Rishi Dinkar Nakade
ADVOCATE

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FORMAT – A

(Circular No.:- 28/2021)

To

MahaRERA

Mumbai

LEGAL TITLE REPORT

Sub: **Title clearance certificate with respect to all that piece and parcel of land admeasuring 27.4817 Ares i.e. 2748.17 square meters carved out of (i) 14.9875 Ares i.e. 1498.75 Square meters out of Survey No. 31 Hissa No. 2 admeasuring about 04 Hector 56 Ares, Assessed at Rs. 07.26 Paise and (ii) 12.4942 Ares i.e. 1249.42 Square Meters out of Survey No. 31 Hissa No. 3A, admeasuring about 00 Hector 68.50 Ares, Assessed at Rs. 03.18 Paise situate at Village Balewadi, Taluka Haveli, District Pune and within the limits of the Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune. (Hereinafter referred to as "the said Lands").**

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I have investigated the title of the said lands on the request of **AARNIK REALTY LLP**, (LLPIN-AAT-7203) a Reregistered LLP under the Limited Liability Partnership Act, 2008 Having office at- 8th Floor, Solitaire World, S. No. 36/4/1, Mumbai-Bangalore National Highway, Baner, Pune 411 045, through their designated Partners **(1) Mr. Ashok Dhanraj Chordia**, **(2) Mr. Sahil Vijay Gaware**, **(3) Mr. Shivraj Ashok Balwadkar** and **(4) Mr. Rupesh Suhas Banthia** and following documents i.e. :-

1) Description of the property: -

All that piece and parcel of land bearing all that piece and parcel of land admeasuring **27.4817 Ares i.e. 2748.17 square meters** carved out of (i) **14.9875 Ares i.e. 1498.75 Square meters** out of **Survey No. 31 Hissa No. 2** admeasuring about 04 Hector 56 Ares, Assessed at Rs. 07.26 Paise and (ii) **12.4942 Ares i.e.**

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1249.42 Square Meters out of **Survey No. 31 Hissa No. 3A**, admeasuring about 00 Hector 68.50 Ares, Assessed at Rs. 03.18 Paise situate at **Village Balewadi**, Taluka Haveli, District Pune and within the limits of the Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune and which is bounded as follows:-

On or towards the East	:	By part of the Survey No. 31.
On or towards the West	:	By part of the Survey No. 31.
On or towards the North	:	By part of the Survey No. 31.
On or towards the South	:	By Road.

2) The documents of allotment of lands.

(A) Deed of Partition duly registered in the office of the Sub-Registrar, Haveli IV at Serial No. 5720/1993.

(B) Agreement to Sell dated 18/06/1994 which is duly registered in the office of the Sub- Registrar, Haveli IV at Serial No. 3861/1994.

(C) Sale Deed dated 12/06/1995, duly registered in the office of the Sub-Registrar, Haveli IV at Serial No.5232/1995,

(D) Agreement to Sell dated 27/07/1994 which is duly registered in the office of the Sub-Registrar, Haveli IV at Serial No. 3863/1994

(E) Sale Deed dated 12/06/1995, duly registered in the office of the Sub-Registrar, Haveli IV at Serial No.5233/1995,

(F) Agreement to Sell dated 27/07/1994 which is duly registered inthe office of the Sub-Registrar, Haveli IV at Serial No. 3862/1994.

(G) Sale Deed dated 12/06/1995, duly registered in the office of the Sub-Registrar, Haveli IV at Serial No.5234/1995,

(H) Sale Deed dated on 30/09/1995, which is duly registered in the office of the Sub- Registrar, Haveli IV at Serial No. 8493/1995

(I) Sale Deed dated on 22/10/2020, which is duly registered in the office of the Sub- Registrar, Haveli XVII at Serial No. 7682/2020.

(J) Sale Deed dated on 06/09/1996, which is duly registered in the office of the Sub- Registrar, Haveli IV at Serial No. 6572/1996.

(K) Sale Deed dated 07/11/1996, which is duly registered in the office of the Sub-Registrar, Haveli IV at Serial No. 7997/1996.

(L) Sale Deed dated 30/05/2011, which is duly registered in the office of the Sub-Registrar, Haveli XIX at Serial No. 5276/2011.

(M) Sale Deed dated on 05/09/1996, which is duly registered in the office of the Sub- Registrar, Haveli IV at Serial No. 6573/1996.

(N) Sale Deed dated on 05/11/1996, which is duly registered in the office of the Sub- Registrar, Haveli IV at Serial No. 7996/1996.

(O) Sale Deed dated on 05/06/2018, which is duly registered in the office of the Sub- Registrar, Haveli XXVI at Serial No. 7013/2018.

(P) Sale Deed dated on 31/01/2021, which is duly registered in the office of the Sub- Registrar, Haveli I at Serial No. 5576/2021.

(Q) Sale Deed dated 16/05/2011, duly registered in the office of the Sub-Registrar, Haveli No. XIX at Serial No. 4842/2011.

(R) Deed of Transfer are registered with Sub-Registrar, Haveli No. 22 at serial No. 8144/2016 and 8145/2016, both dated 24/05/2016.

(S) Sale Deed dated 05/04/2018 which is duly registered in the office of the Sub-Registrar Haveli XI at Serial No. 4926/2018.

(T) Sale Deed dated 05/10/2019 which is duly registered in the office of the Sub-Registrar Haveli XVat Serial No. 18016/2019.

(U) Sale Deed dated 31/12/2020 which is duly registered in the office of the Sub-Registrar Haveli, 1, at Serial No. 2436/2021.

3) 7/12 extract or property card issued by **Talathi Balewadi**, mutation entry no. **393, 407, 434, 698, 734, 770, 780, 801, 870, 1696, 2386, 2411, 2670, 2749, 3106, 3107, 3108, 3377, 3445, 4159, 4365, 7170, 7249, 8402, 8403, 8830, 8917, 9188, 9310, 9499 and 9500.**

4) Search report for 30 years from **1993 till 2022**.

2/- 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

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of (following owner/promoter/developer/company) is clear, marketable subject to the Repayment of the Loan which is obtained vide Deed of Mortgage, dated 01/10/2020, registered with the Office of the Sub-Registrar, Haveli No. 1 at serial No. 4937/2020 executed in favor of State Bank of India, Deccan Gymkhana Branch, Pune. (If any encumbrances please mention in separate sheet)

Owners of the land:-

(1) AARNIK REALTY LLP, a Reregistered LLP under the Limited Liability Partnership Act, 2008 Having office at- 8th Floor, Solitaire World, S. No. 36/4/1, Mumbai-Bangalore National Highway, Baner, Pune 411 045, through their designated Partners **(1) Mr. Ashok Dhanraj Chordia**, **(2) Mr. Sahil Vijay Gaware**, **(3) Mr. Shivraj Ashok Balwadkar** and **(4) Mr. Rupesh Suhas Banthia** - 27.4817 Ares i.e. 2748.17 square meters carved out of (i) 14.9875 Ares i.e. 1498.75 Square meters out of Survey No. 31 Hissa No. 2 admeasuring about 04 Hector 56 Ares, Assessed at Rs. 07.26 Paise and (ii) 12.4942 Ares i.e. 1249.42 Square Meters out of Survey No. 31 Hissa No. 3A, admeasuring about 00 Hector 68.50 Ares, Assessed at Rs. 03.18 Paise situate at Village Balewadi, Taluka Haveli, District Pune.

(2) Qualifying comments/remarks if any – Vide the Deed of Mortgage, dated 01/10/2020, registered with the Office of the Sub-Registrar, Haveli No. 1 at serial No. 4937/2020, Classic Promoters and Builders Pvt. Ltd. and others had obtained a loan from State Bank of India, Deccan Gymkhana Branch, Pune, by mortgaging the (a) land admeasuring 998.75 sq. mtrs. out of Survey No. 31, Hissa No. 2 and (b) land admeasuring 649.42 sq. mtrs. out of Survey No. 31, Hissa No. 3A.

(3) 3/- The report reflecting the flow of the title of the **AARNIK REALTY LLP**, a Reregistered LLP under the Limited Liability Partnership Act, 2008 Having office at- 8th Floor, Solitaire World, S. No. 36/4/1, Mumbai-Bangalore National Highway, Baner, Pune 411 045, through their designated

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Partners **(1) Mr. Ashok Dhanraj Chordia**, **(2) Mr. Sahil Vijay Gaware**, **(3) Mr. Shivraj Ashok Balwadkar** and **(4) Mr. Rupesh Suhas Banthia** on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 07/11/2022

Nakade 07/11/2022

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Rishi Dinkar Nakade

Advocate

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) 7/12 extract as on date of application for registration.

2) Mutation Entry No. 393, 407, 434, 698, 734, 770, 780, 801, 870, 1696, 2386, 2411, 2670, 2749, 3106, 3107, 3108, 3377, 3445, 4159, 4365, 7170, 7249, 8402, 8403, 8830, 8917, 9188, 9310, 9499 and 9500.

3) Search report for 30 years from 1993 till 2022 Taken from Sub-Registrar, office at Haveli No. 1 to 27, Pune.

4) Any other relevant title. – As detailed mentioned hereafter.

5) Litigations if any. - It is informed by my client that one Royal Vasturachana LLP have filed Special Civil Suit No. 53/2021 against Classic Promoters & Builders & Another for Specific Performance, Possession and injunction under The Indian Specific Relief Act, 1963. It is clarified that the said Royal Vasturachana LLP has filed an Application at Exh. 47 for seeking permission to withdraw suit unconditionally and pursuant thereto the Hon'ble Civil Judge Senior Division, Pune has passed an Order dated 20/09/2022, stating that "The suit is disposed of as withdrawn".

Date: 07/11/2022

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Rishi Dinkar Nakade

Advocate

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(1) Flow of Title and History

(I) Survey No. 31, Hissa No. 2: -

(a) The said property bearing Survey No. 31 Hissa No. 2 of Village Balewadi was originally owned by Mr. Narayan Vithu Balwadkar who expired on 27/08/1964 keeping behind his legal heirs namely Mr. Ramchandra Narayan Balwadkar (son), Mr. Yamaji Narayan Balwadkar (son), Mr. Maruti Narayan Balwadkar (son), Mr. Babu Narayan Balwadkar (son), Mr. Kisan Narayan Balwadkar (son) and Smt. Radhabai Narayan Balwadkar (widow) and the name of Mr. Ramchandra Narayan Balwadkar was mutated to the 7/12 extract of the said land being Karta and Manager of the HUF thereof vide mutation entry no. 734.

(b) Pursuant to the implementation of the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 to village Balewadi the area admeasuring 3 Acre 34 Gunthe of Survey No. 31, Hissa No. 2, converted into 1 Hector 56 Ares. The same is reflected vide the Mutation entry No. 770.

(c) It appears that the said Mr. Ramchandra Narayan Balwadkar expired on 15/05/1973 and the names of his legal heirs namely Mr. Bajirao Ramchandra Balwadkar (son) and Smt. Yashodabai Ramchandra Balwadkar (widow) were mutated to the 7/12 extract of the said land being legal heirs of the deceased vide mutation entry no. 870.

(d) It appears that as per the application preferred by Mr. Bajirao Ramchandra Balwadkar to the Mamlatdar Haveli, the order bearing No. 495/92 was passed by which the names of the co-owners namely Mr. Yamaji Narayan Balwadkar, Mr. Maruti Narayan Balwadkar, Mr. Babu Narayan Balwadkar and Mr. Kisan Narayan Balwadkar were mutated to the 7/12 extract vide mutation entry No. 2411. It is seem from the concern mutation that, Smt. Radhabai Narayan Balwadkar was already expired and therefore her name was mot mutated in the revenue records as her legal heirs are mutated in the revenue

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records.

(e) It appears that the said Mr. Maruti Narayan Balwadkar expired on 30/11/1982 and the names of his legal heirs namely Mr. Machindra Maruti Balwadkar (son), Smt. Krishnabai Maruti Balwadkar (widow), Mrs. Savita Rajendra Sakhare (daughter) and Mrs. Surekha Babu Bhangre (daughter) were mutated to the 7/12 extract of the said land being legal heirs of the deceased vide mutation entry no. 2670.

(f) It appears that the said above mentioned landowners Mr. Bajirao Ramchandra Balwadkar and 21 others executed a Deed of Partition in the year 1993 which is duly registered in the office of the Sub-Registrar, Haveli IV at Serial No. 5720/1993 by which the said land bearing Survey No. 31, Hissa No. 2 was exclusively given to the share of Mr. Bajirao Ramchandra Balwadkar and Yashodabai Ramchandra Balwadkar and accordingly their names were mutated to the 7/12 extract of the said land vide mutation entry no. 2749.

(g) It appears that the said Mr. Bajirao Ramchandra Balwadkar and others decided to sell and convey the area admeasuring 10 Ares out of Survey No. 31, Hissa No. 2 to Mr. Prabhakar N. Joglekar and Sushma P. Joglekar and the Agreement to Sell in the said regards was executed on 18/06/1994 which is duly registered in the office of the Sub- Registrar, Haveli IV at Serial No. 3861/1994. Pursuant to the said Agreement to Sell, vide the Sale Deed dated 12/06/1995, duly registered in the office of the Sub-Registrar, Haveli IV at Serial No. 5232/1995, the said Mr. Bajirao Ramchandra Balwadkar and others Sold and conveyed the area admeasuring 10 Ares out of Survey No. 31, Hissa No. 2 unto and in favour of Mr. Prabhakar N. Joglekar and Sushma P. Joglekar and as such by mutation entry No. 3106 the names of Mr. Prabhakar N. Joglekar and Sushma P. Joglekar were mutated to the 7/12 extract of the said land being Owners, occupiers and possessors of area admeasuring 10 Ares i.e. 1000 Square Meters out of Survey No. 31, Hissa No. 2.

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(h) It appears that the said Mr. Bajirao Ramchandra Balwadkar and others decided to sell and convey the area admeasuring 4Ares out of Survey No. 31, Hissa No. 2 Balewadi to Mr. Prabhakar N. Joglekar and Mrs. Sushma P. Joglekar and Dr. Mrs. Aarti Rajendra Ghaisas and the Agreement to Sell in the said regards was executed on 27/07/1994 which is duly registered in the office of the Sub-Registrar, Haveli IV at Serial No. 3863/1994. Pursuant to the said Agreement to Sell, vide the Sale Deed dated 12/06/1995, duly registeredin the office of the Sub-Registrar, Haveli IV at Serial No.5233/1995, the said Mr. Bajirao Ramchandra Balwadkar and others Sold and conveyed the area admeasuring 4 Ares out of Survey No. 31, Hissa No. 2 unto and in favour of Mr. Prabhakar N. Joglekar and Sushma P. Joglekar & Dr. Mrs. Aarti Rajendra Ghaisas and as such by mutation entry No. 3107 the names of Mr. Prabhakar N. Joglekar and Sushma P. Joglekar & Dr. Mrs. Aarti Rajendra Ghaisas were mutated to the 7/12 extract ofthe said land being Owners, occupiers and possessors of area admeasuring 4 Ares i.e. 400 Square Meters out of Survey No. 31, Hissa No. 2.

(i) It appears that the said Mr. Bajirao Ramchandra Balwadkar and others decided to sell and convey the area admeasuring 4Ares out of Survey No. 31, Hissa No. 2 to Mr. Prabhakar N. Joglekar and Sushma P. Joglekar & Mr. Anand Prabhakar Joglekar and the Agreement to Sell in the said regardswas executed on 27/07/1994 which is duly registered inthe office of the Sub-Registrar, Haveli IV at Serial No. 3862/1994. Pursuant to the said Agreement to Sell, vide the Sale Deed dated 12/06/1995, duly registeredin the office of the Sub-Registrar, Haveli IV at Serial No. 5234/1995, the said Mr. Bajirao Ramchandra Balwadkar and others Sold and conveyed the area admeasuring 4 Ares out of Survey No. 31, Hissa No. 2 unto and in favour of Mr.Prabhakar N. Joglekar and Mrs. Sushma P. Joglekar & Mr. Anand Prabhakar Joglekar and as such by mutation entry No. 3108 the names of Mr.Prabhakar N. Joglekar and Mrs. Sushma P. Joglekar & Mr. Anand Prabhakar Joglekar were mutated to the 7/12 extract ofthe said land being Owners, occupiers and possessors of area admeasuring 4 Ares i.e. 400 Square Meters out of Survey No. 31, Hissa No. 2.

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(j) It appears that the said landowners namely Mr. Bajirao Ramchndra Balwadkar and others have sold and convey an area admeasuring 5 Ares out of Survey No. 31 Hissa No. 2 unto and in favor of Mrs. Pratima Vikas Kulkarni vide the Sale Deed dated on 30/09/1995, which is duly registered in the office of the Sub- Registrar, Haveli IV at Serial No. 8493/1995 and pursuant thereto the mutation entry No. 4365 was made by which the name of Mrs. Pratima Vikas Kulkarni was mutated to the 7/12 extract being owner, occupier andpossessor of area admeasuring 5 Ares out of Survey No. 31, Hissa No. 2.

(k) It appears that the said Mrs. Pratima Vikas Kulkarni has sold and conveyed an area admeasuring 5 Ares out of Survey No. 31 Hissa No. 2 unto and in favor of Aarnik Realty LLP vide the Sale Deed dated on 22/10/2020, which is duly registered in the office of the Sub- Registrar, Haveli XVII at Serial No. 7682/2020. Pursuant thereto the name of the said Purchaser was mutated in the Revenue Records vide Mutation entry No. 9310.

(II) **<u>Survey No. 31 Hissa No.3A (pt.): -</u>**

(a) It appears that the said Survey No. 31 was originally owned and possessed by Smt. Umabai Kanhu Balwadkar and Smt. Sonu Vithoba Kate. The said facts has been ascertained from the noting made on Mutation Entry No. 393.

(b) It appears that, pursuant to the Order dated 30/10/1941, passed by Mamlatdar, Haveli, the said Survey No. 31 seems to be sub-divided and pursuant thereto the said Survey No. 31, Hissa No. 3A comes to the exclusive share Smt. Umabai Kanhu Balwadkar. The same is reflected vide mutation Entry No. 393.

(c) It appears that, vide the Gift Deed dated 26/04/1943, the said Smt. Umabai Kanhu Balwadkar has gifted the said Survey No. 31, Hissa No. 3A unto an in favor of Smt. Kondabai Maruti Kedari. Pursuant to the said Gift Deed dated 26/04/1943, the name of Smt. Kondabai Maruti Kedari was mutated in

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the revenue records. The same is reflected vide mutation Entry No. 407.

(d) It appears that, the said Smt. Umabai Kanhu Balwadkar has adopted on Mr. Vithoba Kanhu Balwadkar as So of her on dated 08/06/1932 and he is in actual possession of the said Survey No. 31, Hissa No. 3A as on year 1945, the names of Smt. Sonu Vithoba Kate and Smt. Kondabai Maruti Kedari was deleted from the revenue records and the name of Mr. Vithoba Kanhu Balwadkar was mutated in the revenue records. The same is reflected vide mutation Entry No. 434.

(e) It appears that, name of one Mr. Amruta Bapu Balwadkar was mutated in the revenue records as Tenant for Survey Ni. 31, Hissa No. 3A vide Mutation Entry No. 612. It further appears that, there was inquiry initiated by Hon'ble Agricultural Land Tribunal, under section 32 of the Bombay Tenancy and Agricultural Lands Act 1948 and pursuant to the Order of the same the name of Mr. Amruta Bapu Balwadkar was deleted from the revenue records. The same is reflected vide Mutation Entry No. 698 and 801.

(f) Pursuant to the implementation of the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 to village Balewadi the area admeasuring 1 Acre 28 Gunthe of Survey No. 31, Hissa No. 3A, converted into 68.50 Ares. The same is reflected vide the Mutation Entry No. 770.

(g) It appears that, the said Mr. Vithoba Kanhu Balwadkar has obtained a Tagai Loan to the tune of Rs. 500/-. Pursuant thereto charge of the said Tagai was mutated in the revenue records. The same is reflected vide the Mutation Entry No. 780. It appears that, pursuant to the Order dated 23/01/1989, bearing no. THT/23/1989, passed by Hon'ble Tahsildar, Haveli, the charge of the said Tagai loan was deleted from the revenue records. The same is reflected vide the Mutation Entry No. 1696.

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(h) It appears that the said property bearing Survey No. 31 Hissa No. 3A of Balewadi was originally owned by Mr. Vithoba alias Balwant Kanhu Balwadkar who expired on 22/09/1991 and the names of his legal heirs namely Mr. Sudam Vithoba alias Balwant Balwadkar (son), Mr. Uttam Vithoba alias Balwant Balwadkar (son), Mr. Ramdas Vithoba alias Balwant Balwadkar (son), Mr. Shivaji Vithoba alias Balwant Balwadkar (son), Mr. Kalidas Vithoba alias Balwant Balwadkar (son), Mrs. Baisabai Gulab Bhegde (daughter) and Smt. Narmadavai Vithoba alias Balwant Balwadkar (widow) were mutated to the 7/12 extract of the said land being legal heirs of the deceased. Further Mr. Sudam Vithoba alias Balwant Balwadkar was died on 10/01/1991 i.e. before demise of his father Vithoba alias Balwant Balwadkar, hencethe legal heirs of Mr. Sudam Vithoba alias Balwant Balwadkar namely Smt. Shantabai Sudam Balwadkar (Wife), Mr. Moreshwar Sudam Balwadkar (Son) & Ms. Madhuri Sudam Balwadkar (daughter) were mutated to the 7/12 extract of the said land by mutation entry no. 2386.

(i) It appears that the said landowners namely Mr. Uttam Vithoba alias Balwant Balwadkar and others have sold and conveyed an area admeasuring 335 Square Meters out of Survey No. 31 Hissa No. 3A unto and in favor of Mr. Prabhakar N. Joglekar and Mrs. Sushma Prabhakar Joglekar vide the Sale Deed dated on 06/09/1996, which is duly registered in the office of the Sub- Registrar, Haveli IV at Serial No. 6572/1996 and pursuant thereto the mutation entry No. 3377 was made by which the names of Mr. Prabhakar N. Joglekar and Mrs. Sushma Prabhakar Joglekar were mutated to the 7/12 extract being owner, occupier and possessor of area admeasuring 335 Square Meters out of Survey No. 31/3A.

(j) It appears that the said the landowners Mr. Uttam Vithoba alias Balwant Balwadkar and others have sold and conveyed an area admeasuring 1080 Square Meters out of Survey No. 31 Hissa No. 3A unto and in favor Mrs. Kirti Shriram Joglekar and Mr. Shriram Waman Joglekar vide the Sale Deed dated 07/11/1996, which is duly registered in the office of the Sub-Registrar, Haveli IV

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at Serial No. 7997/1996 and effect of which the mutation entry No. 3445 was made by which thenames of Mrs. Kirti Shriram Joglekar and Mr. Shriram Waman Joglekar were mutated to the 7/12 extract being owner, occupier and possessor of the area admeasuring 1080 Square Meters out of the Survey No. 31, Hissa No. 3A.

(k) It appears that the said Mrs. Kirti Shriram Joglekar and Mr. Shriram Waman Joglekar sold and conveyed and area admeasuring 1080 Square Meters out of Survey No. 31, Hissa No. 3A unto and in favor Mr. Rajneesh Maniklal Bhandari, Mr. Anuj Maniklal Bhandari And Mr. Viraj Rajan Patil vide the Sale Deed dated 30/05/2011, which is duly registered in the office of the Sub-Registrar, Haveli XIX at Serial No. 5276/2011 and in effectof which the mutation entry No. 7170 was made by which the names of Mr. Rajneesh Maniklal Bhandari, Mr. Anuj Maniklal Bhandari And Mr. Viraj Rajan Patil were mutated to the 7/12 extract being owner, occupier and possessor of the area admeasuring 1080 Square Meters out of the Survey No. 31, Hissa No. 3A.

(l) It appears that the said landowners namely Mr. Uttam Vithoba @ Balwant Balwadkar and others have sold and conveyed an area admeasuring 3 Ares (bearing Plot No. 6) out of Survey No. 31 Hissa No. 3A unto and in favor Mrs. Nilakshi Chaterji vide the Sale Deed dated on 05/09/1996, which is duly registered in the office of the Sub- Registrar, Haveli IV at Serial No. 6573/1996 and pursuant thereto the mutation entry No. 4159 was made by which the name of Mrs. Nilakshi Chaterji was mutated to the 7/12 extract being owner, occupier andpossessor of area admeasuring 3 Ares (bearing Plot No. 6) out of Survey No. 31, Hissa No. 3A.

(m) It appears that the said landowners namely Mr. Uttam Vithoba @ Balwant Balwadkar and others have sold and conveyed an area admeasuring 3 Ares (bearing Plot No. 5A) out of Survey No. 31 Hissa No. 3A unto and in favor of Mr. Sudhir Sudhakar Chaudhari, Mr. Sandip Prabhakar Chaudhary and Mrs. Aparna Sandip Chaudhary vide the Sale Deed dated on 05/11/1996, which is

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duly registered in the office of the Sub- Registrar, Haveli IV at Serial No. 7996/1996 and pursuant thereto the mutation entry No. 4159 was made by which the names of Mr. Sudhir Sudhakar Chaudhari, Mr. Sandip Prabhakar Chaudhary and Mrs. Aparna Sandip Chaudhary were mutated to the 7/12 extract being owner, occupier and possessor of area admeasuring 3 Ares (bearing Plot No. 5A) out of Survey No. 31, Hissa No. 3A.

(n) It appears that the said Mr. Sudhir Sudhakar Chaudhari, Mr. Sandip Prabhakar Chaudhary and Mrs. Aparna Sandip Chaudhary and Mrs. Nilakshi Chaterji have sold and conveyed an area admeasuring 6 Ares (bearing Plot No. 5A and Plot No. 6) out of Survey No. 31 Hissa No. 3A unto and in favor Mr. Ganesh Baburao Bhapkar and Mr. Shivraj Ashok Balwadkar vide the Sale Deed dated on 05/06/2018, which is duly registered in the office of the Sub- Registrar, Haveli XXVI at Serial No. 7013/2018 and pursuant thereto the mutation entry No. 8917 was made by which the names of Mr. Ganesh Baburao Bhapkar and Mr. Shivraj Ashok Balwadkar were mutated to the 7/12 extract being owner, occupier and possessor of area admeasuring 6 Ares (bearing Plot No. 5A and Plot No. 6) out of Survey No. 31, Hissa No. 3A.

(o) It appears that the said Mr. Ganesh Baburao Bhapkar and Mr. Shivraj Ashok Balwadkar have sold and conveyed an area admeasuring 6 Ares (bearing Plot No. 5A and Plot No. 6) out of Survey No. 31 Hissa No. 3A unto and in favor Aarnik Realty LLP vide the Sale Deed dated on 31/01/2021, which is duly registered in the office of the Sub- Registrar, Haveli I at Serial No. 5576/2021. Pursuant thereto the name of the said Purchaser was mutated in the Revenue Records vide Mutation entry No. 9500.

(III) <u>Common documents: -</u>

(a) It appears that the said Mr. Prabhakar N. Joglekar and Mrs. Sushma P. Joglekar decided to sale the area admeasuring 335 Square Meters out of Survey No. 31, Hissa No. 3A as well as Mr. Prabhakar N. Joglekar and Sushma P. Joglekar and Aarti Rajendra Ghaisas and Mr. Anand Prabhakar Joglekar

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decided to sale the area admeasuring 1800 Square Meters outof Survey No. 31, Hissa No. 2 to Mr. Rajneesh Maniklal Bhandari, Mr. Anuj Maniklal Bhandari and Mr. Viraj Rajan Patil and pursuant thereto vide the Sale Deed dated 16/05/2011, duly registered in the office of the Sub-Registrar, Haveli No. XIX at Serial No. 4842/2011, Mr. Prabhakar N. Joglekar and Mrs. Sushma P. Joglekar sold and conveyed the area admeasuring 335 Square Meters out of Survey No. 31, Hissa No. 3A as well as Mr. Prabhakar N. Joglekar and Sushma P. Joglekar and Mrs. Aarti Rajendra Ghaisas and Mr. Anand Prabhakar Joglekar sold and conveyed the area admeasuring 1800 Square Meters out of Survey No. 31, Hissa No. 2 unto and in favor of Mr. Rajneesh Maniklal Bhandari, Mr. Anuj Maniklal Bhandari and Mr. Viraj Rajan Patil. Pursuant to the said Sale Deed dated 16/05/2011, the name of the said Mr. Rajneesh Maniklal Bhandari, Mr. Anuj Maniklal Bhandari and Mr. Viraj Rajan Patil were mutated vide mutation entry no. 7249 being owner, occupier and possessor of area admeasuring 1800 Square Meters out of Survey No. 31, Hissa No. 2 and owner, occupier and possessor of area admeasuring 335 Square Meters out of the Survey No. 31, Hissa No. 3A.

(b) The said property being partly under reservation for 30 Meter DP Road out of the said entire property. Therefore Mr. Rajneesh Maniklal Bhandari, Mr. Anuj Maniklal Bhandari and Mr. Viraj Rajan Patil have transferred an area of 565.53 Square Meters out of the Survey No. 31, Hissa No. 3A and area admeasuring 801.25 Square Meters (actual an area of 733.30 Square Meters) out of the Survey No. 31, Hissa No. 2, to Pune Municipal Corporation. The said Deed of Transfer are registered with Sub-Registrar, Haveli No. 22 at serial No. 8144/2016 and 8145/2016, both dated 24/05/2016. Due to the said Deeds of Transfer in favour of Pune Municipal Corporation the name of the Pune Municipal Corporation is mutated to the 7/12 extracts of Survey No. 31, Hissa No. 3A and S. no. 31, Hissa No. 2 by Mutation Entry No. 8403 and 8402 respectively. In consideration of the said transfer, the said Pune Municipal Corporation has issued Development Right Certificates bearing no. 005057 admeasuring about 1131.06 Square Meters for Survey No. 31, Hissa No. 3A (p) of Balewadi and

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005058 admeasuring about 1466.60 Square meters for Survey No. 31, Hissa No. 2 (P) dated 17/10/2016 to Mr. Rajneesh Maniklal Bhandari, Mr. Anuj Maniklal Bhandari and Mr. Viraj Rajan Patil.

(c) Thus the above mentioned owners Mr. Rajnish M. Bhandari, Mr. Anuj M. Bhandari & Mr. Viraj R. Patil remain the owners of area admeasuring 849.47 Square meters out of Survey No. 31, Hissa No. 3A and the above mentioned Owners Mr. Rajneesh Maniklal Bhandari, Mr. Anuj Maniklal Bhandari and Mr. Viraj Rajan Patil remain the owners of area admeasuring 998.75 Square meters (equivalent to 999 Square Meters) out of Survey No. 31, Hissa No. 2 of Balewadi.

(d) The abovementioned owners Mr. Rajnish M. Bhandari, Mr. Anuj M. Bhandari and Mr. Viraj R. Patil sold and conveyed and area admeasuring 200 Square Meters out of Survey No. 31, Hissa No. 3A unto and in favor of Mr. Viraj Rajan Patil and Ms. Kimaya Suresh Kalbhor by executing the Sale Deed dated 05/04/2018 which is duly registered in the office of the Sub-Registrar Haveli XI at Serial No. 4926/2018 on same day and accordingly as per the mutation entry No. 8830 the name of Mr. Viraj Rajan Patil and Ms. Kimaya Suresh Kalbhor has been recorded to the 7/12 extract of Survey No. 31, Hissa No. 3A being the owner of 200 Square Meters land area.

(e) Thereafter the abovementioned owners Mr. Rajnish M. Bhandari, Mr. Anuj M. Bhandari & Mr. Viraj R. Patil sold and conveyed an area admeasuring 649.42 Square Meters out of Survey No. 31, Hissa no. 3A and an area admeasuring 999 Square Meters out of Survey No. 31, Hissa no. 2 unto and in favor of M/S. Classic Promoters And Builders Private Ltd., by executing the Sale Deed dated 05/10/2019 which is duly registered in the office of the Sub-Registrar Haveli XV at Serial No. 18016/2019. Pursuant to the said Sale Deed dated 05/10/2019, the name of M/S. Classic Promoters And Builders Private Ltd., is mutated in the revenue records for the area admeasuring 649.42 Square Meters out of Survey No. 31, Hissa no. 3A and admeasuring 999 Square Meters out of Survey No. 31,

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Hissa no. 2 vie the Mutation Entry no. 9188.

(f) Thereafter the abovementioned owners M/S. Classic Promoters And Builders Private Ltd., sold and conveyed an area admeasuring 649.42 Square Meters out of Survey No. 31, Hissa no. 3A and an area admeasuring 998.75 Square Meters out of Survey No. 31, Hissa no. 2 unto and in favor of Aarnik Realty LLP, by executing the Sale Deed dated 31/12/2020 which is dulyregistered in the office of the Sub-Registrar Haveli, 1, at Serial No. 2436/2021. Pursuant thereto the name of the said Purchaser was mutated in the Revenue Records vide Mutation entry No. 9499.

(2) Name of the Owner of the said Lands: -

AARNIK REALTY LLP, a Reregistered LLP under the Limited Liability Partnership Act, 2008 Having office at- 8th Floor, Solitaire World, S. No. 36/4/1, Mumbai-Bangalore National Highway, Baner, Pune 411 045, through their designated Partners **(1) Mr. Ashok Dhanraj Chordia**, **(2) Mr. Sahil Vijay Gaware**, **(3) Mr. Shivraj Ashok Balwadkar** and **(4) Mr. Rupesh Suhas Banthia**.

(3) Sanction and Permission: -

(1) It appears that the said **AARNIK REALTY LLP** had caused building plans to be sanctioned in respect of the said lands and which were sanctioned by Pune Municipal Corporation vide Commencement Certificate No. CC/2902/21, dated 28/12/2021 (New) and Commencement Certificate No. CC/1491/22, dated 12/09/2022 (Revised).

(2) It appears that the said **AARNIK REALTY LLP** had obtained the NA permission from the Tahsil Office, Tahsil Haveli, bearing NA Order dated 01/11/2022, bearing No. NA.SR/31/2022 and thereby the said land is permitted to the NA use.

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(4) Mortgage

Vide the Deed of Mortgage, dated 01/10/2020, registered with the Office of the Sub-Registrar, Haveli No. 1 at serial No. 4937/2020, Classic Promoters and Builders Pvt. Ltd. and others had obtained a loan from State Bank of India, Deccan Gymkhana Branch, Pune, by mortgaging the (a) land admeasuring 998.75 sq. mtrs. out of Survey No. 31, Hissa No. 2 and (b) land admeasuring 649.42 sq. mtrs. out of Survey No. 31, Hissa No. 3A.

(5) <u>Opinion</u>

In view of what is stated herein above and subject to what is stated above, I certify that in my opinion, the said Owners namely **AARNIK REALTY LLP**, a Reregistered LLP under the Limited Liability Partnership Act, 2008 Having office at- 8th Floor, Solitaire World, S. No. 36/4/1, Mumbai-Bangalore National Highway, Baner, Pune 411 045, through their designated Partners **(1) Mr. Ashok Dhanraj Chordia**, **(2) Mr. Sahil Vijay Gaware**, **(3) Mr. Shivraj Ashok Balwadkar** and **(4) Mr. Rupesh Suhas Banthia** are well and sufficiently entitled to said Land described hereinabove as owners thereof and have a marketable title to the same subject of the repayment of the loan obtained from the State Bank of India, Deccan Gymkhana Branch, Pune (as stated herein above).

Dated this 07th day of November 2022.

Nakade
07/11/2022

Rishi Dinkar Nakade · ADVOCATE · Reg. No. MAH/5168/2005

Rishi Dinkar Nakade
Advocate

CHALLAN

MTR Form Number-6

GRN	MH010180309202223E	BARCODE		Date	05/11/2022-15:42:43	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			Full Name	ADV RISHI DINKAR NAKADE		
Location	PUNE						
Year	2022-2023 From 01/01/1992 To 05/11/2022			Flat/Block No.	S. NO. 31 HISSA NO. 2 AND 3A		
Account Head Details		Amount In Rs.		Premises/Building			
0030072201	SEARCH FEE	750.00		Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)	SEARCH REPORT 30 YEARS		
				Amount In Words	Seven Hundred Fifty Rupees Only		
Total		750.00					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572022110590065	IK0BYNHRL2
Cheque/DD No.				Bank Date	RBI Date	05/11/2022-15:24:43	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9689004303

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Rishi Dinkar Nakade ADVOCATE Reg. No MAH/5168/2005

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Print Date 05-11-2022 03:43:59

Rishi Dinkar Nakade
ADVOCATE

Address : Flat No. 394, Building No. 17, Ram Co-op Housing Society, Near Phulenagar RTO, Alandi Road, Yerwada, Pune – 411006.
Mob. No. 9689004303.
rishinakade@gmail.com

FORMAT – A

(Circular No.:- 28/2021)

To

MahaRERA

Mumbai

LEGAL TITLE REPORT

Sub: **Title clearance certificate with respect to all that piece and parcel of land admeasuring 27.4817 Ares i.e. 2748.17 square meters carved out of (i) 14.9875 Ares i.e. 1498.75 Square meters out of Survey No. 31 Hissa No. 2 admeasuring about 04 Hector 56 Ares, Assessed at Rs. 07.26 Paise and (ii) 12.4942 Ares i.e. 1249.42 Square Meters out of Survey No. 31 Hissa No. 3A, admeasuring about 00 Hector 68.50 Ares, Assessed at Rs. 03.18 Paise situate at Village Balewadi, Taluka Haveli, District Pune and within the limits of the Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune. (Hereinafter referred to as "the said Lands").**

I have investigated the title of the said lands on the request of **AARNIK REALTY LLP**, (LLPIN-AAT-7203) a Reregistered LLP under the Limited Liability Partnership Act, 2008 Having office at- 8th Floor, Solitaire World, S. No. 36/4/1, Mumbai-Bangalore National Highway, Baner, Pune 411 045, through their designated Partners **(1) Mr. Ashok Dhanraj Chordia**, **(2) Mr. Sahil Vijay Gaware**, **(3) Mr. Shivraj Ashok Balwadkar** and **(4) Mr. Rupesh Suhas Banthia** and following documents i.e. :-

1) **Description of the property: -**

All that piece and parcel of land bearing all that piece and parcel of land admeasuring **27.4817 Ares i.e. 2748.17 square meters** carved out of (i) **14.9875 Ares i.e. 1498.75 Square meters** out of **Survey No. 31 Hissa No. 2** admeasuring about 04 Hector 56 Ares, Assessed at Rs. 07.26 Paise and (ii) **12.4942 Ares i.e.**

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1249.42 Square Meters out of **Survey No. 31 Hissa No. 3A**, admeasuring about 00 Hector 68.50 Ares, Assessed at Rs. 03.18 Paise situate at **Village Balewadi**, Taluka Haveli, District Pune and within the limits of the Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune and which is bounded as follows:-

On or towards the East	:	By part of the Survey No. 31.
On or towards the West	:	By part of the Survey No. 31.
On or towards the North	:	By part of the Survey No. 31.
On or towards the South	:	By Road.

2) The documents of allotment of lands.

(A) Deed of Partition duly registered in the office of the Sub-Registrar, Haveli IV at Serial No. 5720/1993.

(B) Agreement to Sell dated 18/06/1994 which is duly registered in the office of the Sub- Registrar, Haveli IV at Serial No. 3861/1994.

(C) Sale Deed dated 12/06/1995, duly registered in the office of the Sub-Registrar, Haveli IV at Serial No.5232/1995.

(D) Agreement to Sell dated 27/07/1994 which is duly registered in the office of the Sub-Registrar, Haveli IV at Serial No. 3863/1994

(E) Sale Deed dated 12/06/1995, duly registered in the office of the Sub-Registrar, Haveli IV at Serial No.5233/1995.

(F) Agreement to Sell dated 27/07/1994 which is duly registered inthe office of the Sub-Registrar, Haveli IV at Serial No. 3862/1994.

(G) Sale Deed dated 12/06/1995, duly registered in the office of the Sub-Registrar, Haveli IV at Serial No.5234/1995.

(H) Sale Deed dated on 30/09/1995, which is duly registered in the office of the Sub- Registrar, Haveli IV at Serial No. 8493/1995

(I) Sale Deed dated on 22/10/2020, which is duly registered in the office of the Sub- Registrar, Haveli XVII at Serial No. 7682/2020.

(J) Sale Deed dated on 06/09/1996, which is duly registered in the office of the Sub- Registrar, Haveli IV at Serial No. 6572/1996.

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(K) Sale Deed dated 07/11/1996, which is duly registered in the office of the Sub-Registrar, Haveli IV at Serial No. 7997/1996.

(L) Sale Deed dated 30/05/2011, which is duly registered in the office of the Sub-Registrar, Haveli XIX at Serial No. 5276/2011.

(M) Sale Deed dated on 05/09/1996, which is duly registered in the office of the Sub- Registrar, Haveli IV at Serial No. 6573/1996.

(N) Sale Deed dated on 05/11/1996, which is duly registered in the office of the Sub- Registrar, Haveli IV at Serial No. 7996/1996.

(O) Sale Deed dated on 05/06/2018, which is duly registered in the office of the Sub- Registrar, Haveli XXVI at Serial No. 7013/2018.

(P) Sale Deed dated on 31/01/2021, which is duly registered in the office of the Sub- Registrar, Haveli I at Serial No. 5576/2021.

(Q) Sale Deed dated 16/05/2011, duly registered in the office of the Sub-Registrar, Haveli No. XIX at Serial No. 4842/2011.

(R) Deed of Transfer are registered with Sub-Registrar, Haveli No. 22 at serial No. 8144/2016 and 8145/2016, both dated 24/05/2016.

(S) Sale Deed dated 05/04/2018 which is duly registered in the office of the Sub-Registrar Haveli XI at Serial No. 4926/2018.

(T) Sale Deed dated 05/10/2019 which is duly registered in the office of the Sub-Registrar Haveli XVat Serial No. 18016/2019.

(U) Sale Deed dated 31/12/2020 which is duly registered in the office of the Sub-Registrar Haveli, 1, at Serial No. 2436/2021.

(V) Deed of Mortgage, dated 01/10/2020, registered with the Office of the Sub-Registrar, Haveli No. 1 at serial No. 4937/2020.

(W) Deed of Re-Conveyance, dated 18/11/2022, have been registered with the Office of the Sub-Registrar, Haveli No. 15 at serial No. 20195/2022.

3) 7/12 extract or property card issued by **Talathi Balewadi,** mutation entry no. **393, 407, 434, 698, 734, 770, 780, 801, 870, 1696, 2386, 2411, 2670, 2749, 3106, 3107, 3108, 3377, 3445, 4159, 4365, 7170, 7249, 8402, 8403, 8830, 8917, 9188, 9310, 9499 and 9500.**

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4) Search report for 30 years from **1993 till 2022.**

2/- 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 (following owner/promoter/developer/company) is clear, marketable.

Owners of the lands:-

(1) **AARNIK REALTY LLP**, a Reregistered LLP under the Limited Liability Partnership Act, 2008 Having office at- 8th Floor, Solitaire World, S. No. 36/4/1, Mumbai-Bangalore National Highway, Baner, Pune 411 045, through their designated Partners **(1) Mr. Ashok Dhanraj Chordia**, **(2) Mr. Sahil Vijay Gaware**, **(3) Mr. Shivraj Ashok Balwadkar** and **(4) Mr. Rupesh Suhas Banthia** - 27.4817 Ares i.e. 2748.17 square meters carved out of (i) 14.9875 Ares i.e. 1498.75 Square meters out of Survey No. 31 Hissa No. 2 admeasuring about 04 Hector 56 Ares, Assessed at Rs. 07.26 Paise and (ii) 12.4942 Ares i.e. 1249.42 Square Meters out of Survey No. 31 Hissa No. 3A, admeasuring about 00 Hector 68.50 Ares, Assessed at Rs. 03.18 Paise situate at Village Balewadi, Taluka Haveli, District Pune.

(2) Qualifying comments/remarks if any – It is clarified that the I had issued Title Report dated 07/11/2022 in respect of the said Lands and that I have strictly relied on the said Search and Title Reports and I have been issuing this Supplementary Search and Title Report to the aforesaid Title Report.

(3) 3/- The report reflecting the flow of the title of the **AARNIK REALTY LLP**, a Reregistered LLP under the Limited Liability Partnership Act, 2008 Having office at- 8th Floor, Solitaire World, S. No. 36/4/1, Mumbai-Bangalore National Highway, Baner, Pune 411 045, through their designated Partners **(1) Mr. Ashok Dhanraj Chordia**, **(2) Mr. Sahil Vijay Gaware**, **(3)**

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Mr. Shivraj Ashok Balwadkar and **(4) Mr. Rupesh Suhas Banthia** on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 23/11/2022

Rishi Dinkar Nakade
Reg. No. MAH/5168/2005
ADVOCATE

Rishi Dinkar Nakade

Advocate

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FORMAT – A

(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) 7/12 extract as on date of application for registration.

2) Mutation Entry No. 393, 407, 434, 698, 734, 770, 780, 801, 870, 1696, 2386, 2411, 2670, 2749, 3106, 3107, 3108, 3377, 3445, 4159, 4365, 7170, 7249, 8402, 8403, 8830, 8917, 9188, 9310, 9499 and 9500.

3) Search report for 30 years from 1993 till 2022 Taken from Sub-Registrar, office at Haveli No. 1 to 27, Pune.

4) Any other relevant title. – It is clarified that the I had issued Title Report dated 07/11/2022 in respect of the said Lands and that I have strictly relied on the said Search and Title Reports and I have been issuing this Supplementary Search and Title Report to the aforesaid Title Report.

5) Litigations if any. - It is informed by my client that one Royal Vasturachana LLP have filed Special Civil Suit No. 53/2021 against Classic Promoters & Builders & Another for Specific Performance, Possession and injunction under The Indian Specific Relief Act, 1963. It is clarified that the said Royal Vasturachana LLP has filed an Application at Exh. 47 for seeking permission to withdraw suit unconditionally and pursuant thereto the Hon'ble Civil Judge Senior Division, Pune has passed an Order dated 20/09/2022, stating that "The suit is disposed of as withdrawn".

Date: 23/11/2022

Nakade 23/11/2022

Rishi Dinkar Nakade ADVOCATE Reg. No. MAH/5168/2005

Rishi Dinkar Nakade

Advocate

(1) Flow of Title and History

(I) Survey No. 31, Hissa No. 2: -

(a) The said property bearing Survey No. 31 Hissa No. 2 of Village Balewadi was originally owned by Mr. Narayan Vithu Balwadkar who expired on 27/08/1964 keeping behind his legal heirs namely Mr. Ramchandra Narayan Balwadkar (son), Mr. Yamaji Narayan Balwadkar (son), Mr. Maruti Narayan Balwadkar (son), Mr. Babu Narayan Balwadkar (son), Mr. Kisan Narayan Balwadkar (son) and Smt. Radhabai Narayan Balwadkar (widow) and the name of Mr. Ramchandra Narayan Balwadkar was mutated to the 7/12 extract of the said land being Karta and Manager of the HUF thereof vide mutation entry no. 734.

(b) Pursuant to the implementation of the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 to village Balewadi the area admeasuring 3 Acre 34 Gunthe of Survey No. 31, Hissa No. 2, converted into 1 Hector 56 Ares. The same is reflected vide the Mutation entry No. 770.

(c) It appears that the said Mr. Ramchandra Narayan Balwadkar expired on 15/05/1973 and the names of his legal heirs namely Mr. Bajirao Ramchandra Balwadkar (son) and Smt. Yashodabai Ramchandra Balwadkar (widow) were mutated to the 7/12 extract of the said land being legal heirs of the deceased vide mutation entry no. 870.

(d) It appears that as per the application preferred by Mr. Bajirao Ramchandra Balwadkar to the Mamlatdar Haveli, the order bearing No. 495/92 was passed by which the names of the co-owners namely Mr. Yamaji Narayan Balwadkar, Mr. Maruti Narayan Balwadkar, Mr. Babu Narayan Balwadkar and Mr. Kisan Narayan Balwadkar were mutated to the 7/12 extract vide mutation entry No. 2411. It is seem from the concern mutation that, Smt. Radhabai Narayan Balwadkar was already expired and therefore her name was mot mutated in the revenue records as her legal heirs are mutated in the revenue

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records.

(e) It appears that the said Mr. Maruti Narayan Balwadkar expired on 30/11/1982 and the names of his legal heirs namely Mr. Machindra Maruti Balwadkar (son), Smt. Krishnabai Maruti Balwadkar (widow), Mrs. Savita Rajendra Sakhare (daughter) and Mrs. Surekha Babu Bhangre (daughter) were mutated to the 7/12 extract of the said land being legal heirs of the deceased vide mutation entry no. 2670.

(f) It appears that the said above mentioned landowners Mr. Bajirao Ramchandra Balwadkar and 21 others executed a Deed of Partition in the year 1993 which is duly registered in the office of the Sub-Registrar, Haveli IV at Serial No. 5720/1993 by which the said land bearing Survey No. 31, Hissa No. 2 was exclusively given to the share of Mr. Bajirao Ramchandra Balwadkar and Yashodabai Ramchandra Balwadkar and accordingly their names were mutated to the 7/12 extract of the said land vide mutation entry no. 2749.

(g) It appears that the said Mr. Bajirao Ramchandra Balwadkar and others decided to sell and convey the area admeasuring 10 Ares out of Survey No. 31, Hissa No. 2 to Mr. Prabhakar N. Joglekar and Sushma P. Joglekar and the Agreement to Sell in the said regards was executed on 18/06/1994 which is duly registered in the office of the Sub- Registrar, Haveli IV at Serial No. 3861/1994. Pursuant to the said Agreement to Sell, vide the Sale Deed dated 12/06/1995, duly registered in the office of the Sub-Registrar, Haveli IV at Serial No. 5232/1995, the said Mr. Bajirao Ramchandra Balwadkar and others Sold and conveyed the area admeasuring 10 Ares out of Survey No. 31, Hissa No. 2 unto and in favour of Mr. Prabhakar N. Joglekar and Sushma P. Joglekar and as such by mutation entry No. 3106 the names of Mr. Prabhakar N. Joglekar and Sushma P. Joglekar were mutated to the 7/12 extract of the said land being Owners, occupiers and possessors of area admeasuring 10 Ares i.e. 1000 Square Meters out of Survey No. 31, Hissa No. 2.

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(h) It appears that the said Mr. Bajirao Ramchandra Balwadkar and others decided to sell and convey the area admeasuring 4Ares out of Survey No. 31, Hissa No. 2 Balewadi to Mr. Prabhakar N. Joglekar and Mrs. Sushma P. Joglekar and Dr. Mrs. Aarti Rajendra Ghaisas and the Agreement to Sell in the said regards was executed on 27/07/1994 which is duly registered in the office of the Sub-Registrar, Haveli IV at Serial No. 3863/1994. Pursuant to the said Agreement to Sell, vide the Sale Deed dated 12/06/1995, duly registeredin the office of the Sub-Registrar, Haveli IV at Serial No.5233/1995, the said Mr. Bajirao Ramchandra Balwadkar and others Sold and conveyed the area admeasuring 4 Ares out of Survey No. 31, Hissa No. 2 unto and in favour of Mr. Prabhakar N. Joglekar and Sushma P. Joglekar & Dr. Mrs. Aarti Rajendra Ghaisas and as such by mutation entry No. 3107 the names of Mr. Prabhakar N. Joglekar and Sushma P. Joglekar & Dr. Mrs. Aarti Rajendra Ghaisas were mutated to the 7/12 extract ofthe said land being Owners, occupiers and possessors of area admeasuring 4 Ares i.e. 400 Square Meters out of Survey No. 31, Hissa No. 2.

(i) It appears that the said Mr. Bajirao Ramchandra Balwadkar and others decided to sell and convey the area admeasuring 4Ares out of Survey No. 31, Hissa No. 2 to Mr. Prabhakar N. Joglekar and Sushma P. Joglekar & Mr. Anand Prabhakar Joglekar and the Agreement to Sell in the said regardswas executed on 27/07/1994 which is duly registered inthe office of the Sub-Registrar, Haveli IV at Serial No. 3862/1994. Pursuant to the said Agreement to Sell, vide the Sale Deed dated 12/06/1995, duly registeredin the office of the Sub-Registrar, Haveli IV at Serial No. 5234/1995, the said Mr. Bajirao Ramchandra Balwadkar and others Sold and conveyed the area admeasuring 4 Ares out of Survey No. 31, Hissa No. 2 unto and in favour of Mr.Prabhakar N. Joglekar and Mrs. Sushma P. Joglekar & Mr. Anand Prabhakar Joglekar and as such by mutation entry No. 3108 the names of Mr.Prabhakar N. Joglekar and Mrs. Sushma P. Joglekar & Mr. Anand Prabhakar Joglekar were mutated to the 7/12 extract of the said land being Owners, occupiers and possessors of area admeasuring 4 Ares i.e. 400 Square Meters out of Survey No. 31, Hissa No. 2.

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(j) It appears that the said landowners namely Mr. Bajirao Ramchndra Balwadkar and others have sold and convey an area admeasuring 5 Ares out of Survey No. 31 Hissa No. 2 unto and in favor of Mrs. Pratima Vikas Kulkarni vide the Sale Deed dated on 30/09/1995, which is duly registered in the office of the Sub- Registrar, Haveli IV at Serial No. 8493/1995 and pursuant thereto the mutation entry No. 4365 was made by which the name of Mrs. Pratima Vikas Kulkarni was mutated to the 7/12 extract being owner, occupier andpossessor of area admeasuring 5 Ares out of Survey No. 31, Hissa No. 2.

(k) It appears that the said Mrs. Pratima Vikas Kulkarni has sold and conveyed an area admeasuring 5 Ares out of Survey No. 31 Hissa No. 2 unto and in favor of Aarnik Realty LLP vide the Sale Deed dated on 22/10/2020, which is duly registered in the office of the Sub- Registrar, Haveli XVII at Serial No. 7682/2020. Pursuant thereto the name of the said Purchaser was mutated in the Revenue Records vide Mutation entry No. 9310.

(II) **<u>Survey No. 31 Hissa No.3A (pt.): -</u>**

(a) It appears that the said Survey No. 31 was originally owned and possessed by Smt. Umabai Kanhu Balwadkar and Smt. Sonu Vithoba Kate. The said facts has been ascertained from the noting made on Mutation Entry No. 393.

(b) It appears that, pursuant to the Order dated 30/10/1941, passed by Mamlatdar, Haveli, the said Survey No. 31 seems to be sub-divided and pursuant thereto the said Survey No. 31, Hissa No. 3A comes to the exclusive share Smt. Umabai Kanhu Balwadkar. The same is reflected vide mutation Entry No. 393.

(c) It appears that, vide the Gift Deed dated 26/04/1943, the said Smt. Umabai Kanhu Balwadkar has gifted the said Survey No. 31, Hissa No. 3A unto an in favor of Smt. Kondabai Maruti Kedari. Pursuant to the said Gift Deed dated 26/04/1943, the name of Smt. Kondabai Maruti Kedari was mutated in

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the revenue records. The same is reflected vide mutation Entry No. 407.

(d) It appears that, the said Smt. Umabai Kanhu Balwadkar has adopted on Mr. Vithoba Kanhu Balwadkar as So of her on dated 08/06/1932 and he is in actual possession of the said Survey No. 31, Hissa No. 3A as on year 1945, the names of Smt. Sonu Vithoba Kate and Smt. Kondabai Maruti Kedari was deleted from the revenue records and the name of Mr. Vithoba Kanhu Balwadkar was mutated in the revenue records. The same is reflected vide mutation Entry No. 434.

(e) It appears that, name of one Mr. Amruta Bapu Balwadkar was mutated in the revenue records as Tenant for Survey Ni. 31, Hissa No. 3A vide Mutation Entry No. 612. It further appears that, there was inquiry initiated by Hon'ble Agricultural Land Tribunal, under section 32 of the Bombay Tenancy and Agricultural Lands Act 1948 and pursuant to the Order of the same the name of Mr. Amruta Bapu Balwadkar was deleted from the revenue records. The same is reflected vide Mutation Entry No. 698 and 801.

(f) Pursuant to the implementation of the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 to village Balewadi the area admeasuring 1 Acre 28 Gunthe of Survey No. 31, Hissa No. 3A, converted into 68.50 Ares. The same is reflected vide the Mutation Entry No. 770.

(g) It appears that, the said Mr. Vithoba Kanhu Balwadkar has obtained a Tagai Loan to the tune of Rs. 500/-. Pursuant thereto charge of the said Tagai was mutated in the revenue records. The same is reflected vide the Mutation Entry No. 780. It appears that, pursuant to the Order dated 23/01/1989, bearing no. THT/23/1989, passed by Hon'ble Tahsildar, Haveli, the charge of the said Tagai loan was deleted from the revenue records. The same is reflected vide the Mutation Entry No. 1696.

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(h) It appears that the said property bearing Survey No. 31 Hissa No. 3A of Balewadi was originally owned by Mr. Vithoba alias Balwant Kanhu Balwadkar who expired on 22/09/1991 and the names of his legal heirs namely Mr. Sudam Vithoba alias Balwant Balwadkar (son), Mr. Uttam Vithoba alias Balwant Balwadkar (son), Mr. Ramdas Vithoba alias Balwant Balwadkar (son), Mr. Shivaji Vithoba alias Balwant Balwadkar (son), Mr. Kalidas Vithoba alias Balwant Balwadkar (son), Mrs. Baisabai Gulab Bhegde (daughter) and Smt. Narmadavai Vithoba alias Balwant Balwadkar (widow) were mutated to the 7/12 extract of the said land being legal heirs of the deceased. Further Mr. Sudam Vithoba alias Balwant Balwadkar was died on 10/01/1991 i.e. before demise of his father Vithoba alias Balwant Balwadkar, hencethe legal heirs of Mr. Sudam Vithoba alias Balwant Balwadkar namely Smt. Shantabai Sudam Balwadkar (Wife), Mr. Moreshwar Sudam Balwadkar (Son) & Ms. Madhuri Sudam Balwadkar (daughter) were mutated to the 7/12 extract of the said land by mutation entry no. 2386.

(i) It appears that the said landowners namely Mr. Uttam Vithoba alias Balwant Balwadkar and others have sold and conveyed an area admeasuring 335 Square Meters out of Survey No. 31 Hissa No. 3A unto and in favor of Mr. Prabhakar N. Joglekar and Mrs. Sushma Prabhakar Joglekar vide the Sale Deed dated on 06/09/1996, which is duly registered in the office of the Sub- Registrar, Haveli IV at Serial No. 6572/1996 and pursuant thereto the mutation entry No. 3377 was made by which the names of Mr. Prabhakar N. Joglekar and Mrs. Sushma Prabhakar Joglekar were mutated to the 7/12 extract being owner, occupier and possessor of area admeasuring 335 Square Meters out of Survey No. 31/3A.

(j) It appears that the said the landowners Mr. Uttam Vithoba alias Balwant Balwadkar and others have sold and conveyed an area admeasuring 1080 Square Meters out of Survey No. 31 Hissa No. 3A unto and in favor Mrs. Kirti Shriram Joglekar and Mr. Shriram Waman Joglekar vide the Sale Deed dated 07/11/1996, which is duly registered in the office of the Sub-Registrar, Haveli IV

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at Serial No. 7997/1996 and effect of which the mutation entry No. 3445 was made by which thenames of Mrs. Kirti Shriram Joglekar and Mr. Shriram Waman Joglekar were mutated to the 7/12 extract being owner, occupier and possessor of the area admeasuring 1080 Square Meters out of the Survey No. 31, Hissa No. 3A.

(k) It appears that the said Mrs. Kirti Shriram Joglekar and Mr. Shriram Waman Joglekar sold and conveyed and area admeasuring 1080 Square Meters out of Survey No. 31, Hissa No. 3A unto and in favor Mr. Rajneesh Maniklal Bhandari, Mr. Anuj Maniklal Bhandari And Mr. Viraj Rajan Patil vide the Sale Deed dated 30/05/2011, which is duly registered in the office of the Sub-Registrar, Haveli XIX at Serial No. 5276/2011 and in effectof which the mutation entry No. 7170 was made by which the names of Mr. Rajneesh Maniklal Bhandari, Mr. Anuj Maniklal Bhandari And Mr. Viraj Rajan Patil were mutated to the 7/12 extract being owner, occupier and possessor of the area admeasuring 1080 Square Meters out of the Survey No. 31, Hissa No. 3A.

(l) It appears that the said landowners namely Mr. Uttam Vithoba @ Balwant Balwadkar and others have sold and conveyed an area admeasuring 3 Ares (bearing Plot No. 6) out of Survey No. 31 Hissa No. 3A unto and in favor Mrs. Nilakshi Chaterji vide the Sale Deed dated on 05/09/1996, which is duly registered in the office of the Sub- Registrar, Haveli IV at Serial No. 6573/1996 and pursuant thereto the mutation entry No. 4159 was made by which the name of Mrs. Nilakshi Chaterji was mutated to the 7/12 extract being owner, occupier andpossessor of area admeasuring 3 Ares (bearing Plot No. 6) out of Survey No. 31, Hissa No. 3A.

(m) It appears that the said landowners namely Mr. Uttam Vithoba @ Balwant Balwadkar and others have sold and conveyed an area admeasuring 3 Ares (bearing Plot No. 5A) out of Survey No. 31 Hissa No. 3A unto and in favor of Mr. Sudhir Sudhakar Chaudhari, Mr. Sandip Prabhakar Chaudhary and Mrs. Aparna Sandip Chaudhary vide the Sale Deed dated on 05/11/1996, which is

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duly registered in the office of the Sub- Registrar, Haveli IV at Serial No. 7996/1996 and pursuant thereto the mutation entry No. 4159 was made by which the names of Mr. Sudhir Sudhakar Chaudhari, Mr. Sandip Prabhakar Chaudhary and Mrs. Aparna Sandip Chaudhary were mutated to the 7/12 extract being owner, occupier and possessor of area admeasuring 3 Ares (bearing Plot No. 5A) out of Survey No. 31, Hissa No. 3A.

(n) It appears that the said Mr. Sudhir Sudhakar Chaudhari, Mr. Sandip Prabhakar Chaudhary and Mrs. Aparna Sandip Chaudhary and Mrs. Nilakshi Chaterji have sold and conveyed an area admeasuring 6 Ares (bearing Plot No. 5A and Plot No. 6) out of Survey No. 31 Hissa No. 3A unto and in favor Mr. Ganesh Baburao Bhapkar and Mr. Shivraj Ashok Balwadkar vide the Sale Deed dated on 05/06/2018, which is duly registered in the office of the Sub- Registrar, Haveli XXVI at Serial No. 7013/2018 and pursuant thereto the mutation entry No. 8917 was made by which the names of Mr. Ganesh Baburao Bhapkar and Mr. Shivraj Ashok Balwadkar were mutated to the 7/12 extract being owner, occupier and possessor of area admeasuring 6 Ares (bearing Plot No. 5A and Plot No. 6) out of Survey No. 31, Hissa No. 3A.

(o) It appears that the said Mr. Ganesh Baburao Bhapkar and Mr. Shivraj Ashok Balwadkar have sold and conveyed an area admeasuring 6 Ares (bearing Plot No. 5A and Plot No. 6) out of Survey No. 31 Hissa No. 3A unto and in favor Aarnik Realty LLP vide the Sale Deed dated on 31/01/2021, which is duly registered in the office of the Sub- Registrar, Haveli I at Serial No. 5576/2021. Pursuant thereto the name of the said Purchaser was mutated in the Revenue Records vide Mutation entry No. 9500.

(III) <u>Common documents: -</u>

(a) It appears that the said Mr. Prabhakar N. Joglekar and Mrs. Sushma P. Joglekar decided to sale the area admeasuring 335 Square Meters out of Survey No. 31, Hissa No. 3A as well as Mr. Prabhakar N. Joglekar and Sushma P. Joglekar and Aarti Rajendra Ghaisas and Mr. Anand Prabhakar Joglekar

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decided to sale the area admeasuring 1800 Square Meters outof Survey No. 31, Hissa No. 2 to Mr. Rajneesh ManiklalBhandari, Mr. Anuj Maniklal Bhandari and Mr. Viraj Rajan Patil and pursuant thereto vide the Sale Deed dated 16/05/2011, duly registered in the office of the Sub-Registrar, Haveli No. XIX at Serial No. 4842/2011, Mr. Prabhakar N. Joglekar and Mrs. Sushma P. Joglekar sold and conveyed the area admeasuring 335 Square Meters out of Survey No. 31, Hissa No. 3A as well as Mr. Prabhakar N. Joglekar and Sushma P. Joglekar and Mrs. Aarti Rajendra Ghaisas and Mr. Anand Prabhakar Joglekar sold and conveyed the area admeasuring 1800 Square Meters out of Survey No. 31, Hissa No. 2 unto and in favor of Mr. Rajneesh Maniklal Bhandari, Mr. Anuj Maniklal Bhandari and Mr. Viraj Rajan Patil. Pursuant to the said Sale Deed dated 16/05/2011, the name of the said Mr. Rajneesh Maniklal Bhandari, Mr. Anuj Maniklal Bhandari and Mr. Viraj Rajan Patil were mutated vide mutation entry no. 7249 being owner, occupier and possessor of area admeasuring 1800 Square Meters out of Survey No. 31, Hissa No. 2 and owner, occupier and possessor of area admeasuring 335 Square Meters out of the Survey No. 31, Hissa No. 3A.

(b) The said property being partly under reservation for 30 Meter DP Road out of the said entire property. Therefore Mr. Rajneesh Maniklal Bhandari, Mr. Anuj Maniklal Bhandari and Mr. Viraj Rajan Patil have transferred an area of 565.53 Square Meters out of the Survey No. 31, Hissa No. 3A and area admeasuring 801.25 Square Meters (actual an area of 733.30 Square Meters) out of the Survey No. 31, Hissa No. 2, to Pune Municipal Corporation. The said Deed of Transfer are registered with Sub-Registrar, Haveli No. 22 at serial No. 8144/2016 and 8145/2016, both dated 24/05/2016. Due to the said Deeds of Transfer in favour of Pune Municipal Corporation the name of the Pune Municipal Corporation is mutated to the 7/12 extracts of Survey No. 31, Hissa No. 3A and S. no. 31, Hissa No. 2 by Mutation Entry No. 8403 and 8402 respectively. In consideration of the said transfer, the said Pune Municipal Corporation has issued Development Right Certificates bearing no. 005057 admeasuring about 1131.06 Square Meters for Survey No. 31, Hissa No. 3A (p) of Balewadi and

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005058 admeasuring about 1466.60 Square meters for Survey No. 31, Hissa No. 2 (P) dated 17/10/2016 to Mr. Rajneesh Maniklal Bhandari, Mr. Anuj Maniklal Bhandari and Mr. Viraj Rajan Patil.

(c) Thus the above mentioned owners Mr. Rajnish M. Bhandari, Mr. Anuj M. Bhandari & Mr. Viraj R. Patil remain the owners of area admeasuring 849.47 Square meters out of Survey No. 31, Hissa No. 3A and the above mentioned Owners Mr. Rajneesh Maniklal Bhandari, Mr. Anuj Maniklal Bhandari and Mr. Viraj Rajan Patil remain the owners of area admeasuring 998.75 Square meters (equivalent to 999 Square Meters) out of Survey No. 31, Hissa No. 2 of Balewadi.

(d) The abovementioned owners Mr. Rajnish M. Bhandari, Mr. Anuj M. Bhandari and Mr. Viraj R. Patil sold and conveyed and area admeasuring 200 Square Meters out of Survey No. 31, Hissa No. 3A unto and in favor of Mr. Viraj Rajan Patil and Ms. Kimaya Suresh Kalbhor by executing the Sale Deed dated 05/04/2018 which is duly registered in the office of the Sub-Registrar Haveli XI at Serial No. 4926/2018 on same day and accordingly as per the mutation entry No. 8830 the name of Mr. Viraj Rajan Patil and Ms. Kimaya Suresh Kalbhor has been recorded to the 7/12 extract of Survey No. 31, Hissa No. 3A being the owner of 200 Square Meters land area.

(e) Thereafter the abovementioned owners Mr. Rajnish M. Bhandari, Mr. Anuj M. Bhandari & Mr. Viraj R. Patil sold and conveyed an area admeasuring 649.42 Square Meters out of Survey No. 31, Hissa no. 3A and an area admeasuring 999 Square Meters out of Survey No. 31, Hissa no. 2 unto and in favor of M/S. Classic Promoters And Builders Private Ltd., by executing the Sale Deed dated 05/10/2019 which is duly registered in the office of the Sub-Registrar Haveli XV at Serial No. 18016/2019. Pursuant to the said Sale Deed dated 05/10/2019, the name of M/S. Classic Promoters And Builders Private Ltd., is mutated in the revenue records for the area admeasuring 649.42 Square Meters out of Survey No. 31, Hissa no. 3A and admeasuring 999 Square Meters out of Survey No. 31,

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Hissa no. 2 vie the Mutation Entry no. 9188.

(f) Thereafter the abovementioned owners M/S. Classic Promoters And Builders Private Ltd., sold and conveyed an area admeasuring 649.42 Square Meters out of Survey No. 31, Hissa no. 3A and an area admeasuring 998.75 Square Meters out of Survey No. 31, Hissa no. 2 unto and in favor of Aarnik Realty LLP, by executing the Sale Deed dated 31/12/2020 which is dulyregistered in the office of the Sub-Registrar Haveli, 1, at Serial No. 2436/2021. Pursuant thereto the name of the said Purchaser was mutated in the Revenue Records vide Mutation entry No. 9499.

(2) **Name of the Owner of the said Lands: -**

AARNIK REALTY LLP, a Reregistered LLP under the Limited Liability Partnership Act, 2008 Having office at- 8th Floor, Solitaire World, S. No. 36/4/1, Mumbai-Bangalore National Highway, Baner, Pune 411 045, through their designated Partners **(1) Mr. Ashok Dhanraj Chordia**, (2) **Mr. Sahil Vijay Gaware**, **(3) Mr. Shivraj Ashok Balwadkar** and **(4) Mr. Rupesh Suhas Banthia**.

(3) **Sanction and Permission: -**

(1) It appears that the said **AARNIK REALTY LLP** had caused building plans to be sanctioned in respect of the said lands and which were sanctioned by Pune Municipal Corporation vide Commencement Certificate No. CC/2902/21, dated 28/12/2021 (New) and Commencement Certificate No. CC/1491/22, dated 12/09/2022 (Revised).

(2) It appears that the said **AARNIK REALTY LLP** had obtained the NA permission from the Tahsil Office, Tahsil Haveli, bearing NA Order dated 01/11/2022, bearing No. NA.SR/31/2022 and thereby the said land is permitted to the NA use.

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(4) Mortgage

Vide the Deed of Mortgage, dated 01/10/2020, registered with the Office of the Sub-Registrar, Haveli No. 1 at serial No. 4937/2020, Classic Promoters and Builders Pvt. Ltd. and others had obtained a loan from State Bank of India, Deccan Gymkhana Branch, Pune, by mortgaging the (a) land admeasuring 998.75 sq. mtrs. out of Survey No. 31, Hissa No. 2 and (b) land admeasuring 649.42 sq. mtrs. out of Survey No. 31, Hissa No. 3A. It further appears that, the said Classic Promoters and Builders Pvt. Ltd. and others have repaid a loan which was obtained from State Bank of India and in pursuance of the same the Deed of Re-Conveyance, dated 18/11/2022, have been registered with the Office of the Sub-Registrar, Haveli No. 15 at serial No. 20195/2022.

(5) It is clarified that the I had issued Title Report dated 07/11/2022 in respect of the said Lands and that I have strictly relied on the said Search and Title Reports and I have been issuing this Supplementary Search and Title Report to the aforesaid Title Report.

(6) Opinion

In view of what is stated herein above and subject to what is stated above, I certify that in my opinion, the said Owners namely **AARNIK REALTY LLP**, a Reregistered LLP under the Limited Liability Partnership Act, 2008 Having office at- 8th Floor, Solitaire World, S. No. 36/4/1, Mumbai-Bangalore National Highway, Baner, Pune 411 045, through their designated Partners **(1) Mr. Ashok Dhanraj Chordia**, **(2) Mr. Sahil Vijay Gaware**, **(3) Mr. Shivraj Ashok Balwadkar** and **(4) Mr. Rupesh Suhas Banthia** are well and sufficiently entitled to said Land described hereinabove as owners thereof and have a marketable title to the same.

Dated this 23rd day of November 2022.

Nakade 23/11/2022

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Rishi Dinkar Nakade

Advocate

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CHALLAN

MTR Form Number-6

GRN	MH004813390202223E	BARCODE		Date	11/07/2022-15:31:14	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	**Full Name**	Adv Rishi Nakade
Location	PUNE		
Year	2022-2023 One Time	**Flat/Block No.**	
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Road/Street	
Area/Locality	
Town/City/District	
PIN	
Remarks (If Any)	
Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022071166294	IK0BTUHZV3
Cheque/DD No.		Bank Date	RBI Date	11/07/2022-15:24:33	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9309726284

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

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Reg No.
MAH/5449/2005
ADVOCATE

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Print Date 11-07-2022 03:33:11

CHALLAN
MTR Form Number-6

GRN	MH011024833202223E	BARCODE		Date	22/11/2022-17:11:47	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	**Full Name**	Rishi Dinkar Nakade Advocate
Location	PUNE		
Year	2022-2023 From 01/11/2022 To 22/11/2022	**Flat/Block No.**	Survey No 31 Hissa No 2 and 3A
		Premises/Building	
Road/Street			
Area/Locality			
Town/City/District			
PIN			

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	25.00
Total	25.00

Remarks (If Any)

Search Fess for Village Balewadi Taluka Haveli District Pune

Amount In Words: Twenty Five Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022112223668	IK0BZEWID8
Cheque/DD No.		Bank Date	RBI Date	22/11/2022-17:24:13	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9689004303

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

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Print Date 22-11-2022 05:13:52