

PRATHAMESH. P. SHINDE
Office: 4th floor, Bonita, CTS no.1187/16
Off. Ghole Road, Shivajinagar, Pune-411005.

ADVOCATE
Mob. No.9975040369
Email- legal@anshulgroup.com

FORMAT-A

To,
MahaRERA
PUNE.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that Plinth area admeasuring 1038.33 sq.mt. of Anshul ELA D Building, situated at Ghat No. 50, Plot No. 1, Taluka-Haveli, Dist Pune. (hereinafter referred as the said plot "Anshul ELA D Building").

I have Investigated the title of the said plot on the request of my client Deepak Vilasrao Jagtap and Ramesh Pandurang Unde both designated partners and Arun Sampat Patil the partner of Anshul Rutuja Promoters and Builders LLP, (Formerly M/s. Anshul Rutuja Promoters and Builders , a partnership firm)a limited liability partnership firm, registered under the provisions of Limited Liability Partnership Act, 2008, having its office at 501, Karan Tej Bonita, CTS No.1187/16, off Ghole Road, Shivajinagar, Pune 411005 (the said "OWNER and DEVELOPER") and following documents i.e. :-

- 1) **Description of the Property-** all that Plinth admeasuring 1038.33 sq.mt. known as "Anshul Ela-D Building" ("Project Land") on the Plot No. 2 admeasuring 5449.99 sq. mt. out of the larger portion of land admeasuring 01 Hectare 51 Ares comprising portions of land admeasuring about 00 H 66 Ares, and about 00 H 85 Are out of the Entire Land situated at Ghat No.50/1, totally admeasuring about 11 Hectares 21 Ares assessed at Rs.24-84 Paisa, at Village-Moshi, Taluka-Haveli, District-Pune, lying within the limits of Pimpri Chinchwad Municipal Corporation.
- 2) a. Sale Deed dated 28/12/2010 registered at Sr.No.12323/2010 at the office of Sub- Registrar, Haveli No.19.
b. Sale Deed dated 28/12/2010 registered on 29/12/2010 at Sr.No.12324/2010 at the office of Sub Registrar Haveli No.19.
- 3) 7/12 extract and Mutation Entry No.7718 dated 24/02/2011 and Mutation Entry No.7712, dated 14/02/2011.
- 4) Search Report for 30 years from 1992 till 2022.

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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 Owners and Developers is clear, marketable and without any encumbrances.

Owners of the land-

- (1) M/s Anshul Rutuja Promoters and Builders LLP, previously known as M/s Anshul Rutuja Promoters and Builders for the area totally admeasuring 151 Ares out of Gat No. 50/1 of Village- Moshi, Pune.
- (2) That M/s Anshul Rutuja Promoters and Builders LLP, previously known as M/s Anshul Rutuja Promoters and Builders are also the Developers of the said plot.

The report reflecting the flow of the title of the Owners and Developers on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date- 06/05/2022


Prathamesh P. Shinde
B. Sc., LL.B.
ADVOCATE

SEARCH AND TITLE REPORT

Under the instructions of my client Deepak Vilasrao Jagtap and Ramesh Pandurang Unde both designated partners and Arun Sampat Patil the partner of **Anshul Rutuja Promoters and Builders LLP**, (Formerly M/s. Anshul Rutuja Promoters and Builders , a partnership firm)a limited liability partnership firm, registered under the provisions of Limited Liability Partnership Act, 2008, having its office at 501, Karan Tej Bonita, CTS No.1187/16, off Ghole Road, Shivajinagar, Pune 411005 (the said “**DEVELOPER**”), I have caused the search to have been taken relating to the said all that Plinth admeasuring 1038.33 sq.mt. known as “**Anshul Ela-D Building**” (“**Project Land**”) on the Plot No. 2 admeasuring 5449.99 sq. mt. out of the larger portion of land admeasuring 01 Hectare 51 Ares comprising portions of land admeasuring about 00 H 66 Ares, and about 00 H 85 Are out of the Entire Land situated at Gat No.50/1, totally admeasuring about 11 Hectares 21 Ares assessed at Rs.24-84 Paisa, at Village-Moshi, Taluka-Haveli, District-Pune, lying within the limits of Pimpri Chinchwad Municipal Corporation. I have conducted search of Index II register's from the available records in the office of Sub-Registrar Haveli No. I,II,III,VI,VII,VIII,X & XI and Index II register's maintained at JDR office for the period of 05 years i.e. from 2016 to till today.

1. DESCRIPTION OF PROPERTY -

All that Plinth admeasuring 1038.33 sq.mt. known as “**Anshul Ela-D Building**” (“**Project Land**”) on the Plot No. 2 admeasuring 5449.99 sq. mt. out of the larger portion of land admeasuring 01 Hectare 51 Ares comprising portions of land admeasuring about 00 H 66 Ares, and about 00 H 85 Are out of the Entire Land situated at Gat No.50/1, totally admeasuring about 11 Hectares 21 Ares assessed at Rs.24-84 Paisa, at Village-Moshi, Taluka-Haveli, District-Pune, lying within the limits of Pimpri Chinchwad Municipal Corporation which is more particularly described in Schedule 1.

2. ENTRIES FOUND -

It is pertinent to note that the record of Index II maintained in registers at the concerned offices of Sub Registrar was not maintained properly and the entire and complete record was not available for search. Some of the available books are either torn or in bad conditions as well as some of Index II given for binding.

Therefore this Index II are not available. As such the present search is carried out from the record available at the offices of Sub Registrar. During the

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course of search I have found in the Index II registers or online record in respect of said property which are as under.

3. PREVIOUS SEARCH REPORTS-

- a. Adv. Nandkumar Shinde - 17th August 2012.
- b. Adv. Nandkumar Shinde - 19th January 2016.

I caused search to have been taken in the concerned offices of the Sub Registrars for the year 1992 upto 2022 vide Receipt No. GRN NO. MH014745346202122E dated

16/03/2022, Haveli except the transactions herein recorded, no other transaction relating to the said property was found

4. HISTORY-

That the said Land mentioned hereinabove previously bore Gat No. 51 and was owned by Gaikwad Family.

That the Amalgamation and Consolidation Scheme of the said lands was implemented on 30/03/1969 in Village- Moshi, Taluka-Haveli, District-Pune as per the Order of Assistant Director Land Records, Pune bearing No.CON/SR/287/Pune dated 05/02/1969 and the said scheme was published in the Official Gazette of the State of Maharashtra dated 27/05/1969 on page No.675. Accordingly the same was given effect in the revenue records vides Mutation Entry No.1 dated 17/10/1970.

That Shri. Baban Nana Gaikwad gave an application that his father Shri Nana Piraji Gaikwad died on 27/04/1971 and was survived by sons-Shri. Baban Nana Gaikwad, Shri. Kisan Nana Gaikwad, Shri. Raghunath Nana Gaikwad, Shri. Mahadu Nana Gaikwad, Shri. Sahadu Nana Gaikwad, daughters- Mrs. Hausabai Ramchandra Memane, Mrs. Chandrabai alias Taibai Sahadu Mankar and the same was entered into the record of rights through Mutation Entry No.77 dated 11/07/1971.

That Shri. Digambar Gangadhar Joshi died on 26/11/1977 at Village Moshi and was survived by sons-Shri. Subhash Digambar Joshi, Shri. Sunil Digambar Joshi, daughters- Mrs. Madhavi Vijay Thakar, Mrs. Swati Mukund Kulkarni, and wife- Smt. Kumud Digambar Joshi and the same was recorded on the 7/12 extract of the said property through Mutation Entry No.5247 dated 14/03/2005.

That on perusal of Mutation Entry No.1105 dated 16/09/1984 it is inferred that Shri Nana Piraji Gaikwad and Shri Narayan Rambhau Borate purchased land from and out

of Survey No.4 area admeasuring about to the share of 4 Annas 10 ½ Paise from Shri Shankar Ganesh Joshi, Shri. Vishwanath Ganesh Joshi, Shri. Herambh Krishnaji Joshi, Shri. Vinayak Shankar Joshi, Shri. Narhar Ranganath Joshi, Shri. Bhalchandra Gopal Joshi, Shri Narayan Keshav Joshi, and Smt. Rukhminibai Krishnaji Joshi for consideration of Rs.2,000/- (Rupees Two Thousand Only) on 01/03/1967. The Gatwari Scheme was launched in the said Village in 1968/1969 and the said Survey No.4 was divided into 2 Gats namely 50 and 51. Therefore the land purchased by Shri Nana Piraji Gaikwad and Shri Narayan Rambhau Borate fell under title of Gat No.51 under the said scheme. As Shri Nana Piraji Gaikwad was deceased at the relevant times names of his heirs namely Shri. Baban Nana Gaikwad and 5 others were entered into the record of rights in pursuance of the Order of the Tahasildar Haveli bearing No.Taha O/3191 dated 09/12/1983.

That Shri. Hiraman Sayaji Bankar purchased land area admeasuring about 00 H 80 Ares from and out of the Gat No.51 from Shri Narayan Rambhau Borate, Sou. Kusum Narayan Borate, Shri. Jalinder Narayan Borate, Shri. Navnath Narayan Borate, represented through his Guardian Consenting Party Shri. Haribhau Rambhau Borate, and Shri. Baban Nana Gaikwad for consideration of Rs.20,000/- (Rupees Twenty Thousand Only) on 21/05/1985. The same was entered into the revenue records as the purchasers were Agriculturists through Mutation Entry No.1339 dated 20/10/1986.

That Shri. Govind Rangaswami Pillay purchased area admeasuring about 00 H 10 Ares from and out of the Gat No.51 from Shri. Haribhau Rambhau Borate on 23/09/1985 against consideration of Rs. 10,000/- (Rupees Ten Thousand Only). The same was entered in the record of right through Mutation Entry No.1401 dated 04/04/1987.

That Shri. Hiraman Tanaji Bankar died on 11/05/1986 at Daund and his following heirs survived him, namely sons- Shri. Rahul Hiraman Bankar, Shri. Vijay Hiraman Bankar, daughters- Miss. Vrishali Hiraman Bankar, Miss. Archana Hiraman Bankar, and wife- Smt. Aruna Hiraman Bankar. The name of Smt. Aruna Hiraman Bankar was entered as natural guardian of Shri. Rahul Hiraman Bankar, Shri Vijay Hiraman Bankar, Miss. Vrishali Hiraman Bankar, and Miss. Archana Hiraman Bankar, as the said heirs were minors at the relevant time. The said change in ownership was mutated in the revenue records through Mutation Entry No.1607 dated 16/06/1988.

That Shri. Narayan Rambhau Borate availed a loan of Rs.8,100/- (Rupees Eight Thousand and One Hundred Only) from the Syndicate Bank, Chikhali on 21/07/1988

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for the purposes of setting up a Gobar-Gas Plant and furnished the land area owned by him at Gat No.51 as security. The said charge created on the said property was entered in the Other Rights Column of the 7/12 extract of the said property in pursuance of the letter of the said bank bearing no. KrishiKarja/FLCAC/41/86. The same was recorded in the record of rights through Mutation Entry No.1644 dated 05/08/1988.

That on scrutiny of Mutation Entry No.1891 dated 09/11/1989 it is inferred that Shri. Narayan Rambhau Borate gave an application that the land at Gat No.50 (Old Gat No.51) was purchased in his name when the Borate Family was undivided and joint. That the brother of the Applicant, Shri. Haribhau Rambhau Borale holds an equal share in the said land and therefore it was necessary that his name be entered into the revenue records as he too was cultivating the said land alongwith the Applicant. Therefore the names of Shri. Haribhau Rambhau Borate and Shri Narayan Rambhau Borate were entered together into the record of rights as Owners of the said land.

That the land area admeasuring about 00 H 2.5 Ares at Gat No.50/1 was purchased by Shri. Baburao Kondiba Sandbhor from Shri. Haribhau Rambhau Borate on 30/12/1991 for consideration of Rs.25,000/- (Rupees Twenty Five Thousand Only). The same was mutated in the record of rights vides Mutation Entry No.2204 dated 17/03/1992 as the purchaser was not an Agriculturist remark "eligible to enquiry under section 84-C of the Tenancy Act" was entered in the remarks column.

That Shri. Tulshiram Vishnu Kale purchased land area admeasuring about 00 H 2.5 Ares out of the said land from Shri. Haribhau Rambhau Borate on 30/12/1991 for consideration of Rs.25,000/- (Rupees Twenty Five Thousand Only). The said transaction was recorded in the Mutation Registers through Mutation Entry No.2205 dated 17/03/1992. It was noted that as the Purchaser was not an Agriculturist, he was eligible for enquiry under section 84-C of the Tenancy Act and the same remark was entered in the Remarks Column of the said Mutation Entry.

That Shri. Shivaji Shankar Kanchi and Shri. Lakshaman Maruti Kale purchased land area admeasuring about 00 H 03 Ares from and out of the said land from Shri. Kondiba Sadhu Tapkir, Shri. Pandurang Sadhu Tapkir, Smt. Balabai Sadhu Tapkir represented through their power of attorney holder Shri. Pandurang Sadhu Tapkir on 30/11/1991 for consideration of Rs.15,000/- (Rupees Fifteen Thousand Only) and the same was mutated in the record of rights vides Mutation Entry No.2206 dated 17/03/1992. As the Purchaser was not an Agriculturist the remark "eligible for proceedings under section 84-C" was entered into the remarks column of the said mutation entry.

That Shri. Dnyaneshwar Vithoba Shinde purchased land area admeasuring about 00 H 03 Ares from and out of the said land on 30/12/1991 for consideration of Rs.20,000/- (Rupees Twenty Thousand Only) from Shri. Haribhau Rambhau Borate. The said change in ownership was entered into the mutation registers through Mutation Entry No.2251 dated 30/05/1992. As the Purchaser was not an agriculturist the remark "liable to proceedings under section 84-C of the Tenancy Act" was entered in the Other Rights Column of the 7/12 extract of the said property.

That Shri. Baban Nana Gaikwad died on 26/06/1992 and was survived by the following heirs, sons-Shri Ramesh Babanrao Gaikwad, Shri. Nivrutti Babanrao Gaikwad, wife-Smt. Hausabai Babanrao Gaikwad, daughters-Mrs. Tarabai Mahadu Dhawade, Mrs. Subhadrabai Kashinath Mankar, Mrs. Gulab Vitthal Memane, Mrs. Baby Vitthal Kamathe. The daughters of the deceased Shri. Baban Nana Gaikwad namely Mrs. Tarabai Mahadu Dhawade, Mrs. Subhadrabai Kashinath Mankar, Mrs. Gulab Vitthal Memane, Mrs. Baby Vitthal Kamathe relinquished their rights in the said land in favour of the remaining heirs of their father namely their brothers- Shri. Ramesh Babanrao Gaikwad, Shri. Nivrutti Babanrao Gaikwad, and their mother Smt. Hausabai Babanrao Gaikwad. Accordingly the names of Shri Ramesh Babanrao Gaikwad, Shri. Nivrutti Babanrao Gaikwad, and Smt. Hausabai Babanrao Gaikwad were entered into the revenue records through Mutation Entry No.2426 dated 10/05/1993.

That Shri. Dnyaneshwar Vithoba Shinde purchased land area admeasuring about 00 H 02 Ares against consideration of Rs.20,000/- (Rupees Twenty Thousand Only) on 30/12/1992 from Shri. Haribhau Rambhau Borate vides a Sale Deed registered at Sr.No.1188/1992. The same was registered in the record of rights through Mutation Entry No.2602 dated 10/11/1995.

That Shri. Ravindra Hiraman Bhagwat and Mrs. Malini Ravindra Bhagwat purchased land area admeasuring about 00 H 03 Ares from and out of the said land for a consideration of Rs.55,000/- (Rupees Fifty Five Thousand Only) on 10/01/1996 vides a Sale Deed registered at Sr.No.196/1996. The said change in ownership was recorded through Mutation Entry dated 22/08/1996.

That Shri. Narayan Rambhau Borate gave an application that the loan taken against the said land from Syndicate Bank was repaid by him and therefore in pursuance of the said application the entry of the same was removed from the Other Rights Column of the 7/12 extract was struck off by virtue of Mutation Entry No.2745 dated 19/10/1993.

That Shri. Rajmal Gadmalji Jain, Mrs. Daryabai Rajmal Jain, Shri. Dineshkumar Rajmal Jain, Mrs. Rekha Dineshkumar Jain, and Shri. Rakesh Rajmal Jain purchased land for consideration of Rs.3,00,000/- (Rupees Three Lakhs Only) on 13/01/1997 vides a Sale Deed registered at Sr.No.225/1997 from Shri. Pandurang, and 14 others through Mutation Entry No.2849 dated 27/03/1997, however area purchased by above Purchasers was not mentioned therein.

That Shri Narayan Baburao Bhujbal purchased land area admeasuring about 00 H 2.5 Ares against consideration of 37,000/- (Rupees Thirty Seven Thousand Only) from Shri. Haribhau Rambhau Borate vides a Sale Deed bearing registration No. 6382/1996 on 29/11/1996. The said transaction was mutated in the revenue records vides Mutation Entry No.2858 dated 27/03/1997.

That land area admeasuring about 00 H 5.5 Ares was purchased by M/s. Macpolymer represented through Partner Shri. Malcom Denis Lobo and Shri. Ashok Kundalik Bhosale from Shri. Haribhau Rambhau Borate and 4 others against consideration of Rs.1,40,000/- (Rupees One Lakh Fourty Thousand Only) on 25/07/1997 through Sale Deed registered at Sr.No.4601/1997 and same was recorded in the record of rights through Mutation Entry No.2959 dated 01/08/1997.

That Shri. Haribhau Rambhau Borate sold land area admeasuring about 00 H 02 Ares to Shri. Sudam Ranganath Malekar for consideration of Rs.35,000/- (Rupees Thirty Five Thousand Only) through a Sale Deed dated 19/12/1996 registered at Sr.No.6795/1996. The said transaction was mutated in the Mutation Registers through Mutation Entry No.3075 dated 05/10/1997.

That Shri. Ravindra Kundalik Shingote purchased land area admeasuring about 00 H 01 Ares for consideration of Rs.40,000/- (Rupees Fourty Thousand Only) through Sale Deed dated 12/02/1998 registered at Sr.No.804/1998 from Shri. Haribhau Rambhau Borate. The said transaction was recorded in the record of rights through Mutation Entry No.3432 dated 11/06/1998.

That Mrs. Sunita Balkrishna Chorghe purchased land area admeasuring about 00 H 02 Ares from and out of the said land from Shri. Haribhau Rambhau Borate against consideration of Rs.45,000/- (Rupees Fourty Five Thousand Only) through Sale Deed dated 26/05/1997 bearing registration No.1203/1997. The same was recorded through Mutation Entry No.3490 dated 29/07/1998.

That Shri. Haribhau Rambhau Borate sold land area admeasuring about 00 H 2.5 Ares to Shri. Baburao Kondiba Sandbhor for consideration of Rs.25,000/- (Rupees Twenty Five Thousand Only) on 30/12/1991 through Sale Deed registered at Sr.No.1189/1991 and the said change in ownership was recorded on 7/12 extracts of the said property through Mutation Entry No.4057 dated 24/04/2000.

That The land area admeasuring about 00 H 01 Ares was purchased by Shri. Dilip Nanasahab Gorde from Shri. Pandurang Kisan Gaikwad and 13 others through Sale Deed dated 10/10/2000 registered at Sr.No.5735/2000 for consideration of Rs.35,000/- (Rupees Thirty Five Thousand Only) and same was recorded in the record of rights vides Mutation Entry No.4419 dated 18/12/2000.

That Shri. Pandurang Kisan Gaikwad and 13 others sold land area admeasuring about 00 H 01 Ares from and out of the said land through Sale Deed dated 10/10/2000 registered at the office of Sub Registrar Haveli at Sr.No.5736/2000. The said transaction was recorded in Mutation Entry No.4420 dated 18/12/2000.

That Shri. Vishnu Jagannath Dalve purchased land area admeasuring about 00 H 01 Ares from Shri. Pandurang Kisan Gaikwad against consideration of Rs.35,000/- (Rupees Thirty Five Thousand Only) registered at the office of Sub Registrar Haveli at Sr.No.5727/2000. The said transaction was mutated in record of rights through Mutation Entry No.4421 dated 18/12/2000.

That Smt. Vimal Prahlad Sathe and 3 others purchased land area admeasuring about 00 H 02 Ares from Shri. Pandurang Kisan Gaikwad for consideration of Rs.94,000/- (Rupees Ninety Four Thousand Only) through a Sale Deed dated 05/01/2001 bearing registration No.91/2001 at the Office of Sub Registrar Haveli. The same was entered into the revenue records through Mutation Entry No.4484 dated 08/02/2001.

That Shri. Narayan Rambhau Borate sold land area admeasuring about 00 H 2.5 Ares to Shri. Manojkumar Manilal Gala and 2 others for consideration of Rs.3,00,000/- (Rupees Three Lakhs Only) vides Sale Deed dated 25/01/1997 bearing registration No.472/1997. The said transaction was mutated in the record of rights vides Mutation Entry No.4498 dated 03/03/2001.

That Shri. Narayan Ramji Borate mortgaged the said land with Shri. Sant. Savta Maharaj Vividh Karayakari Society for a loan amount of Rs.9,00,000/- (Rupees Nine Lakhs Only) on 27/12/2002 vides an Ikrar. The charge created thereby was entered

into the other rights column of 7/12 extract of the said land vides Mutation Entry No.5045 dated 27/12/2002.

That Shri. Prakash Ananta Saste purchased land area admeasuring about 00 H 06 Ares from Shri. Narayan Rambhau Borate and others vides a Sale Deed dated 15/05/2000 registered at the Office of Sub Registrar Haveli at Sr. No.2681/2000 for consideration of Rs.1,60,000/- (Rupees One Lakh Sixty Thousand Only) and the same was recorded in the revenue records through Mutation Entry No.5078 dated 06/08/2003.

That Shri. Nijamuddin H Shiledar purchased land area admeasuring about 00 H 4 66 Ares from Shri. Rajmal Gadmalji Jain and 4 others vides Sale Deed dated 03/05/1997 bearing registration No.3787/1997 for a consideration of Rs.80,000/- (Rupees Eighty Thousand Only) and the said transaction was entered into the revenue records through Mutation Entry No.5256 dated 28/04/2005.

That Shri. Narayan Rambhau Borate repaid the loan availed from Shri Sant Savata Maharaj Vividh Karyakari Society and therefore the charge created in respect of the said land and entered into the other rights column of the 7/12 extract of the said land was removed through Mutation Entry No.5273 dated 13/06/2005.

That Shri P.S.Abhang availed a loan of Rs.1,00,000/- (Rupees One Lakh Only) from Haveli Sahakari Bank, Moshi Branch and the charge created thereby was entered in the other rights column of the 7/12 extract of the said land vides Mutation Entry No.5428 dated 14/03/2005.

That Shri. Darshan Ganesh Mehtani purchased land area admeasuring about 00 Hectares 85 Ares from Shri Narayan Rambhau Borate, Shri. Jalinder Narayan Borate and Shri. Raju Narayan Borate on 25/01/2006 for a consideration of Rs.8,52,000/- (Rupees Eight Lakhs Fifty Two Thousand Only) vides a registered Sale Deed dated 25/01/2006 bearing registration No. 579/2006 registered at the Office of Sub Registrar, Haveli No. 1 to 20. The said transaction was entered in the revenue records through Mutation Entry No.5445 dated 04/05/2006.

That Mrs. Surekha Sudam Abhang, Shri. Sudam Dnyaneshwar Abhang took a mortgage loan of Rs.6,00,000/- (Rupees Six Lakhs Only) on 20/07/2007 against the said land from Haveli Sahakari Bank, Moshi Branch vides an Agreement bearing

registration No.4958/2007. The charge created thereby was recorded in the revenue records through Mutation Entry No.5679 dated 24/07/2007.

That Shri. Navnath Narayan Borate purchased land area admeasuring about 00 H 06 Ares from Shri. Prakash Anant Saste on 19/04/2008 against consideration of Rs.4,80,000/- (Rupees Four Lakhs Eighty Thousand Only). The same was mutated in the record of rights through Mutation Entry No.5928 dated 21/04/2008.

That Shri. Ranjit Singh Jasbir Singh (Jasvinder Singh) Chaka and others represented through Power of Attorney Holder Shri. Rajendra Devichand Dhoka and another purchased land area admeasuring about 00 H 12.5 Ares vides Sale Deed bearing registration No.4427/2008. The same was entered in record of rights vides Mutation Entry No.5931 dated 07/05/2008.

That Shri. Jagannath Kashinath Kale purchased land area admeasuring about 00 H 01 Ares from Shri. Bhagu Dagdu Rokade represented through Power of Attorney Holder Shri. Jagannath Kashinath Kale for consideration of Rs.1,80,000/- (Rupees One Lakh Eighty Thousand Only) on 28/07/1998 vides Sale Deed bearing registration No.4254/2008 and the same was recorded in the Mutation Registers through Mutation Entry No.6072 dated 26/09/2008. The remark that land was new tenure and the said transaction was in violation of new tenure was entered in the remarks column and the said Mutation Entry was therefore cancelled and further action against same was suggested to be taken.

That Shri. Raghunath Nana Gaikwad died on 21/12/2002 and was survived by his heirs namely, wife-Smt. Sarubai Raghunath Gaikwad, sons-Shri. Dashrath Raghunath Gaikwad, Shri. Tukaram Raghunath Gaikwad, daughters-Mrs. Shakuntala Dnyanoba Mankar, Mrs.

Ranjana Kisan Patkar, and Mrs. Nandabai Shivaji Dabhade. The said change in ownership was recorded in the record of rights through Mutation Entry No.6267 dated 18/02/2009.

That Shri. Mahadu Nana Gaikwad died on 08/02/2002 and was survived by heirs namely, wife Smt. Sunandabai Mahadu Gaikwad, sons- Pandit Mahadu Gaikwad, Eknath Mahadu Gaikwad, daughters- Yamunabai Murlidhar Kamthe, Nirmala Jalinder Shivale, and Sangeeta Ravindra Dhumal. Their names were mutated in the record of rights through Mutation Entry No. 6269 dated 18/02/2009.

That proceeding under Section 32-G of the Bombay Tenancy and Agricultural Lands Act were carried out in respect of area admeasuring about 07 H 20 Ares from and out of the said land. The land area admeasuring about 03 H 60 Ares was allotted in the name of Shri. Narayan Rambhau Borate and another and the land area admeasuring about 03 H

60 Ares was allotted in the name of Shri Ramesh Baban Gaikwad and 15 others through Certificate bearing No. 32-G/SR/38/2006F/Appeal/23/07 dated 30/03/2009 by virtue of the letter bearing No.TaHaKaVaShri/357/09 dated 06/04/2009 issued by the Tahasildar and Agricultural Lands Tribunal, Haveli (Pune) the names of the said respective owners of respective land areas were entered into the 7/12 extract with the remark subject to restrictions laid down under section 43 of the Tenancy Act through Mutation Entry No.6364 dated 06/04/2009.

That Shri. Gangabishan Barumal Agarwal, Mrs. Nirmaladevi Gangabishan Agarwal purchased land area admeasuring about 937.50 sq.mtrs. from and out of the said land from Shri. Ranjitsingh Jasvindersingh Chatta and 2 others represented through their Power of Attorney Holder Shri. Rajendra Devichand Dhoka on 09/12/2009 for consideration of Rs.26,25,000/- (Rupees Twenty Six Lakhs Twenty Five Thousand Only) and the same was recorded in the revenue registers through Mutation Entry No.6807 dated 06/02/2010.

That Shri. Pandurang Kisan Gaikwad and 15 others purchased land area admeasuring about 00 H 02 Ares from and out of the said land from Shri. Shivaji Ramu Phadtare for consideration of Rs.45,000/- (Rupees Fourty Five Thousand Only) on 29/07/2002 vides Sale Deed bearing registration No.2678/2002 at the Office of Sub Registrar Haveli. The said transaction was mutated in the revenue records through Mutation Entry No.6994 dated 14/06/2010.

That a Sale Deed dated 28/12/2010 registered at Sr.No.12323/2010 at the office of Sub-Registrar, Haveli No.19, was executed in favour of M/s. Anshul Rutuja Promoters and Builders by Shri. Dashrath Raghunath Gaikwad and 19 others represented through their Power of Attorney Holder Shri. Pankaj Suresh Baldota and 3 others and to which Shri. Pankaj Suresh Baldota, Shri. Rajendra Devichand Dhoka and Shri. Lalit Devichand Dhoka gave their consent in respect of sale of land area admeasuring about 00 H 66 Ares from and out of the total area of 01 Hectares 00 Ares owned by the Owners in the said Gat No.50/1 for consideration of Rs.2,20,00,000/- (Rupees Two Crores Twenty Lakhs Only). The same was entered in the record of rights through Mutation Entry No.7718 dated 24/02/2011.

That M/s. Anshul Rutuja Promoters and Builders represented through its Partners Shri. Arun Sampatrao Patil and Shri. Deepak Vilasrao Jagtap purchased land area admeasuring about 00 H 85 Ares from Shri. Darshan Ganesh Mehtani represented through his Power of Attorney Holder Shri. Preetam Suresh Baldota, Shri. Rahul Gulabchand Pagariya, Shri. Rajendra Devichand Dhoka, Shri. Lalit Devichand Dhoka against consideration of Rs.2,80,00,000/- (Rupees Two Crores Eighty Lakhs Only) through a Sale Deed dated 28/12/2010 registered on 29/12/2010 at Sr.No.12324/2010 at the office of Sub Registrar Haveli No.19. The said transaction was mutated in the revenue records through Mutation Entry No.7712, dated 14/02/2011.

That as per the Zone Certificate dated 07/02/2011, the said Land lay in Residential Zone within the limits of Pimpri-Chinchwad Municipal Corporation.

That the Additional Collector, Pune District, Pune, vide its order Ref. No PMH/NA/SR/1144/11, dated 13/03/2012, has issued Order for Non Agriculture use of the said Land.

That by virtue of the above mentioned Sale Deeds dated 28/12/2010, the Developer herein became the owner of the portion of land admeasuring 01 Hectare 51 Ares out of the Total area admeasuring 11 Hectares 21 Ares of Gat No.50/1, at Village-Moshi, Taluka-Haveli, District-Pune, lying within the limits of Pimpri Chinchwad Municipal Corporation AND is entitled and enjoined upon to construct buildings on the project land in accordance with the recitals herein above.

That the Developer Promoter herein decided to construct a building on Plot No. 2 out of the said Land, the plinth area of which is 1038.33 sq.mtrs. and the details of the same are given in the Schedule I written herein below.

5. CONCLUSION-

On perusal of the documents referred to above, read with my earlier Title Reports and search caused to have been taken place, I did not find any transaction in the said Plot to have taken place, other than the incidents enumerated by me in my earlier and various agreements relating to this plot, I am of the opinion that,

The said land is free from encumbrances and is marketable.

The said **Anshul Rutuja Promoters and Builders LLP**, (Formerly M/s. Anshul Rutuja Promoters and Builders , a partnership firm)a **limited liability** partnership firm, registered under the **provisions of Limited Liability Partnership Act, 2008** represented by its partner Deepak Vilasrao Jagtap and other 2 are entitled to

PRATHAMESH. P. SHINDE
Office: 4th floor, Bonita, CTS no.1187/16
Off. Ghole Road, Shivajinagar, Pune-411005.

ADVOCATE
Mob. No.9975040369
Email- legal@anshulgroup.com

develop the said Land, by constructing a new buildings comprising of independent blocks, commonly known as "ownerships scheme" and dispose the same to any intending purchaser except units retain by the Owners.

SCHEDULE I

DESCRIPTION OF THE "PROJECT LAND"

All that Plinth admeasuring 1038.33 sq.mt. known as "**Anshul Ela-D Building**" ("Project Land") on the Plot No. 2 admeasuring 5449.99 sq. mt. out of the larger portion of land admeasuring 01 Hectare 51 Ares comprising portions of land admeasuring about 00 H 66 Ares, and about 00 H 85 Are out of the Entire Land situated at Gat No.50/1, totally admeasuring about 11 Hectares 21 Ares assessed at Rs.24-84 Paisa, at Village-Moshi, Taluka-Haveli, District-Pune, lying within the limits of Pimpri Chinchwad Municipal Corporation and it is bounded as below-

On or Towards East – By Part of Gat No.50
On or Towards South – By Part of Gat No.50
On or Towards West – By Part of Gat No.50
On or Towards North – By Part of Gat No.50

DATE- 16/03/2022

PLACE- PUNE


ADVOCATE

Prathamesh P. Shinde
B. Sc., L.L.B.
ADVOCATE