

Santosh Randive

Advocate

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FORMAT A

To,

MAHARERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to CTS No.4665 (P) situated at Village Akurdi, Taluka-Haveli, District-Pune admeasuring 9473.80 Sq.mtrs. being a portion of land admeasuring 9563.80 sq.mtrs. (hereinafter referred as the said plot").

I have investigated the title of the said plot on the request of **M/s. DELTA RESIDENCY LLP THROUGH ITS AUTHORIZED PERSON MR. SANDEEP AGRAWAL.** and following documents i.e.: -

1) Description of property-

All that piece and parcel of land or ground admeasuring 9473.80 Sq.mtrs. being a portion of land admeasuring 9563.80 sq.mtrs. bearing CTS No.4665 (p) (Old Survey No. 162) which is situated at Village Akurdi within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Pimpri-Chinchwad Municipal Corporation TOGETHER WITH the Structures Standing on the said portion and which portion admeasuring 9473.80 Sq. mtrs is bounded as follows, that is to say: -



On or towards the East: By Pune-Mumbai Road.

On or towards the West: 6 Meters wide private road from CTS No.4664, Akurdi.

On or towards the North: CTS No.4663, Akurdj and Pune-Mumbai Road.

On or towards the South: 12 mtrs wide Private Road from CTS No.4664, Akurdi.

2) The documents of allotment of plot-

1. 7/12 Extract and Property Card of said Land Property/plot
2. Mutation Entry No. 616
3. Agreement dated 17/12/1951 and Agreement dated 12/06/1952
4. Bombay Government Gazette on 03/07/1952.
5. District Deputy Collector, Poona District order on 06/01/1953.
6. Mutation Entry No. 625 and 866.
7. Sanad dated 14/09/1973.
8. Mutation entry no. 1148.
9. The Government of Maharashtra, General Administration Department/ Directorate of Industries Orders dt. 31/03/1979, 28/06/1983, 24/04/1986, 28/12/1994, & 03/03/2001.
10. Company Petition No. 119 of 1993 and 120 of 1993.
11. Pune Urban Agglomeration Order dated 28/12/1994.
12. Mutation Entry No.3422.
13. Company Name Change Certificate bearing No.987 dated 19/08/1993.
14. Mutation Entry No.4829.
15. Company Name Change Certificate bearing No. II-987 dated 25-11-2003.
16. Lease Deed dated 26/09/1968
17. Lease Deed Dated 26/09/1968.



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18. Lease Deed Dated 16/03/1991.
19. Memorandum of Understanding dated 19/06/2002.
20. Letter dated 10/06/2008.
21. Letter dated 25/07/2008.
22. Special Civil Suit No.2273 of 2010 and Order dated 10/01/2014.
23. Notice Lis Pendens dated 22/09/2016.
24. Judgment/Decree dated 27/04/2018 of Special Civil Suit No.2273 of 2010.
25. Hon'ble High Court Order dated 15/01/2019.
26. Consent terms on 19/04/2023.
27. Consent Decree in terms thereof on 28/04/2023.
28. Mutation entry no. 1280 dt. 18/09/2023.
29. Surrender of Lease dated 19/04/2023.
30. Surrender of Lease dated 19/04/2023.
31. Resolutions dated 11/01/2018 and 29/06/2022 of the Government of Maharashtra, Revenue and Forest Department.
32. Government Memorandum / "Dnyapan" dated 30/01/2023.
33. Challan No. MH002198224202324M dated 24/05/2023.
34. Collector Order dated 07/06/2023.
35. Conveyance dated 03/11/2023.
36. Mutation entry no. 1300 dt. 15/01/2024.
37. Public Notice Dated 31/01/2025.
38. No Objection certificate dated 17/02/2025 by Adv. Vivek Chavan.
39. Copy Search and title Report dated 15/01/2024 issued by M/s. Ravjiv Patel and Associates.
40. Copy Search and title Report dated 04/07/2024 issued by Adv. Supriya Amol Bhosale.



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- 3) 7 /12 extract or property card issued by “Nagar Bhumapak Adhikari, Pimpri Chinchwad” dated 15/01/2024, mutation entry no. 1300
- 4) Search report for 30 years from 1995 till 2025

On 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 Delta Residency LLP** is clear, marketable and without any encumbrances.

Owners of the land- M/S Delta Residency LLP through its authorize partner Mr. Sandeep Deendayal Agarwal & others

The report reflecting the flow of the title of the M/S Delta Residency LLP on the said land is enclosed herewith as **annexure**.

Encl.: Annexure

Date: 21/11/2025


Advocate

(Stamp)



Format A

FLOW OF THE TITLE OF THE SAID LAND.

1. The said Property prior to the year 1950 bearing Survey no. 163, 164, 165, 166, 167 and 168 admeasuring in the aggregate 59 Acres 12 Gunthas was recorded in the names of Certain Persons and they were the holders of the said land Situated at Village Akurdi within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pimpri-Chinchwad.
2. On perusal of the Mutation Entry No. 616 dt. 17/05/1953, it appears that, an Agreement dated 17/12/1951 read with an Agreement dated 12/06/1952 supplemental thereto made by and between the then Governor of Bombay of the One Part and Ruston and Hornsby (India) Limited, a company registered under the Companies Act, 1913 and then having its Registered Office at 1, Forbes Street, Bombay of the Other Part, in consideration of the said Ruston and Hornsby (India) Limited agreeing and undertaking to use the said Lands for the purpose of erection of a Factory for the manufacture of Engines, Centrifugal Pumps and other Machines and for construction of other incidental Buildings on the said Lands, the Governor of Bombay State (as it then was) agreed to acquire for the said Ruston and Hornsby (India) Limited the said Lands under the provisions of Chapter VII of the Land Acquisition Act, 1894 (as it then was).
3. On perusal of the Bombay Government Gazette on 03/07/1952, it appears that the said Agreement dated 17/12/1951 read with the said Agreement dated

12/06/1952 was published in the Bombay Government Gazette on 03/07/1952 as required under Section 42 of the Land Acquisition Act, 1894. Thereafter, Ruston and Hornsby (India) Limited making payment of the cost of acquisition of the said Lands by the Governor of Bombay.

4. On perusal of the Order passed by the District Deputy Collector, Poona District on 06.01.1953, it appears that, the Governor acquired the said Lands under the provisions of the Land Acquisition Act, 1894 vide an Order passed by the District Deputy Collector, Poona District on 06.01.1953 bearing Land Acquisition Case No. LAQ/SR-8/52. Possession of the said acquired Lands was handed over by the Governor of Bombay to the said Ruston and Hornsby (India) Limited who then held the said Lands on "Occupant Class II" basis.
5. On perusal of the Mutation Entry No. 616, it appears that, the name of the said Ruston and Hornsby (India) Limited was entered on the Revenue Record pertaining to the said Lands bearing Survey Nos. 162, 163, 164, 165, 166, 167 and 168, Akurdi as per the said mutation entry the Ruston and Hornsby (India) Limited become holder and occupant of the said property.
6. On perusal of the Mutation Entry No. 625 and 866 dated 18/07/1954 and 30/04/1963, it appears that, on receipt of the "Kami-Jast Patrak" bearing No. 6/1953 and 7/1953, the said Lands bearing Survey Nos. 162, 163, 164, 165, 166, 167 and 168, Akurdi were amalgamated and such amalgamated adjoining block of land admeasuring 59 Acres 12 Gunthas formed thereof was assigned Survey No.162 Akurdi.
7. On perusal of the Sanad dated 14/09/1973, it appears that, the Collector of Poona (as he then was) executed on 14/09/1973 a "Sanad" in respect of the



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said land admeasuring 59 Acre 12 Gunthas bearing Survey No.162, Akurdi to/in favour of the Said Ruston and Hornsby (India) Limited.

8. It appears from records that, On the coming into force of the provisions of the Urban Land (Ceiling & Regulation) Act, 1976, the said Ruston and Hornsby (India) limited applied for exemption under the provision of sub section (1) (1) of Section 20 of the Urban Land (Ceiling & Regulation) Act, 1976 in respect of its holding of vacant land in excess of ceiling limit for the purpose of Industry.

9. On perusal of the Orders dt. 31/03/1979, 28/06/1983, 24/04/1986, 28/12/1994, & 03/03/2001, it appears that, the vide various Orders dt. 31/03/1979, 28/06/1983, 24/04/1986, 28/12/1994, & 03/03/2001 made by the Government of Maharashtra, General Administration Department/Directorate of Industries under the provisions of Section 20 of the Urban Land (Ceiling & Regulation) Act, 1976 the Government exempted the said land bearing Survey No. 162, Akurdi from the provisions of Chapter III of the said Act subject to the terms and conditions contained therein.

10. On perusal of the Mutation entry no. 1148 dated 22.04.1969, it appears that, the provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1955 were made applicable to Village Akurdi and, as a consequence, the area of the said Land bearing Survey No.162, Akurdi was shown to admeasure Hectares 24-00 Ares.

11. It appears from records that, the following CTS Numbers have been assigned to a portion of the said land then bearing Survey No.162, Akurdi by the City Survey Office, Pimpri-Chinchwad:



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CTS NUMBER	AREA SHOWN IN NUMBERS ON THE PROPERTY REGISTER CARD SQ.MTR
4662	29440.50
4663	42170.90
4664	17375.60
4665	9563.80
4666	50822.40
4667	61463
Total	210836.20

12. That the remaining portion of the land then bearing Survey No.162, Akurdi was acquired by the Government / Municipal Corporation of Pimpri-Chinchwad for widening of National Highway No.4 / Development Plan Road.

13. It appears from the records that, the company known as Ruston and Hornsby (India) Limited was amalgamated with the company known as "Greaves Cotton & Company Limited" and which Scheme of Amalgamation was sanctioned by the Hon'ble High Court, Bombay in Company Petition No. 119 of 1993 and 120 of 1993 connected with Company Application No. 539 of 1992 and 540 of 1992 under the provisions of Sections 391 and 394 of the Companies Act, 1956 vide its Order dated 10/05/1993.

14. It appears from the records that, the said Ruston and Homsby (India) Limited had filed its Statement or Return of urban vacant land held by it being the Said land bearing Survey No.162, Akurdi under the provisions of Section 6 (1) of the Urban Land (Ceiling & Regulation) Act, 1976 with the Deputy Collector & Competent Authority II, Pune Urban Agglomeration. Vide his Order dated



28/12/1994, the said Deputy Collector and Competent Authority II Pune Urban Agglomeration made under Sub Section (4) of Section 8 of the said Act declared that the said Company was not holding any surplus vacant land in view of the above recited Order of Exemption earlier made under Section (1) of Section 20 of the said Act.

15. On perusal of the Mutation Entry No.3422 dated 14/10/1994, it appears that, the name of the said Greaves Cotton & Company Limited was changed to "Greaves Limited" vide Certificate bearing No.987 dated 19/08/1993 issued by Deputy Registrar of Companies Maharashtra, Mumbai and accordingly the name of "Greaves Limited was duly entered on the Revenue Record of the said land bearing Survey No.162, Akurdi as the holder thereof.

16. On perusal of the Mutation Entry No.4829 on 14/02/2008, it appears that, the company known as "Greaves Limited" was further changed to "Greaves Cotton Limited" vide Certificate bearing No. II-987 dated 25-11-2003 issued by the Deputy Registrar of Companies Maharashtra, Mumbai and effect of such change of name was given in the Revenue Record in respect of the said land Survey No.162, Akurdi.

17. On perusal of the three different Deeds of Lease, it appears that, the Lease dated 26/09/1968 duly registered under Serial No.4911 of 1968 with the Sub-Registrar, Bombay and 26/09/1968 duly registered under Serial No.4913 of 1968 with the Sub Registrar, Bombay and 16/03/1991, the said Greaves Cotton Limited demised portions admeasuring 5226.60 Sq.mtrs. and 4337.20 Sq.mtrs. out of the said land bearing CTS No.4665, Akurdi and a portion admeasuring 10953.98 Sq.mtrs. out of the said land bearing CTS No.4664, Akurdi respectively to/in favour of Foseco India Limited then known as



Greaves Foseco Limited for period of Ninety-Nine Years commencing from 01/01/1961, for a period of Ninety-Three Years commencing from 01/01/1967 and for a period of 11 Years 7 Months with extensions thereto from time to time commencing from 01/06/1990 respectively.

18. On perusal of the Memorandum of Understanding dated 19/06/2002, it appears that, the said Greaves Cotton Limited and the said Foseco India Limited jointly agreed to convey the said portions admeasuring 5757 Sq.mtrs. and 6939.88 Sq.mtrs, out of the Said land bearing CTS No.4665, Akurdi and a portion admeasuring 10953.98 sq.mtrs. out of the said land bearing CTS No.4664, Akurdi to/in favor of Zak Real Estates Private Limited and the said Foseco India Limited also agreed to convey the above captioned Structures to the said Zak Real Estates Private Limited at or for the consideration and on the terms and conditions contained therein.

19. On perusal of the Letter dated 10/06/2008, it appears that, the said Greaves Cotton Limited thereafter claimed to terminate the Said Memorandum of Understanding dated 19/06/2002 vide Letter dated 10/06/2008 trailed by a Letter dated 25/07/2008 thereby intimating the said Zak Real Estates Private Limited about termination of the said Memorandum of Understanding.

20. Thus, being aggrieved by the aforesaid alleged termination of the said Memorandum of Understanding by the said Greaves Cotton Limited, the said Zak Real Estates Private Limited filed a Suit for Declaration, Specific Performance and Permanent Injunction i. e Special Civil Suit No.2273 of 2010 before the Joint Civil Judge, Senior Division, Pune Seeking Specific Performance of the said Memorandum of Understanding.



21. On perusal of the Order dated 10/01/2014, it appears that, the Joint Civil Judge, Senior Division, Pune vide its Order dated 10/01/2014 on application Exh. 5 directed the parties to maintain "status quo" in the matter and restrained from creating any third-party interest over the suit property. Till the decision of the said Suit.
22. Thereafter, the said Zak Real Estates Private Limited registered a Notice Lis Pendens dated 22/09/2016 duly registered under Serial No.13096 of 2016 with the Sub Registrar, Haveli 10, Pune in respect of the said Special Civil Suit No.2273 of 2010.
23. On perusal of the Judgment/Decree dated 27/04/2018, it appears that, the Joint Civil Judge, Senior Division, Pune decreed the Suit Vide its Order dated 27/04/2018, in favour of the said Zak Real Estates Private Limited and directed the Said Greaves Cotton Limited and the said Foseco India Limited to perform the terms of the said Memorandum of Understanding.
24. Thereafter, being aggrieved by the Judgment/Decree dated 27/04/2018, the said Greaves Cotton Limited and the said Foseco India Limited filed Appeals bearing First Appeal Nos. 309 of 2019 and 1162 of 2018 respectively against the impugned Judgment/Decree before the Hon'ble High Court of Judicature of Bombay at Bombay.
25. On perusal of the Order dated 15/01/2019, it appears that, the Hon'ble High Court admitted the Appeals for Final Hearing. However, the said Hon'ble High Court continued the said Interim Order dated 10/01/2014 passed by the Joint Civil Judge, Senior Division, Pune during pendency of the said Suit.



26. Thereafter, the said Greaves Cotton Limited, Foseco India Limited and Zak Real Estates Private Limited mutually agreed to amicably settle the disputes between them arising from the said Memorandum of Understanding and, accordingly, the said Greaves Cotton Limited, Foseco India Limited and Zak Real Estates Private Limited Filed Consent Terms on 19/04/2023 in the said Appeals before the said Hon'ble High Court recording the amicable settlement arrived at by and between them. The said Hon'ble High Court accepted such Consent Terms on record and passed a Consent Decree in terms thereof on 28/04/2023.

27. On perusal of the Mutation entry no. 1280 dt. 18/09/2023, it appears that, the said Foseco India Limited surrendered its leasehold rights in favour of the said Greaves Cotton Limited by executing Deeds of Surrender of Lease dated 19/04/2023 duly registered under Serial No.10393 of 2023 with the Sub-Registrar, Haveli 23, Pune area adm. 5226. 60 Sq.mtrs and Dt. 19/04/2023 duly registered under Serial No. 10394 of 2023 with the Sub-Registrar, Haveli 23, area adm. 4337.20 Sq.mtrs out of the said land bearing CTS No.4665, Akurdi.

28. Thus, the name of the Foseco India Limited deleted from the property card extract of the said CTS No. 4665 It appears from records that, The. Said Greaves Cotton Limited applied to the Government of Manharashtra, Revenue and Forest Department for permission for transfer of the said lands bearing CTS Nos. 4662, 4663, 4669, 4665 and 4667, Akurdi as contemplated under Resolutions dated 11/01/2018 and 29/06/2022 of the Government of Maharashtra, Revenue and Forest Department.



29. Thereafter, Greaves Cotton Limited applied to Revenue and Forest Department for Sale and use of the said lands and vide Government Memorandum / "Dnyapan" dated 30/01/2023 bearing No. Sankirn-2021/Pr.Kra.20/A-3, the Desk Officer, Revenue and Forest Department, Government of Maharashtra permitted transfer of the lands bearing CTS Nos. 4663, 4664, 4665 and 4667, Akurdi by said Greaves Cotton Limited on payment of a Sum to be arrived at with reference to the value of the Said lands according to the Annual Statement of Rates prepared by the Office of the Inspector General of Registration and Chief Revenue Controlling Authority, Government of Maharashtra and on other terms and conditions therein contained.

30. The sum of Rs.97,77,23,237/- (Rupees Ninety-Seven Crores Seventy-Seven Lakhs Twenty-Three Thousand Two Hundred and Thirty-Seven Only) was determined to be payable to the Government and which amount was duly paid by the said Greaves Cotton Limited pursuant to the said Government Memorandum dated 30/01/2023 vide Challan No. MH002198224202324M dated 24/05/2023.

31. Accordingly, the Collector, District Pune permitted transfer of the Said lands bearing CTS Nos. 4663, 4664, 4665 and 4667, Akurdi by bearing No. PMH/Vikri Parvangi/CR/01/2023 on the terms and the said Greaves Cotton Limited vide his Order dated 07/06/2023 conditions therein contained.

32. Under the said Consent Decree dated 28/04/2023 passed by the Hon'ble High Court of Judicature of Bombay at Bombay in the said First Appeal Nos. 1162 of 2018 and 309 of 2019 in the said Special Civil Suit No.2273 of 2010, the said Greaves Cotton Limited was obliged to convey in favour of Zak Real



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Estates Private Limited, or in favour of its nominee, the above captioned Land and Structures, that is to say, all that piece and parcel of land or ground admeasuring 9473.80 Sq.mtrs. being a portion out of the land admeasuring 9563.80 Sq.mtrs. bearing CTS No.4665, Akurdi together with the Structures standing thereon subject to the terms and conditions of the Government Memorandum dated 30/01/2023 and the Collector's Order dated 07/06/2023 at or for the consideration and on the terms and conditions as set out in the said Consent Decree dated 28/04/2023.

33. On perusal of the Conveyance dated 03/11/2023, it appears that, the said Zak Real Estates Private Limited nominated Delta Residency LLP to receive such conveyance of the above captioned Land and Structures from the said Greaves Cotton Limited pursuant to the said Consent Decree dated 28.04.2023 and, vide a Deed of Conveyance dated 03/11/2023 duly registered under Serial No. 20718 of 2023 with the Sub-Registrar, Haveli 26, Pune the said Greaves Cotton Limited, at the express request and direction of the said Zak Real Estates Private Limited, conveyed the above captioned Land and Structures to/in favour of the said Delta Residency LLP at or for the consideration as mentioned therein.

34. On perusal of the Mutation entry no. 1300 dt. 15/01/2024, it appears that, the name of the said Delta Residency LLP was duly entered on the Property Register Card in respect of the said land bearing CTS No.4665, Akurdi as a holder of a portion admeasuring 9473.80 Sq.mtrs.

35. I have perused the previous search and title report dated 15/01/2024 issued by M/s. Ravjiv Patel and Associates and Search and title Report dated



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04/07/2024 issued by Adv. Supriya Amol Bhosale. I have taken the present search to the extent and coverage of the aforesaid previous search reports.

PUBLIC NOTICE:

That Advocate Vivek S. Chavan had issued a Public Notice in the daily newspaper 'Prabhat' on 31/01/2025. However, no objections were received from any person within the time prescribed in the said Public Notice. Accordingly, Advocate Vivek S. Chavan issued a No Objection Certificate on 17/02/2025.

As per instructions, I have paid the necessary charges through the Grass system of Revenue Department, for the search of the Index II record for Last Nineteen years. For which I have got the receipt-bearing number MH010369847202526U dated 16/10/2025. It is pertinent to note that, as the Search Receipt is system generated (online through the internet for paid search) and there is only option to insert Survey Number / CTS Number / Gat Number; of the online payment made for the search, and the same shows only one of the Gat/Survey Number. As per the instructions of client I am issuing the present Title Opinion only in respect of the said Property, as described above and not for the other Gat Number from and Survey Number.

I, Adv. Santosh Randive has conducted the Online Search (paid online search) for the Index II records. On perusal of the record available, of Index II, I have not found any adverse entry of Index II regarding the said Property at the concerned offices of Sub-Registrar. The system generated search receipts is bearing number MH010369847202526U dated 16/10/2025.



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Sr. No.

- 1) 7 /12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 1300
- 3) Search report for 30 years from 1995 to 2025 Taken from Sub-Registrar' office at pune
- 4) Any other relevant title- NIL
- 5) Litigations if any- NIL

Date: 21/11/2025


Advocate.

(Stamp)



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