

ADV. SURESH P. RENGE

B.Com., LL.B.

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Opp. Shivarkar Garden
Wanowrie, Pune - 411040.
Mobile : 9850881911.

SEARCH AND TITLE REPORT

- Re: (I) All that piece and parcel of land or ground admeasuring Hectares 01 = 20 Ares being a portion out of land admeasuring Hectares 04 = 30 Ares bearing Survey No. 12 Hissa No. 1 situate, lying and being at Village Dhanorie within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune.
- (II) All that piece and parcel of land or ground admeasuring Hectares 04=26 Ares bearing Survey No. 12 Hissa No. 2/3 (its old Survey No. 12 Hissa No. 2+3) situate, lying and being at Village Dhanorie within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune.
- (III) All that piece and parcel of land or ground admeasuring Hectares 00 = 03.75 Ares equivalent to 375 sq.mtrs. bearing Survey No. 12 Hissa No. 4/29 situate, lying and being at Village Dhanorie within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune.

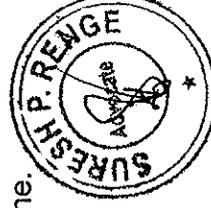
The above captioned portions / lands form a contiguous block of land admeasuring Hectares 05 = 49.75 Ares and which contiguous block is bounded as follows, that is to say :-

- On or towards the East - By boundary of Lohegaon Village and Odha.
On or towards the South - By land out of Survey No. 12/4 Dhanorie.
On or towards the West - By land bearing Survey No. 13, Dhanorie Defence Land.
On or towards the North - By Road and by remaining portion out of land bearing Survey No. 12/1, Dhanorie.

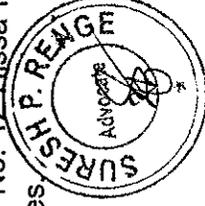
I have been instructed by SHRI SUBHASH SITARAM GOEL to investigate the title of M/S. SHREE BALAJI ASSOCIATES, a Partnership Firm registered under the provisions of Indian Partnership Act, 1932 having its Registered Office at - San Mahu Complex, 5 Bund Garden Road, Opp. Poona Club, Pune - 411001, for the portions admeasuring Hectares 01=20 Ares, Hectares 04=26 Ares and Hectares 00=03.75 Ares out of lands bearing Hissa No. 1, 2+3 and 4/29 of Survey No. 12, Dhanorie, Taluka Haveli, District Pune. I have carried out such investigation and my observation in respect thereof is as under :-

- (i) PORTION ADMEASURING HECTARES 01=20 ARES OUT OF LAND BEARING SURVEY NO. 12 HISSA NO. 1 DHANORIE, PUNE.

1. One Dhaku Babu Tapkir was the owner of land then admeasuring 13 Acres and 02 Gunthas bearing Survey No. 12 Hissa No. 1 Village Dhanorie, Taluka Haveli, District Pune.



2. The said Dhaku Babu Tapkir died intestate on 12/08/1930 and the name of his son, Kondiba Dhaku Tapkir (in his capacity as Karta and Manager of the Hindu Un-divided Family of the said Late Dhaku Babu Tapkir), was entered on the VII/XII Extract pertaining to the said land bearing Survey No. 12 Hissa No. 1, Dhanorie, Pune as the holder thereof vide Mutation Entry No. 278 dated 13/08/1930.
3. On the basis of actual use and possession and demarcation and measurement carried out by the concerned Revenue Authorities, the areas of Hissa Numbers out of Survey No. 12, Dhanorie were revised. Accordingly, the land bearing Survey No.12 Hissa No. 1, Dhanorie which was earlier shown to admeasure 13 Acres and 02 Gunthas was shown to admeasure 10 Acres and 25 Gunthas vide Mutation Entry No. 404 dated 27/11/1939.
4. The said Kondiba Dhaku Tapkir availed of a loan from the Vikas Society Dhanorie, and a charge in favour of the said Vikas Society Dhanorie was created on the said land bearing Survey No. 12 Hissa No. 1, Dhanorie, Pune as security for due repayment of the said loan. Such charge in favour of the said Vikas Society Dhanorie was entered in the "Other Rights" column of the VII/XII Extract pertaining to the said land bearing Survey No.12 Hissa No. 1, Dhanorie, Pune vide Mutation Entry No. 826 dated 23/07/1956.
5. The said Kondiba Dhaku Tapkir died intestate on 02/12/1961, leaving behind him as his only heirs and next-of-kin his widow namely, Gangubai Kondiba Tapkir, his two sons namely, Nivrutti and Namdeo Kondiba Tapkir, and his four daughters namely, Sakhubai Bhau Waihekar, Laxmibai Nivrutti Pawar, Chandrabhaga Dattatraya Gilbile and Indubai Baban Satav Nee Indubai Kondiba Tapkir. The name of the said Nivrutti Kondiba Tapkir (in his capacity as Karta and Manager of the Hindu Un-divided Family of the said Late Kondiba Dhaku Tingre) was entered on the VII/XII Extract pertaining to the said land bearing 12 Hissa No.1, Dhanorie, Pune as the holder thereof vide Mutation Entry No.1034 dtd. 05/09/1962.
6. Pursuant to application made by the said Nivrutti Kondiba Tapkir in that behalf, the name of Piraji Dhaku Tapkir was entered on the VII/XII Extract pertaining to the said land bearing Survey No. 12 Hissa No. 1, Dhanorie, Pune as the holder of an one-half share therein vide Mutation Entry No. 1100 dated 10/10/1965.
7. The provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1955 were made applicable to Village Dhanorie and due effect of the same was given in the Revenue Record of the said Village vide Mutation Entry No. 1183 dated 10/02/1969. Accordingly, the area of the said land bearing Survey No. 12 Hissa No. 1, Dhanorie, Pune was shown to be Hectares 04=30 Ares.



8. The said Piraji Dhaku Tapkir availed of a loan from the Canara Bank, Lohegaon Branch, Pune and a charge in favour of the said Bank was created on his share in the said land bearing Survey No. 12 Hissa No. 1, Dhanorie, Pune as security for due repayment of such loan. Such charge in favour of the said Bank was entered in the "Other Rights" column of the VII/XII Extract pertaining to the said land bearing Survey No. 12 Hissa No. 1, Dhanorie, Pune vide Mutation Entry No. 1380 dated 28/12/1970.
9. The said Nivrutti Kondiba Tapkir availed of a loan from the said Canara Bank, Lohegaon Branch, Pune and a charge in favour of the said Bank was created on his share in the said land bearing Survey No. 12 Hissa No.1 Dhanorie, Pune as security for due repayment of such loan. Such charge in favour of the said Bank was entered in the "Other Rights" column of the VII / XII Extract pertaining to the said land bearing Survey No. 12 Hissa No. 1, Dhanorie, Pune vide Mutation Entry No. 1405 dated 28/12/1970.
10. Vide a Deed of Sale dated 12/07/1979 (duly registered under Serial no. 1800 of 1979 with the Sub-Registrar, Haveli II, Pune), the said Namdeo Kondiba Tapkir assigned, transferred, assured and conveyed his holding admeasuring Hectares 01=07.50 Ares in the said land bearing Survey No. 12 Hissa No. 1, Dhanorie, Pune to / in favour of the said Nivrutti Kondiba Tapkir.
11. The said Nivrutti Kondiba Tapkir died intestate or 28/06/1992, leaving behind him as his only heirs and next-of-kin his widow, namely, Laxmibai Nivrutti Tapkir, his three sons namely Madhukar, Kailas and Chandrakant Nivrutti Tapkir, and his four married daughters namely, Chinkabai Ashok Tingre, Janaki Jotiram Lohar, Manda Sopan Khule and Vanita Vikas Gavhane. The names of the said heirs of the said Late Nivrutti Kondiba Tapkir were entered on the VII/ XII Extract pertaining to the said land bearing Survey No. 12 Hissa No. 1, Dhanorie, Pune as the holders of the share earlier held by the said Nivrutti Kondiba Tapkir therein vide Mutation Entry No. 6452 dated 17/07/1992.
12. Vide a Deed of Sale dated 19/09/1995, the said heirs of the said Nivrutti Kondiba Tapkir, assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=80 Ares out of their 50% share admeasuring Hectares 02=15 Ares in the said land bearing Survey No. 12 Hissa No. 1, Dhanorie, Pune to Asha Bhausaheb Mulay, Namdeo Kashinath Khose, Ratnabai Shivaji Lande and Vikram Krishna Mulik. The names of the said Asha Bhausaheb Mulay and Others were entered on VII/XII Extract pertaining to the said land bearing Survey No. 12 Hissa No. 1 Dhanorie, Pune as the holders of the said portion admeasuring Hectares 00 = 80 Ares thereof vide Mutation Entry No. 7576 dated 09/01/1997.
13. Vide a Deed of Sale dated 19/10/2000 (duly registered under Serial No. 6005 of 2000), the said heirs of the said Late Nivrutti Kondiba Tapkir assigned, transferred, assured and conveyed a portion admeasuring



Hectares 00=06.14 Ares out of their residual holding admeasuring Hectares 01=35 Ares in the said land bearing Survey No. 12 Hissa No. 1, Dhanorie, Pune to Ramdas Nivrutti Hole and Surekha Namdeo Lavate. The names of the said Ramdas Nivrutti Hole and Another were entered on the VII/ XII Extract pertaining to the said land bearing S. No.12 Hissa No. 1 Dhanorie, Pune as the holders of the said portion admeasuring Hectares 00=06.14 Ares thereof vide Mutation Entry No.13088 dtd. 16/12/2000.

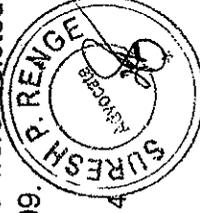
14. The said Laxmibai Nivrutti Tapkir died intestate on 09/03/2004, leaving behind her only heirs and next-of-kin, her said three sons namely, Madhukar, Kailas and Chandrakant Nivrutti Tapkir and her said four married daughters namely, Chinkabai Ashok Tingre, Janki Jotiram Lohar, Manda Sopan Khule and Vanita Vikas Gavhane. The name of the said Laxmibai Nivrutti Tapkir was deleted from the VII/XII Extract pertaining to the said land bearing Survey No. 12 Hissa No. 1 Dhanorie, Pune as one of the holders thereof vide Mutation Entry No. 16266 dated 04/03/2006.

15. Vide an Agreement for Development dated 03/10/2005 (duly registered under Serial No. 7565 of 2005 with the Sub-Registrar, Haveli VIII, Pune) executed by and between the said heirs of the said Late Nivrutti Kondiba Tapkir, the heirs of the said Sakhubai Bhau Walhekar and the heirs of the said Laxmibai Nivrutti Pawar and M/s. Shree Balaji Associates, said heirs of the said Late Nivrutti Kondiba Tapkir and Others granted rights of development of a portion admeasuring Hectares 01 = 20 Ares out of the said holding admeasuring Hectares 01 = 28.86 Ares in the said land bearing Survey No. 12 Hissa No. 1 Dhanorie, Pune to / in favour of the said Shree Balaji Associates at or for the consideration and on the terms and conditions mutually agreed upon.

16. Vide a Deed of Confirmation dated 22/11/2005 (duly registered under Serial No. 6982 of 2005 with the Sub-Registrar, Haveli VI, Pune), Sindhubai Pandharinath Lonkar (daughter of the said Laxmibai Nivrutti Pawar), confirmed the said Agreement for Development dated 03/10/2005 executed by the said heirs of the said Late Nivrutti Kondiba Tapkir and Others to / in favour of the said M/s. Shree Balaji Associates.

17. Pursuant to Letter dated 03/07/2008 issued by the Liquidator, Dhanorie Vividh Karyakari Society, the charges of the said Society on the said land bearing Survey No. 12 Hissa No. 1 Dhanorie, Pune were released and, accordingly, vide Mutation Entry No. 17325 dated 04/09/2008 the name of the said Society was deleted from the "Other Rights" column of the VII / XII Extracts thereof.

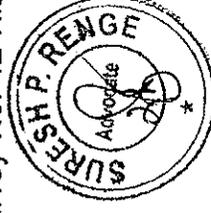
18) On re-payment to the said Canara Bank, Lohegaon, Pune of all the outstanding dues against the Loan Account of the said Madhukar Nivrutti Tapkir, the charge in favour of the said Bank entered in the "Other Rights" column of the VII/XII Extract pertaining to the said land bearing Survey No. 12 Hissa No. 1, Dhanorie, Pune were deleted therefrom vide Mutation Entry No. 17607 dated 09/01/2009.



- 19) Vide a Deed of Sale dated 18/05/2010 (duly registered under Serial No. 4452 of 2010 with the Sub-Registrar Haveli XX, Pune) which was preceded by an Agreement dated 20/12/2007, the said heirs of the said Late Nivrutti Kondiba Tapkir, the heirs of the said Sakhubai Bhau Walhekar and the heirs of said Laxmibai Nivrutti Pawar assigned, transferred, assured and conveyed the said portion admeasuring Hectares 01 = 20 Ares out of their land bearing Survey No. 12 Hissa No. 1 Dhanorie, Pune to / in favour of the said Shree Balaji Associates. The name of the said Shree Balaji Associates was entered on the VIII/XII Extract pertaining to the said land bearing Survey No. 12 Hissa No. 1 Dhanorie, Pune as the holder of the said portion admeasuring Hectares 01 = 20 Ares thereof vide Mutation Entry No. 18697 dated 31/05/2010.

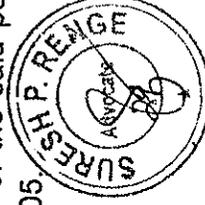
(II) LAND BEARING SURVEY No. 12 HISSA No. 2/3 (its old Survey No. 12 Hissa No. 2+3) DHANORIE, PUNE.

1. One Shripati Ganpati Tapkir was the owner of lands then bearing Hissa Nos. 2 and 3 of Survey No. 12, Village Dhanorie, Pune, Tal. Haveli, Pune.
2. One Kondiba Dhaku Tapkir was shown as a "Protected Tenant" in the "Other Rights" column of the VIII/XII Extract in respect of the said lands bearing Survey No. 12 Hissa Nos. 2 and 3, Dhanorie, Pune.
3. The said Shripati Ganpati Tapkir created a mortgage by conditional sale in respect of the said lands bearing Hissa Nos. 2 and 3 of Survey No. 12, Dhanorie in favour of Kondiba Dhaku Tapkir for a period of twenty-five years vide an Indenture registered on 18/05/1938. Accordingly, the name of the said Kondiba Dhaku Tapkir was entered as a Mortgagee in possession of the said lands bearing Survey No. 12 Hissa Nos. 2 and 3, Dhanorie, Pune on the Revenue Record in respect thereof while the name of the said Shripati Ganpati Tapkir was entered in the "Other Rights" Column vide Mutation Entry No. 384 dated 28/06/1938.
4. Vide Mutation Entry No. 404 dated 27/11/1939, the said lands bearing Hissa Nos. 2 and 3 of Survey No. 12, Village Dhanorie, Taluka Haveli, District Pune were assigned Hissa No. 2+3 of S. No. 12 Dhanorie, Pune.
5. Vide a Deed of Sale dated 08/03/1946, the said Kondiba Dhaku Tapkir conveyed the said land bearing Survey No. 12 Hissa No. 2+3, Dhanorie, Pune to the said Shripati Ganpati Tapkir, and hence, the name of the said Kondiba Dhaku Tapkir was deleted from the "Possessory" column of the VIII/XII Extract in respect thereof vide Mutation 464 dated 12/04/1946.
6. The said Kondiba Dhaku Tapkir voluntarily surrendered possession of the said land bearing Survey No. 12 Hissa No. 2+3 Dhanorie, Pune to the said Shripati Ganpati Tapkir, Consequently, the name of the said Kondiba Dhaku Tapkir was defected from the "Other Rights" column of the column of VII, XII Extract pertaining to the land bearing Survey No. 12 Hissa No.

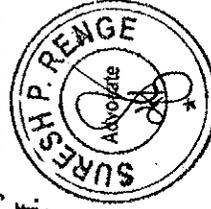


2+3, Dhanorie] Pune as a protected tenant thereof vide Mutation Entry No. 807 dated 12/06/2006.

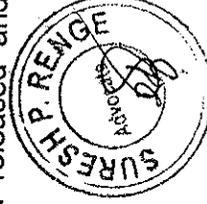
7. The said Shripati Ganpati Tapkir availed of loans from the Dhanorie, Vividh Karyakari Society from time to time and charges in favour of the said Society were created on the said land bearing Survey No. 12 Hissa No.2+3 Dhanorie, Pune as security for due repayment of such loans. Such charges in favour of the said Society were entered in the "Other Rights" column of the VII/XII Extract pertaining to the said land vide Mutation Entry Nos.897 and 988 dated 19/12/1956 and 12/12/1959 respectively.
8. The said Shripati Ganpati Tapkir died intestate in Pune in or around the year 1964, leaving behind him his only heirs and next-of-kin his widow, namely, Rakhmabai Shripati Tapkir, and three daughters, namely Dhondabai Kisan Nadhe, Kondabai Nivrutti Hole, and Savitribai Shripati Tapkir. The name of the said Rakhmabai Shripati Tapkir the Manager of the Hindu Undivided Family of the Late Shripati Tapkir was entered on the VII/XII Extract pertaining to the said land bearing Survey No. 12 Hissa No. 2+3, Dhanorie, Pune as the holder thereof vide Mutation Entry No. 1114 dated 23/03/1967.
9. The provisions of the Maharashtra Weight and Measures Act 1958 and of the Indian, Coinage Act 1955 were made applicable to Village Dhanorie and due effect of the same was given in the Revenue Record of the said Village vide Mutation Entry No. 1183 dated 10/02/1969. Accordingly the area of the said land bearing Survey No. 12 Hissa No. 2+3 Dhanorie, Pune was shown to be Hectares 04=26 Ares.
10. The said Rakhmabai Shripati Tapkir availed of loans from the Canara Bank, Lohegaon, Pune from time to time and charges in favour of the said Bank were created on the said land bearing Survey No. 12 Hissa No. 2+3, Dhanorie, Pune as security for due payment of the said loan. Such charges in favour of the said Bank were entered in the "Other Rights" column of the VII/XII Extract of the said land bearing Survey No. 12 Hissa No. 2+3 Dhanorie, Pune vide Mutation Entry No. 1389 and 2579 dated 27/12/1970 and 04/11/1980,
11. Vide a Sale Deed dated 03/08/1995 (duly registered under serial No. 3911 of 1995 with the Sub-Registrar Haveli VIII, Pune) made by and between, inter-alia the said Rakhmabai Shripati Tapkir, Dhondabai Kisan Nadhe, Laxmibai (Kondabai) Nivrutti Hole and Savitribai Shripati Tapkir aka Savitribai Somnath Palaskar, the said Rakhmabai Tapkir and other assigned, transferred, assured and conveyed a portion admeasuring Hectares 01 = 20 Ares out of the said land admeasuring Hectares 04 = 26 Ares bearing Survey No. 12 Hissa No. 2+3, Dhanorie, Pune to Jaiprakash Sitaram Goel. The name of the said Jaiprakash Sitaram Goel was entered on the VII/XII Extract pertaining to the said land bearing Survey No. 12 Hissa No. 2+3, Dhanorie, Pune as the holder of the said portion thereof vide Mutation Entry No. 16011 dated 03/09/2005



12. The said Dhondabai Kisan Nadhe died intestate on 13/05/2000, leaving behind her as only heirs and next-of-kin, her mother, Rakhmabai Shripati Tapkir, and her two sisters Laxmibai (Kondabai) Nivrutti Hole and Savitribai Somnath Palaskar nee Savitribai Shripati Tapkir. However, the mutation in the Revenue Record pertaining to the land bearing Survey No. 12 Hissa No. 2+3, Dhanorie, consequent on the death of Dhondabai Kisan Nadhe was effected only on 20/11/2010 vide Mutation Entry No. 18991. However, by that time, the said Rakhmabai Shripati Tapkir had died, the only heirs and next-of-kin of Dhondabai Kisan Nadhe was shown to be her two sisters, the said Laxmibai (Kondiba) Nivrutti Hole and Savitribai Somnath Palaskar nee Savitribai Shripati Tapkir.
13. The said Rakhmabai Shripati Tapkir died on 26/02/2004, leaving behind her Last Will and Testament dated 04/04/2001 (duly registered under Serial No.1854 of 2001 with the Sub-Registrar, Haveli VIII, Pune), whereby the said Rakhmabai Shripati Tapkir bequeathed all and whatsoever her right, title and interest in the said land bearing Survey No.12 Hissa No. 2+3, Dhanorie, Pune to / in favour of her two grandsons, Rohidas Somnath Palaskar and Rohidas Nivrutti Hole. However, initially, vide Mutation Entry No.15434, the names of Laxmibai (Kondabai) Nivrutti Hole and Savitribai Somnath Palaskar nee Savitribai Tapkir were entered on the Revenue Record as the heirs and next-of-kin of the late Rakhmabai Shripati Tapkir without any reference to the said Last Will and Testament. However, vide Mutation Entry No. 17451 dated 15/11/2008, the said error was corrected and the names of the said Rohidas Somnath Palaskar and Rohidas Nivrutti Hole were entered on the Revenue Record as the holders of the said portion admeasuring Hectares 03 = 06 Ares of the land bearing Survey No. 12 Hissa No. 2+3 Dhanorie while the names of the said Laxmibai (Kondabai) Nivrutti Hole and Savitribai Somnath Palaskar nee Savitribai Shripati Tapkir were deleted.
14. In the meanwhile, vide an Agreement of Development dated 30/04/2005 (duly registered under Serial No. 3382 of 2005 with the Sub-Registrar, Haveli VIII, Pune) executed by and between, interalia, the said Laxmibai (Kondabai) Nivrutti Hole and Savitribai Shripati Tapkir aka Savitribai Somnath Palaskar and the said Shree Balaji Associates, the said Laxmibai (Kondabai) Nivrutti Hole and Another purported to grant rights of development of the said portion admeasuring Hectares 03 = 06 Ares out of the said land bearing Survey No. 12 Hissa No. 2+3, Dhanorie, Pune to / in favour of the said Shree Balaji Associates at or for the consideration and on the terms and conditions mutually agreed upon.
15. Pursuant to the letter dated 03/07/2008 issued by the Liquidator, Dhanorie Vividh Karyakari Society, the charges of the said Society on the said land bearing Survey No. 12 Hissa No. 2+3, Dhanorie, Pune were released and, accordingly, vide Mutation Entry No. 17325 dated 04/09/2008 the name of the said Society was deleted from the "Other Rights" column of the VII/ XII Extract thereof.



16. On re-payment to the said Canara Bank, Lohegaon, Pune of all the outstanding dues against the Loan Account of the said Rakhmabai Shripati Tapkir, the charges in favour of the said Bank entered in the "Other Rights" column of the VII/XII Extract pertaining to the said land bearing S.No. 12 Hissa No. 2+3, Dhanorie, Pune were deleted therefrom vide Mutation Entry No. 17607 dated 09/01/2009.
17. Vide a Deed of Sale dated 24/09/2010 (duly registered under Serial No. 9076 of 2010 with the Sub-Registrar Haveli X, Pune) made by and between, interalia, the said Laxmibai (Kondabai) Nivrutti Hole, Nivrutti Kashinath Hole, Ramdas Nivrutti Hole, Rohidas Nivrutti Hole, Suvarna Anil Kotwal, Savitribai Somnath Palaskar, Rohidas Somnath Palaskar, Savita Kishore Chavan, Vaishali Dnyaneshwar Wagh & Aparna Anand Amrale and the said Shree Balaji Associates, the said Laxmibai (Kondabai) Nivrutti Hole and Others assigned, transferred, assured and conveyed a portion admeasuring Hectares 03 = 06 Ares out of the said land bearing Survey No. 12 Hissa No. 2+3 Dhanorie, Pune to / in favour of the said Shree Balaji Associates. The name of the said Shree Balaji Associates was entered on the VII / XII Extract pertaining to the said land bearing Survey No. 12 Hissa No. 2+3, Dhanorie, Pune as the holder of the said portion admeasuring Hectares 03 = 06 Ares thereof vide Mutation Entry No. 18965 dated 28/10/2010.
18. The said Savitribai Somnath Palaskar had filed Regular Civil Suit No. 37 of 2009 seeking, interalia, for a Decree for Partition of her claimed in the above captioned land. However, as stated above, the said Savitribai Somnath Palaskar conveyed her share in the said land bearing Survey No. 12 Hissa No. 2+3, Dhanorie, Pune to M/s. Shree Balaji Associates vide a Deed of Sale dated 24/09/2010. In the circumstances, the said Savitribai Somnath Palaskar withdrew the said Suit unconditionally without reserving any right to file again on the same cause of action.
19. The said M/s. Shree Balaji Associates availed of a Loan from Money Matters Financial Services Limited, a Non-Banking Finance Company Registered under the Companies Act, 1956 and having its registered office at - 1-B, Court Chambers, 35, Sir Vitthaladas Thackersey Marg, New Marine Lines, Mumbai 400 020, and, as Security for due repayment of such Loan together with interest accrued thereon, a Mortgage (Without Possession) was created in favour of the said Money Matter Financial Services Limited vide an Indenture of Mortgage dated 22/11/2011 (duly registered under Serial No. 13831 of 2011 with the Sub-Registrar, Haveli X, Pune), interalia, of the said portion admeasuring Hectares 03 = 06 Ares out of the said land bearing Survey No. 12 Hissa No. 2+3, Dhanorie, Pune. However, on re-payment by the said M/s. Shree Balaji Associates of the loan amount granted to it and the interest accrued thereon to the said Money Matters Financial Services Limited, vide two separate Deed of Release of Mortgage both dated 18/07/2013 (duly registered under Serial Nos. 8705 and 8706 of 2013 with the Sub-Registrar, Haveli X, Pune) the said Money Matters Financial Services Limited released and the said

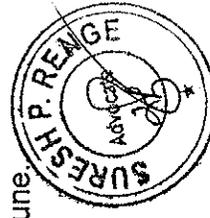


mortgage earlier held by it on the said holding of the said M/s. Shree Balaji Associates out of the said land bearing Survey No. 12 Hissa No. 2+3, Dhanorie, Pune.

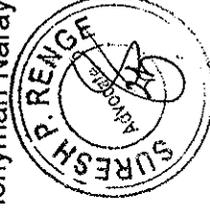
20. Vide a Deed of Gift dated 02/06/2014 (duly registered under Serial No. 5332 of 2014 with the Sub-Registrar, Haveli X, Pune) the said Jaiprakash Sitaram Goel assigned, transferred, assured and conveyed, as an by way of a Gift, a portion admeasuring Hectares 00 = 48 Ares out of his said holding admeasuring Hectares 01 = 20 Ares in the said land bearing Survey No. 12 Hissa No. 2+3, Dhanorie, Pune to / in favour of the said Shri Subhash Sitaram Goel. The name of the said Shri Subhash Sitaram Goel was duly entered on VII/XII Extract pertaining to the said land bearing Survey No. 12 Hissa No. 2+3, Dhanorie, Pune as the holder of the said portion admeasuring Hectares 00= 48 Ares thereof vide Mutation Entry No. 21603 dated 28/07/2014.
21. Deed of Gift dated 31/12/2014 (duly registered under Serial No. 1503 of 2015 with the Sub-Registrar, Haveli X, Pune) the said Jaiprakash Sitaram Goel assigned, transferred, assured and conveyed, as an by way of a Gift, his remaining holding admeasuring Hectares 00 = 72 Ares out of the said land bearing Survey No. 12 Hissa No. 2+3 Dhanorie, Pune to / in favour of the said Shri Rajendra Sitaram Goel and Shri Umesh Sitaram Goel as tenants-in-common in equal shares therein. The names of the said Shri Rajendra Sitaram Goel and Shri Umesh Sitaram Goel were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.12 Hissa No. 2+3, Dhanorie, Pune as the holders of a portion admeasuring Hectares 00 = 36 Ares each thereof vide Mutation Entry No. 21920 dated 11/02/2015.
22. Vide Sale Deed dated 29/02/2016 (duly registered under Serial No. 2991 of 2016 with the Sub-Registrar Haveli X, Pune) made by and between, interalia, the said Shri Rajendra Sitaram Goel, Shri Umesh Sitaram Goel and Shri Subhash Sitaram Goel and the said Shree Balaji Associates, the said Shri Rajendra Sitaram Goel, Shri Umesh Sitaram Goel and Shri Subhash Sitaram Goel assigned, transferred, assured and conveyed a portion admeasuring Hectares 01 = 20 Ares out of the said land bearing Survey No. 12 Hissa No. 2+3 Dhanorie, Pune to / in favour of the said Shree Balaji Associates. The name of the said Shree Balaji Associates was entered on the VII/XII Extract pertaining to the said land bearing Survey No. 12 Hissa No. 2+3, Dhanorie, Pune as the holder of the said portion admeasuring Hectares 01 = 20 Ares thereof vide Mutation Entry No. 22470 dated 01/03/2016.

(III) LAND ADMEASURING HECTARES 00 = 03.75 ARES BEARING SURVEY NO. 12 HISSA NO. 4/29, DHANORIE, PUNE.

1. One Maruti Khandu Tapkir was the owner of land then bearing Hissa No. 4 of Survey No. 12, Village Dhanorie, Taluka Haveli, District Pune.



2. The said Maruti Khandu Tapkir availed of a loan from the Dhanorie Vividh Karyakari Society ad a charge in favour of the said Society was created on the said land bearing Survey No. 12 Hissa No. 4, Dhanorie, Pune as security for due repayment of such loan. Such charge in favour of the said Society was entered in the "Other Rights" column of the VII/XII Extract pertaining to the said land bearing Survey No. 12 Hissa No. 4, Dhanorie, Pune vide Mutation Entry No. 981 dated 24/06/1959. However, the said Maruti Tapkir making payment of all such outstanding dues to the said Society, the name of the said Society was deleted from the "Other Rights" column of the VII/XII Extract pertaining to the said land bearing Survey No. 12 Hissa No. 4, Dhanorie, Pune vide Mutation Entry No. 1154 dated 07/05/1968.
3. The said Maruti Khandu Tapkir died leaving behind him his only heirs and next-of-kin his widow, namely Rahibai Maruti Tapkir, two sons namely, Shankar and Sadashiv Maruti Tapkir, and four daughters, namely, Anubai Vithoba Pathare, Tanubai Baban Pathare, Jaibai Khandu and Bhimabai Chima Parande. The name of the said Shankar Maruti Tapkir (as Karta and Manager of the Hindu Undivided Family of the Late Maruti Tapkir) was entered on the VII/XII Extract pertaining to the said land bearing Survey No. 12 Hissa No. 4, Dhanorie, Pune as the holder thereof vide Mutation Entry No. 1015 dated 04/01/1961.
4. The provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1955 were made applicable to Village Dhanorie and due effect of the same was given in the Revenue Record of the said Village vide Mutation Entry No. 1183 dated 10/02/1969. Accordingly, the area of the said land bearing Survey No. 12 Hissa No. 4, Dhanorie, Pune was shown to be Hectares 04 = 11 Ares.
5. The said Shankar Maruti Tapkir availed of loans from the Canara Bank, Lohegaon, Pune from time to time and charges in favour of the said Bank were created on the said land bearing Survey No. 12 Hissa No. 4, Dhanorie, Pune as security for due repayment of the said loan. Such charges in favour of the said Bank were entered in the "Other Rights" column on the VII/XII Extract of the said land bearing Survey No. 12 Hissa No. 4, Dhanorie, Pune vide Mutation Entry Nos. 1390 and 2578 dated 27/12/1970 and 04/11/1980 respectively.
6. Upto 21/11/1989, the said Shankar Maruti Tapkir alienated parts / portions out of the said land bearing Survey No. 12 Hissa No. 4, Dhanorie, Pune to various persons / parties and such parts / portions so conveyed by the said Shankar Maruti Tapkir were assigned Pot Hissa Nos. 1 to 28 of Hissa No. 4 of land bearing Survey No. 12, Dhanorie, Pune.
7. Vide Deed of Sale dated 21/11/1989 (duly registered under Serial No. 17665 of 1989 with the Sub-Registrar Haveli II, Pune) made by and between the said Shankar Maruti Tapkir (as Karta and Manager of the Hindu Undivided Family) of the One Part and Anthonyman Narayanswami



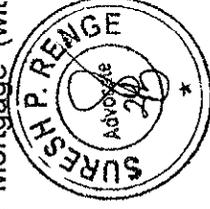
George of the Other Part, the said Shankar Maruti Tapkir assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 03.75 Ares out of his remaining holding in the said land bearing S. No. 12 Hissa No. 4, Dhanorie, Pune to the said Anthonyman Narayanswami George. The said portion admeasuring Hectares 00 = 03.75 Ares out of the said land bearing Survey No.12 Hissa No. 4, Dhanorie so conveyed by the said Shankar Maruti Tapkir to the said Anthonyman Narayanswami George was assigned Pot Hissa No. 29 of Hissa No. 4 of land bearing Survey No. 12, Dhanorie, Pune vide Mutation Entry No. 5624 dated 24/12/1990. After due inquiry by the concerned Revenue Authority it was held that the purchase by the said Anthonyman Narayanswami George did not contravene the provisions of Section 63 of the Bombay Tenancy and Agricultural Lands Act, 1948.

8. Vide an Agreement for Development dated 12/02/2008 (duly registered under Serial No. 1427 of 2008 with the Sub-Registrar, Haveli VI, Pune) executed by and between, inter-alia, the said Anthonyman Narayanswami George and the said Shree Balaji Associates, the said Anthonyman Narayanswami George granted rights of development of the said land bearing Survey No. 12 Hissa No. 4/29, Dhanorie, Pune to / in favour of the said Shree Balaji Associates at or for the consideration and on the terms and conditions mutually agreed upon.

9. It has been stated in the Mutation Entry bearing No. 22250, that, as per the order passed u/s. 155 of Maharashtra Land Revenue Code 1966 and amended Rules 1971, by Tahasildar, Haveli, Pune, vide No. RTS/64/3A/48/2015 dated 07/10/2015, that, 629 Hissa Numbers of Survey Numbers of village Dhanori, were revised. The said Hissa No. 2+3 of Survey No. 12 was revised and the effect of the same was given to the revenue records of the said Village Dhanori. Accordingly, the Hissa No. 2+3 of Survey No. 12 was revised to Hissa No. 2/3 of Survey No. 12.

10. Vide Deed of Sale dated 25/07/2011 (duly registered under Serial No. 7402 of 2011 with the Sub-Registrar Haveli VI, Pune) made by and between the said Anthonyman Narayanswami George and the said Shree Balaji Associates, the said Anthonyman Narayanswami George assigned, transferred, assured and conveyed the said land bearing Survey No. 12 Hissa No. 4/29, Dhanorie, Pune to/ in favour of the said Shree Balaji Associates. The name of the said Shree Balaji Associates was entered on the VII /XII Extract pertaining to the said land bearing Survey No. 12 Hissa No. 4/29, Dhanorie, Pune as the holder thereof vide Mutation Entry No. 19573 dated 10/08/2011.

11. The said M/s. Shree Balaji Associates have availed of a Loan from Money Matter Financial Services Limited, a Non-Banking Finance Company Registered under the Companies Act, 1956 and having its Registered Office at 1-B, Court Chambers, 35, Sir Vithaldas Thackersey Marg, New Marine Lines, Mumbai 400 020, and, as Security for due repayment of such loan together with interest accrued thereon, a Mortgage (without



possession) was created in favour of the said Money Matters Financial Services Limited vide an Indenture of Mortgage dated 22/11/2011 (duly Registered under Serial No. 13831 of 2011 with the Sub-Registrar, Haveli X, Pune). However, on re-payment by the said M/s. Shree Balaji Associates of the loan and the interest accrued thereon to the said Money Matters Financial Services Limited, the said Money Matters Financial Services Limited, vide two separate Deed of Release of Mortgage both dated 18/07/2013 (duly Registered under Serial Nos. 8705 and 8706 of 2013 with the Sub-Registrar, Haveli X, Pune) the said Money Matters Financial Services Limited released the said mortgage earlier held by it on the said land bearing Survey No. 12 Hissa No. 4/29, Dhanorie, Pune.

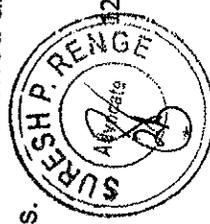
(IV) The provisions of the Urban Land (Ceiling and Regulation) Act, 1999 apply to the above captioned contiguous block of land.

(V) One Shushila Sahebrao Gavali filed Regular Civil Suit No. 6927/2012 for the relief of declaration and permanent injunction against Shree Balaji Associates in respect of the land bearing Suvery No. 12 Hissa No. 1 of village Dhanori, Pune. There is no prohibitory or injunction order restraining the defendant from developing the said land Survey No. 12 Hissa No. 1 of Village Dhanori, Pune. The defendant move and application under Order VII rule 11 (b) for rejection of plaint. Accordingly the plaint came to be rejected. The plaintiff filed appeal bearing no. 456/2014 in district court Pune against the said order. The said appeal is still pending. However, regarding the merits of the case, the Plaintiff has no merits at all as the Defendant has paid the entire agreed consideration to the executants of the Conveyance deed dated 18/05/2010 including the Plaintiff. The Plaintiff has acknowledged the receipt of consideration and the Plaintiff is now estopped from denying the said fact. Hence the suit is liable to be dismissed on merits.

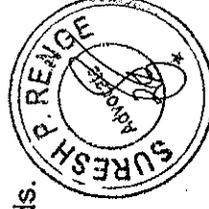
(VI) The Municipal Corporation of Pune has sanctioned Building Layout and Building Plans in respect of the construction to be carried out on the above captioned contiguous block of land vide its Commencement Certificate No. CC/2108/12 dated 12/10/2012 and thereafter revised by Commencement Certificate No. CC/4079/15 dated 11/03/2016.

(VII) The Collector of Pune has permitted conversion of user of the above captioned contiguous block of land to "residential" under the provisions of Section 44 of the Maharashtra Land Revenue Code, 1966 vide its order dated 10/06/2013 bearing No. PMH/NA/SR/52/2013.

(VIII) As part of investigation of title of the then owners (Madhukar Nivrutti Tapkir and Others) of the said portion admeasuring Hectares 01=20 Ares out of the said land bearing Survey No. 12 Hissa No. 1, Dhanorie, Pune, I had issued Public Notices in the daily newspapers "Loksatta" and "Prabhat" and which Notices appeared in the said newspapers on 25/08/2005. I have not received any objection or claim in response to the said Public Notices.



- (IX) As part of investigation of title of the said Owners Viz. Shri. Madhukar Nivrutti Tapkir and others to a portion admeasuring Hectares 01=20 Ares out of the said land bearing Survey No. 12 Hissa No. 1 Dhanorie, Pune I had issued Public Notices in the daily newspapers "Prabhat" and "Loksatta" and which Notices appeared in the said newspapers on 25/08/2005. I have not received any objection or claim in response to the said Public Notices. Further, as part of investigation of title of the said M/s. Shree Balaji Associates to a portion admeasuring Hectares 03=06 Ares out of the said land bearing Survey No. 12 Hissa No. 2+3 Dhanorie, Pune I had issued Public Notices in the daily newspapers "Indian Express", "Times of India", "Kesari", "Lokmat", "Loksatta" and "Sakal" and which Notices appeared in the said newspapers on 16/12/2010. I have not received any objection or claim (save and except an objection received from Shri Ishwar Mohanlal Bora, Advocate for and on behalf of Preeti Vijay Sharma) in response to the said Public Notices. I have scrutinized the claim made by the said Preeti Vijay Sharma and, in my opinion, the same was legally unable. However, vide a Deed of Release dated 31/05/2014 (duly registered under Serial No. 5320 of 2014 with the Sub-Registrar, Haveli X, Pune) the said Preeti Vijay Sharma released all and whatsoever her right, title and interest (so far as the same pertains to the said holding admeasuring Hectares 03=06 Ares of the said M/s. Shree Balaji Associates in the said land bearing Survey No. 12 Hissa No. 2+3, Dhanorie, Pune) to / in favour of the said M/s. Shree Balaji Associates.
- (X) The said M/s. Shree Balaji Associates, Shri Rajendra Sitaram Goel, Shri Umesh Sitaram Goel and Shri Subhash Sitaram Goel have availed of a Loan from J.M. Financial Credit Solutions Limited, a Company Registered under the Companies Act, 1956 and registered with the Reserve Bank of India as Non-Banking Financial Company and having its Registered Office 7th Floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Dadar, (West), Mumbai - 400025, and Mortgage (without possession) was created in favour of the said J.M. Financial Credit Solutions Limited vide an Indenture of Mortgage dated 26/06/2015 (duly Registered under Serial No. 5387 of 2015 with the Sub-Registrar, Haveli XI, Pune) interalia, of the said captioned portions / lands.
- (XI) By virtue of Deed of Reconstitution dated 01/07/2015 executed by and between the partners of M/s. Shree Balaji Associates, that Shri. Rajendra Sitaram Goel, one of the Partner of the said M/s. Shree Balaji Associates has been retired from the said firm viz. M/s Shree Balaji Associates.
- (XII) On re-payment by the said M/s. Shree Balaji Associates of the loan and the interest accrued thereon to the said J.M. Financial Credit Solutions Limited, vide Deed of Reconveyance of Mortgage both dated 03/09/2016 (duly Registered under Serial Nos. 12555 of 2016 with the Sub-Registrar, Haveli X, Pune). The J.M. Financial Credit Solutions Limited released the said mortgage earlier held by it on the said lands.

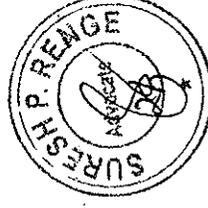


(XIII) The said M/s. Shree Balaji Associates through their partners 1) M/s. Meenamani Ganga Builders LLP through its authority singnatory Shri. Anuj Umesh Goel, 2) Ganga Housing Pvt. Ltd. through its director Shri. Subhash Sitaram Goel, and 3) Shri. Anurag Subhash Goel have availed of a Loan from IDBI Trusteeship Services Limited, a Company incorporated under the Companies Act, 1956 and having its Registered Office the Asian Building, Ground Floor, 17th, R. Kamani Marg, Ballard Estate, Mumbai - 400 001 and Mortgage (without possession) was created in favour of the said IDBI Trusteeship Services Limited vide an Indenture of Mortgage dated 29/08/2016 (duly Registered under Serial No. 12343 of 2016 with the Sub-Registrar, Haveli X, Pune) interalia, of the said captioned portions / lands.

(XIV) I have taken the search of the available, unmulitlated and relevant Index II Record in the Offices of the concerned Sub-Registrars of Assurances, Pune vide Receipt Nos. MH002095615201617E and MH0031761842017 18E dated 24/06/2015 and dated 05/07/2017 respectivley for the last 31 years i.e. from 25/06/1986 to 12/07/2017 (inclusive of both the years) which has been caused by me at the Offices of Sub-Registrar Haveli Nos. I, II & IV, I have also taken online search (from 2003 to 2016) as displayed by the I.G.R. Office in respect of the said above captioned portions/lands upto till date. Such search of the said Index II Record has not disclosed any outstanding encumbrance (save and except a loan availed from IDBI Trusteeship Services Limited vide aforesaid Indenture of Mortgage dated 29/08/2016) on or in respect of the said captioned portions / lands, on any entry adverse to the title of the said M/s. Shree Balaji Associates.

Upon all the aforesaid forgoing and findings based on the scrutiny of the above mentioned documents given for my perusal and having regard to the legal considerations and subject to the claims made in the abovementioned pending suit and charge of IDBI Trusteeship Services Limited, the title of M/s. Shree Balaji Associates to the above captioned contunious block of land is clain and clear.

Dated this 12/07/2017.



SURESH P. RENGE

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