

M/S. RAJIV PATEL AND ASSOCIATES
ADVOCATES

25, United Apartments, 1st Floor, 2407, Gen. Thimayya Marg, (East Street), PUNE - 411 001.

Ref No. :

Date :

CERTIFICATE OF TITLE

Re : All that piece and parcel of land or ground admeasuring 46642.96 sq.mtrs bearing Plot "B" [which includes area thereof admeasuring 3386.17 sq.mtrs falling under the Bio Diversity Park Reservation] out of the sanctioned Layout in respect of the contiguous block of land formed of the lands bearing Survey No. 43, Hissa Nos. 1 to 8A, 9A, 9B/1, 11 (Part), 11/1, 11/2 and 12 , the land bearing Survey No. 44 and the land bearing Survey No.46 Hissa No.1/2+3 situate, lying and being at Village Mohammedwadi within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune and falling in the 'Residential' Zone under the Development Plan for the City of Pune currently in force and which Plot "B" comprises of portions admeasuring 144.31 sq.mtrs, 20088.50 sq.mtrs and 825.48 sq.mtrs out of lands bearing Hissa Nos.6, 11 and 12 respectively of Survey No.43, Village Mohammedwadi and a portion admeasuring 25,584.67 sq.mtrs out of the land bearing Survey No.44, Village Mohammedwadi. Effect of the said Sanctioned Layout has been given on the Revenue Record and accordingly the following Survey Numbers have been assigned in respect of the said Plot "B":-

- (a) Survey No.43/1/to/12/44/46/1/2/3/Plot B – admeasuring 38731.11 sq.mtrs.
- (b) Survey No.43/1/to/12/44/46/1/2/3/Plot B / Open Space – admeasuring 4325.68 sq.mtrs.



(c) Survey No.43/1/to/12/44/46/1/2/3/Plot B
/Transformer – 200 sq.mtrs.

(d) Area under Biodiversity Park Reservation 3386.17
sq.mtrs

TOTAL = 46,642.96 sq.mtrs

We have been instructed by M/S.ACROPOLIS PURPLE DEVELOPERS, a partnership firm having its Registered Office at Survey Nos.43 and 44, Mohammedwadi, Pune 411060, to investigate the title of the holders of portions out of the said Plot "B" to the same and the beneficial title of the said M/s.Acropolis Purple Developers to such portion out of the said Plot not owned by it. We have carried out such investigation and our observations in respect thereof are as under:-

- 1) The holders of portions out of the lands bearing Hissa Nos.6, 11 and 12 of Survey No.43 and of Survey No.44, Mohammedwadi out of which the said Plot "B" is constituted are as under:-

Name	Area (Sq.mtrs)
Acropolis Purple Developers	22761.60
Sainik Vihar Co-operative Housing Society Limited	11188.80
Mrs.U. Adusumelli	500
Mr.J.L. Rasam	400
Miss.Samreen Khan	400
Mrs.G.K. Raizada	400
Mr.P.B. Patankar	400
Dr.Tejaswini R. Chavan	400
Mr.Clyde G. Periera	380
Mrs.Meenakshi Tamhan	520

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Mr. V. Lobo	924
Col. Mani Srinivas	400
Mr.Surendra Upadhyay	400
Mr.S.R. Murthy	300
Mrs.D.K. Raizada	400
Lt.Col. S.P. Singh	400
Mrs.S.G. Pithawala	800
Mr.D.D. Pednekar	400
Mr.B. D. Pednekar	400
Mr.S. Prabhakar Pai	300
Mr. K. Moorthy Prabhu	400
Mrs.A. A. D'souza	400
Miss. S.E.M. Fonseca	740
Mr.Alphonsus Viegas	785
Mr.B. Sawhney	300
Mr.A.N. Rukdikar	300
Mr.N. Lalla	400
Mr.P. Ramnathan	800
Mrs.Salma A. Rehman	400
Mr.H. Lalla	700
Mr.Sikandar N. Shaikh	300
Mr.Sanjay Kochar	400
Mr.Darryl Menezes	400

2)As part of such investigation of title, we have taken the following steps:

- a) Inspected the Revenue Record in respect of the lands Survey No. 43, Hissa Nos. 1 to 8A, 9A, 9B/1, 11 (Part), 11/1, 11/2 and 12, the land bearing Survey No. 44 and the land bearing Survey No.46 Hissa No.1/2+3 Village Mohammedwadi, Taluka Haveli, District Pune from the year 1953-54 upto date.



- b) Had search of the relevant, unmutilated and available Index II Record in the Offices of the concerned Sub-Registrars, Haveli, Pune carried out for the past thirty years.
- c) Inspected copies of Documents of Title in respect of the above captioned Land in the possession of the said M/s.Acropolis Purple Developers.

3) With reference to the above, we have to state, ad-seriatim, as under:

- (a) Inspection of the said Revenue Record pertaining to the above captioned Land does not disclose any fact or circumstance prejudicial to the title of the present holders of portions out of the said Plot "B" and to the beneficial title of M/s Acropolis Purple Developers thereto. The names of the holders of portions of the said Plot "B" have not yet been entered on the Revenue Record pertaining to the lands comprising the said Plot "B".
- (b) Search of the said Index II Record in the Offices of the concerned Sub-Registrars, Taluka Haveli, Pune has not disclosed any outstanding encumbrance, (save and except mortgages created in favour of ICICI Bank Limited and Tata Capital Housing Finance Limited as mentioned below) charge, doubt or claim on or in respect of the above captioned Land nor has it disclosed any entry prejudicial to the title of the said M/s.Acropolis Purple Developers to the same. We have relied on the Search Reports dated 29.07.2013 of Shri A.S. Parulekar, Advocate and

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25.02.2016 and 28.11.2021 of Shri.Kailash M.Thorat who have taken the aforesaid search.

(c) Vide a Deed of Mortgage dated 26.05.2013 (duly registered under Serial No.4297 of 2013 with the Sub-Registrar, Haveli XXIII, Pune) a simple mortgage was created on, inter-alia, the above captioned land in favour Housing Development Finance Corporation Limited as security for due repayment of loan by way of Project Finance availed of by the said M/s.Acropolis Purple Developers. On repayment of the Mortgage dues to the said Housing Development Finance Corporation Limited, it released the above captioned Land from such Mortgage held by it by a Deed of Release dated 20.07.2016 which has been duly Registered under Serial No.6019 of 2016 with the Sub-Registrar, Haveli XXIII, Pune. On release of such Mortgage, the said Housing Finance Corporation Limited returned all Original Documents of Title earlier deposited with them by M/s.Acropolis Developers to them.

(d) Vide Deeds of Mortgage dated 20.07.2016 and 06.05.2017 [duly Registered under Serial Nos.6022 of 2016 and 4325 of 2017 respectively with the Sub-Registrar, Haveli XIII, Pune], Mortgage has been created by the said M/s.Acropolis Purple Developers on, inter-alia, the said Plot "B" out of the said Sanctioned Layout in respect of the above captioned contiguous block of land in favour of ICICI Bank Limited as security for due repayment of Loan by way of Project Finance availed of by the said M/s.Acropolis Purple Developers.



- (e) The said ICICI Bank Limited released a portion out of the said Plot "B" from the said Mortgage held by it by a Deed of Re-conveyance dated 07.05.2019 which was duly Registered under Serial No.8759 of 2019 with the Sub-Registrar Haveli XXIII] and the said M/s.Acropolis Purple Developers created a Mortgage on the said portion out of the said Plot "B" so released from the Mortgage by the ICICI Bank Limited in favour of Tata Capital Housing Finance Limited as and by way of Security for due repayment of finance availed of by M/s.Acropolis Developers from the said Tata Capital Housing Finance Limited.
- (f) Smt.Shantabai Dattatraya Dattu Tarwade, Smt.Janabai Baban Kakade and Sou.Alka Changdev Kanchan [all married daughters of Shri.Narayan Hari Ghule] have filed a Suit bearing Regular Suit No.1238 of 2017 in the Court of the Civil Judge, Senior Division, Pune at Pune] claiming, inter-alia, undivided shares in certain lands in Village Mohammedwadi [which include lands forming part of the above captioned sanctioned Layout] as heirs of the late Shri.Narayan Hari Ghule. No Interim Orders have been passed by the said Hon'ble Court in the said Suit. The said Suit is pending hearing and final disposal of the said Hon'ble Court. The Appeal [bearing RTS Appeal No.451A/2020 to the Sub-Divisional Officer, Haveli Sub-Division) on the same Cause of Action has been dismissed by the said Sub-Divisional Officer on Merit with his Judgement dated 22.07.2021.

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- 4) The provisions of the Urban Land (Ceiling & Regulation) Repeal Act, 1999 apply to the above captioned Land.

- 5) As mentioned above, the said M/s.Acropolis Purple Developers had availed of certain Loans from the ICICI Bank Limited. Such Loan / Credit Facility extended by the ICICI Bank Limited to M/s.Acropolis Purple Developers was restructured on terms recorded in a Document styled as "Master Restructure Agreement" executed by and between the said M/s.Acropolis Purple Developers and ICICI Bank Limited. On 31.03.2021 as part of such Restructure Plan, M/s.Acropolis Purple Developers appointed Nine Pillars Infratech LLP as its Development Manager for completion of the Whole Project known as "VOYAGE TO THE STARS" under implementation on the above captioned Land and Broadwalk Developers Private Limited was admitted as a Partner of M/s.Acropolis Purple Developers with a 51% share in, inter-alia, the profits thereof.

In the circumstances, in our opinion, subject to what is stated above and the necessary Mutations in the Revenue Record pertaining to the lands comprising the said Plot "B" being duly carried as stated above, the title of the above mentioned holders of portions out of the said Plot "B" and the beneficial title of the said M/s Acropolis Purple Developers to such portions out of the said Plot which are not owned by it is free, clear and marketable [subject to the Statutory and Contractual rights of the Allottees of Units in the Real Estate Projects as part of the Whole Project known as "VOYAGE TO THE STARS" being implemented by the said M/s.Acropolis Purple Developers on the above captioned Land] and that there are no outstanding encumbrances (save and except the said mortgages created in favour of the ICICI Bank Limited and Tata



Capital Housing Finance Limited) on or in respect thereof as far as can be diligently ascertained and that, the said M/s.Acropolis Purple Developers is fully entitled to develop the above captioned Land by way of construction of multi-storeyed buildings containing Flats/Shops/Units and by sale/alienation of such Flats/Shops/Units to prospective purchasers thereon and to receive and appropriate the sale/other proceeds/benefits arising therefrom.

Dated this 4th day of December, 2021.



M/S.RAJIV PATEL & ASSOCIATES

PROPRIETOR

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