

M/S. RAJIV PATEL AND ASSOCIATES

ADVOCATES

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

Ref No. :

Date : 18.05.2023

ADDENDUM TO LEGAL TITLE REPORT DATED 16.12.2022

Re: A portion admeasuring 5847.43 sq.mtrs. (i.e. after deducting from the land admeasuring 6771.29 sq.mtrs. an area admeasuring 923.86 sq.mtrs. thereof falling under "Nallah Garden" reservation) out of the contiguous block of land admeasuring Hectares 00=99 Ares formed of the land admeasuring Hectares 00=93 Ares bearing Survey No.156 Hissa No.1/2 and of a portion admeasuring Hectares 00=06 Ares of land bearing Survey No.156 Hissa No.1A/2A (formerly bearing Hissa No.1/3A+3B+1+2/1) both situate, lying and being at Village Hadapsar within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune and out of CTS No.1659, Hadapsar and which land admeasuring 6771.29 sq.mtrs. is bounded as follows, that is to say:-

On or towards the East :By Development Plan Road.
On or towards the South :By Development Plan Road.
On or towards the West :By Nallah.
On or towards the North :By land out of Survey No.156, Hadapsar.

We had been instructed by M/S. PR ASSOCIATES (earlier known as M/S. PRM ASSOCIATES), a partnership firm duly constituted under the provisions of the Indian Partnership Act, 1932 having its Registered Office at Office No.204, 2nd Floor, LP Classic Building, Pune Solapur Road, Hadapsar, Pune 411028, to investigate the title of SHRI.LAXMAN MORESHWAR KULKARNI, SHRI.SWAPNIL SHAMRAO KULKARNI and SHRI.SWANAND SHAMRAO KULKARNI to the land bearing Survey No.156 Hissa No.1/2, Hadapsar out of the above captioned contiguous block of land and the title of SHRI.UTTAM WAMAN RAIKAR and SHRI.RAVINDRA WAMAN RAIKAR and the



members of their respective families to a portion admeasuring 600 sq.mtrs out of land bearing Survey No.156 Hissa No.1A/2A (formerly bearing Hissa No.1/3A+3B+1+2/1), Hadapsar out of the above captioned contiguous block of land and the beneficial title of the said M/s. PR Associates to the above captioned Land. We had carried out such investigation and we had, on 16.12.2022, issued our Legal Title Report certifying that the title of the said M/s. PR Associates to the above captioned Land to be free, clear and marketable (subject only to the necessary mutation of the names of the said Swapnil Shamrao Kulkarni and Swanand Shamrao Kulkarni on the Property Register Card in respect of the land bearing CTS No.1659, Hadapsar).

The said M/s. PR Associates has procured registration of a Real Estate Project known as "THE HIGH GATES" to be implemented by it on the above captioned Land from the Maharashtra Real Estate Regulatory Authority vide its Certificate bearing No. P52100049093 under the provisions of the Real Estate (Regulation and Development) Act, 2016 and which Project consists of three Wings "A", "B" and "C" of a Building under construction by the said M/s. PR Associates on the above captioned Land.

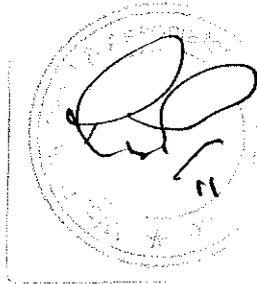
The said M/s. PR Associates has entered into Agreements for Sale / issued Letters of Allotment of certain Flats/Units in the said Project known as "THE HIGH GATES" with the respective purchasers/allottees thereof under the provisions of Real Estate (Regulation and Development) Act, 2016.

The said M/s. PR Associates has created a Mortgage (without possession) on the above captioned Land and the said Project known as "THE HIGH GATES" in favour of BAJAJ HOUSING FINANCE LIMITED vide an Indenture of Mortgage-cum-Charge dated 27.03.2023 (duly registered under Serial No.6178 of 2023 with the Sub-Registrar, Haveli 3, Pune) as security for due repayment of a Loan granted by the said Bajaj Housing Finance Limited to said M/s. PR Associates together with interest thereon.

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We hereby confirm that the title of the said SHRI.LAXMAN MORESHWAR KULKARNI, SHRI.SWAPNIL SHAMRAO KULKARNI and SHRI.SWANAND SHAMRAO KULKARNI to the land bearing Survey No.156 Hissa No.1/2, Hadapsar out of the above captioned contiguous block of land and the title of SHRI.UTTAM WAMAN RAIKAR and SHRI.RAVINDRA WAMAN RAIKAR and the members of their respective families to a portion admeasuring 600 sq.mtrs out of land bearing Survey No.156 Hissa No.1A/2A (formerly bearing Hissa No.1/3A+3B+1+2/1), Hadapsar out of the above captioned contiguous block of land and the beneficial title of the said M/S. PR ASSOCIATES to the above captioned Land is free, clear and marketable as far as can diligently ascertained, subject however to **(i)** the said contractual and statutory obligations undertaken by the said M/s. PR Associates towards the purchasers/allottees of Flats/Units in the said Project known as "THE HIGH GATES" under implementation by it on the above captioned Land, **(ii)** the said Mortgage held by Bajaj Housing Finance Limited and **(iii)** the necessary mutation of names of the said Swapnil Shamrao Kulkarni and Swanand Shamrao Kulkarni on the Property Register Card in respect of the land bearing CTS No.1659, Hadapsar being duly carried out.

Dated this 18th day of May, 2023.



M/S. RAJIV PATEL & ASSOCIATES

PROPRIETOR