years 1995 to 2025 (Copy of aforesaid search reports were provided by my client). Accordingly I have carried out search of Index II record &/or data pertaining to the said land for the period of 1995 to 2025 i.e. till date, through On-line e-search process made available by Government of Maharashtra, Department of Registration & Stamps, on its official website www.igrmaharashtra.gov.in. That I have paid the search fees, vide e-search bearing GRN No- **MH009992499202526P** dated **09/10/2025**, in the Office of **JDR, PUNE** and copy thereof is annexed herewith Annexure for perusal and record, and the same is part and parcel of this Title Report.
4. Any other relevant title (if any) – NIL.
5. Litigations - NIL

Date: 15/10/2025

Place: Pune

 15-10-2025

ADV. ULHAS PATIL





ANNEXURE A

ENCUMBRANCES ON PROJECT LAND

On perusal of all relevant documents relating to title of the said property I am of the opinion that the title of (following owner /promoter/developer/ Firm) is clear, marketable and without any encumbrances, subject to the mortgage deed bearing document No.2159/2025, registered in the office of haveli no.18 in favor of Prachay Capital limited. This report reflects the flow of the title of the M/S. Aswani Realty Nexus LLP Through its Partners Mr. Srichand Shamandas Aswani who is developing the said land which is clear and marketable. M/S. Aswani Realty Nexus LLP Through its Partners Mr. Srichand Shamandas Aswani have the Ownership / right to develop the said property.


15-10-2025

Signature of Advocate

Date – 15/10/2025

Place - Pune

