Dinesh Ghadge
Advocate
Legal Realty LLP, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 09371991992

FORMAT- A
(Circular No.: 28 / 2021)

To,

MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect land at Gat No. 129 admeasuring about 27.44R and Gat No. 130 admeasuring about 31R at Village Chikhali, Taluka Haveli, within the limits of the Pimpri Chinchwad Municipal Corporation, District Pune: (hereinafter referred as the **said land**)

I have investigated the title of the said land on the request of M/s. AEIOUZ CORRP LLP and following documents:

1. **Description of the property:**

A. All that piece and parcel land admeasuring about 27.44R out of Gat No. 129, at Village Chikhali, Taluka Haveli, within the limits of the Pimpri Chinchwad Municipal Corporation, District Pune.

B. All that piece and parcel land bearing admeasuring about 31R out of Gat No. 130, at Village Chikhali, Taluka Haveli, within the limits of the Pimpri Chinchwad Municipal Corporation, District Pune.

(Hereinafter called and referred to as the '**said land'** for the sake of brevity and convenience

2. **Documents of Allotment of Plot:**

Gat No. 129

2.1 7/12 Extract and Mutation Entries.

2.2 Sale Deed dated 24.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 6983/2024 by Mrs. Lilawati Shankar Sasawade & others in favour of M/s. Ankur Buildcon.

2.3 Power of Attorney dated 24.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 6984/2024 by Mrs. Lilawati Shankar Sasawade & others in favour of M/s. Ankur Buildcon.

2.4 Consent Deed dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 10861/2024 on 17.05.2024 by Mr. Krutesh Dinesh Nelekar in favour of M/s. Ankur Buildcon.

2.5 Exchange Deed dated 24.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 6988/2024 between M/s. Ankur Buildcon and others.

2.6 Power of Attorney dated 24.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 6991/2024 by Mr. Kashinath Vishwanath Saswade and others in favour of M/s. Ankur Buildcon.

2.7 Consent Deed dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 10860/2024 on 17.05.2024 by Mr. Krutesh Dinesh Nelekar in favour of M/s. Ankur Buildcon.

2.8 Order dated 04.04.2024 passed by Hon'ble District Judge -12 and Additional Session Court, Pune pertaining to the Regular Civil Appeal No. 233/2010.

2.9 Order dated 01.04.2024 passed by Hon'ble 2nd Addl. Judge and CJSD, Small Cause Court, Pune pertaining to the Special Civil Suit No. 130/2012.

Gat No. 130

2.10 7/12 Extract and Mutation Entries.

2.11 Agreement dated 02.02.2008, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 1100/2008 by Mr. Kashinath Vishwanath Saswade & others in favour of M/s. Kohinoor Development Corporation and Mr. Subhash Devichand Agarwal.

2.12 Power of Attorney dated 02.02.2008, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 1101/2008 by Mr. Kashinath Vishwanath Saswade & others in favour of M/s. Kohinoor Development Corporation and Mr. Subhash Devichand Agarwal.

2.13 Sale Deed dated 18.07.2008, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 5926/2008 by Mr. Kashinath Vishwanath Saswade & others in favour of M/s. Kohinoor Development Corporation and Mr. Subhash Devichand Agarwal.

2.14 Sale Deed dated 13.05.2011 which is duly registered in the office of Sub Registrar Haveli No. 18 at Serial No. 4741/2011 by M/s. Kohinoor Development Corporation & others in favour of Mr. Kashinath Vishwanath Saswade (HUF) & others.

2.15 Sale Deed dated 06.09.2011, which is duly registered in the office of the Sub Registrar Haveli No. 17, at Serial No. 9654/2011 by M/s. Kohinoor Development Corporation and Mr. Subhash Devichand Agarwal in favour of M/s. Ankur Buildcon.

2.16 Power of Attorney dated 06.09.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 9655/2011 by M/s. Kohinoor Development Corporation and Mr. Subhash Devichand Agarwal in favour of M/s. Ankur Buildcon.

2.17 Index II of Possession Receipt dated 28.04.2011 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 3935/2011 by Mr. Kashinath Vishwanath Saswade and others in favour of Pimpri Chinchwad Municipal Corporation.

2.18 Index II of Agreement dated 02.02.2013, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 1028/2013 by Mr. Kashinath Vishwanath Saswade and others in favour of M/s. S. S. D. Promoters and Builders.

2.19 Index II of Release Deed dated 04.05.2023, which is duly registered in the office of Sub Registrar Haveli No. 7, at Serial No. 8075/2023 by Mrs. Meghna Dinkar Saswade, Mrs. Shubhangi Shivaji Farate in favour of Mr. Vikas Dinkar Saswade and Mr. Vijay Dinkar Saswade.

2.20 Sale Deed dated 03.09.2024, which is duly registered in the office of Sub Registrar Haveli No. 1, at Serial No. 17075/2024 by M/s. Ankur Buildcon in favour of M/s. AEIOUZ CORRP LLP.

2.21 Mortgage Deed dated 03.09.2024, which is duly registered in the office of Sub Registrar Haveli No. 1, at Serial No. 17079/2024 by M/s. AEIOUZ CORRP LLP & others in favour of Prachay Capital Private Ltd.

2.22 Hypothecation dated 03.09.2024, which is duly registered in the office of Sub Registrar Haveli No. 1, at Serial No. 17080/2024 by M/s. AEIOUZ CORRP LLP & others in favour of Prachay Capital Private Ltd.

2.23 Deed of Partnership (Retirement Cum Reconstitution of Partnership) dated 21.06.2018 of M/s. Ankur Buildcon.

2.24 Easementry Deed dated 24.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 6987/2024 between M/s. Ankur Buildcon and others.

2.25 Commencement Certificate dated 30.12.2024 bearing No. BP/Chikhali/172/2024 issued by Pimpri Chinchwad Municipal Corporation.

2.26 Order dated 04.04.2024 passed by Hon'ble District Judge -12 and Additional Session Court, Pune pertaining to the Regular Civil Appeal No. 233/2010.

2.27 Order dated 01.04.2024 passed by Hon'ble 2nd Addl. Judge and CJSD, Small Cause Court, Pune pertaining to the Special Civil Suit No. 130/2012

3. Search report for 30 years from 1995 till 2024.

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 M/s. AEIOUZ CORRP LLP become absolute owner of the land at Gat No. 129 admeasuring about 27.44R and Gat No. 130 admeasuring about 31R i.e. said land and the title of said land is clear, marketable and without any encumbrances.

4. **Owners of the Land:**

The said land is owned by M/s. AEIOUZ CORRP LLP.

5. The report reflecting the flow of the title of the M/s. AEIOUZ CORRP LLP to the said land is enclosed herewith as annexure.

Date: 02.01.2025

Dinesh Baban Ghadge

Digitally signed by Dinesh Baban Ghadge
Date: 2025.01.02 17:15:35 +05'30'

DINESH GHADGE ADVOCATE

DINESH GHADGE
Advocate

Dinesh Ghadge
Advocate
Legal Realty LLP, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 09371991992

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1. FLOW OF TITLE OF THE SAID LAND:

Gat No. 129 admeasuring about 27.44R

1.1 That the land bearing Gat No. 129 Old Survey No. 38/12 admeasuring about 65R belonged to Mr. Shankar Laxman Saswade prior to the year 1970.

1.2 That thereafter the said Mr. Shankar Laxman Saswade died on 29.12.2022 leaving behind him Mr. Pratap Shankar Saswade alias Mr. Pratap Shankar Jagtap (son) (As per Gazette dated 16.02.2022-2023), Mrs. Anupama Ravindra Nalawade (daughter), Mrs. Kumodini Dinesh Nelekar (daughter), Mrs. Sulochana Surjerao Dorage (daughter) and Smt. Lilawati Shankar Sasawade (widow) as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract vide Mutation Entry No. 34818 dated 24.04.2023.

1.3 That thereafter the said Mrs. Lilawati Shankar Sasawade, Mrs. Sulochana Surjerao Dorage, Mr. Pratap Shankar Jagtap, Mrs. Anupama Ravindra Nalawade and Mrs. Kumodini Dinesh Nelekar with consent of Mr. Sarjerao Baliba Dorge, (Mr. Tushar Sarjerao Dorge for self and through natural guardian of Mr. Dhruv and Miss Karvi), Mrs. Archana Tushar Dorge, Mr. Sachin Sarjerao Dorge, Mrs. Snehal Sachin Dorge, Mrs. Kavita Pratap Jagtap, Miss. Pooja Pratap Jagtap, Mr. Ravindra Khashaba Nalavade, Mr. Aditya Ravindra Nalavade for self and through natural guardian Mr. Aviraj Aditya Nalavade, Mrs. Pooja Aditya Nalavade, Mr. Kartikey Ravindra Nalavade, Mr. Dinesh Sudhakar Nelekar and Miss. Sneha Nilesh Nelekar sold the Gat No. 129 admeasuring about 65R to M/s. Ankur Buildcon, vide Sale Deed dated 24.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 6983/2024 and Power of Attorney dated 24.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 6984/2024. **In furtherance of the same name of M/s. Ankur Buildcon was not mutated on 7/12 extract.**

1.4 That the said Mr. Krutesh Dinesh Nelekar consented for the aforesaid Sale Deed dated 24.03.2024 and Power of Attorney dated 24.03.2024 in favour of M/s. Ankur Buildcon vide Consent Deed dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 10861/2024 on 17.05.2024.

1.5 That said M/s. Ankur Buildcon exchanged land at Gat No. 129 admeasuring about 37.56R the aforesaid land with Mr. Kashinath Vishwanath Saswade, Mr. Vikas Dinkar Saswade, Mr. Vijay Dinakr Saswade and Smt. Kaushalya Dinkar Saswade vide Exchange Deed dated 24.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 6988/2024 and Power of Attorney dated 24.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 6991/2024. In furtherance of the same their names were mutated on 7/12 extract of the aforesaid land, vide Mutation Entry No. 36439 However aforesaid Mutation Entry is not provided for my verification.

1.6 That the said Mr. Krutesh Dinesh Nelekar consented for the aforesaid Exchange Deed dated 24.03.2024 in favour of M/s. Ankur Buildcon vide Consent Deed dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 10860/2024 on 17.05.2024.

1.7 That in the aforesaid manner M/s. Ankur Buildcon became owner of the aforesaid land.

Gat No. 130 admeasuring about 31R

1.8 That the land at Gat No. 130 Old Survey No. 38/13 and 38/14 admeasuring about 81R belonged to Smt. Tarabai Vishwanath Saswade since the year 1970.

1.9 That the said Smt. Tarabai Vishwanath Saswade died on 03.09.2004 leaving behind her Mr. Kashinath Vishwanath Saswade, Late Mr. Dinkar Vishwanath Saswade died on 01.08.1994, Mr. Vikas Dinkar Saswade, Mr. Vijay Dinkar Saswade, Miss. Meghana Dinkar Saswade, Mrs. Shubhangi Shivaji Pharate and Smt. Kaushalya Dinkar Saswade as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract of the aforesaid land, vide Mutation Entry No. 15021 dated 12.08.2005.

1.10 That the said Mr. Kashinath Vishwanath Saswade, Mrs. Kantabai Kashinath Saswade, Mr. Ram Kashinath Saswade, Mrs. Sangita Ram Saswade, Mr. Santosh Kashinath Saswade, Mr. Yogesh Kashinath Saswade, Mr. Vikas Dinkar Saswade, Mr. Vijay Dinkar Saswade, Miss. Meghana Dinkar Saswade, Mrs. Shubhangi Shivaji Pharate and Smt. Kaushalya Dinkar Saswade assigned development rights of land at Gat No. 130 admeasuring about 60R out of the said land in favour of M/s. Kohinoor Development Corporation and Mr. Subhash Devichand Agarwal, vide Agreement dated 02.02.2008, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 1100/2008 and Power of Attorney dated 02.02.2008, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 1101/2008.

1.11 That thereafter the said Mr. Kashinath Vishwanath Saswade, Mrs. Kantabai Kashinath Saswade, Mr. Ram Kashinath Saswade, Mrs. Sangita Ram Saswade, Mr. Santosh Kashinath Saswade, Mr. Yogesh Kashinath Saswade, Mr. Vikas Dinkar Saswade, Mr. Vijay Dinkar Saswade, Miss. Meghana Dinkar Saswade, Mrs. Shubhangi Shivaji Pharate and Smt. Kaushalya Dinkar Saswade through their Constituted Attorney M/s. Kohinoor Development Corporation and Mr. Subhash Devichand Agarwal sold land admeasuring about 60R out of the said land admeasuring about 81R to M/s. Kohinoor Development Corporation and Mr. Subhash Devichand Agarwal vide Sale Deed dated 18.07.2008, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 5926/2008. In furtherance of the same its name was mutated on 7/12 extract of the said land, vide Mutation Entry No. 22368 dated 26.07.2011.

1.12 That thereafter the said M/s. Kohinoor Development Corporation and Mr. Subhash Devichand Agarwal with consent of Mrs. Kantabai Kashinath Saswade, Mr. Ram Kashinath Saswade (HUF), Mrs. Sangita Ram Saswade, Mr. Santosh Kashinath Saswade (HUF), Mr. Yogesh Kashinath Saswade (HUF) sold land admeasuring about 29R out of the aforesaid land admeasuring about 60R in favour of Mr. Kashinath Vishwanath Saswade (HUF), Late Dinkar Vishwanath Saswade through his legal heirs Mr. Vikas Dinkar Saswade (HUF), Mr. Vijay Dinkar Saswade (HUF), Miss. Meghana Dinkar Saswade alias Meghana Akshay Shitole, Mrs. Shubhangi Shivaji Pharate and Smt. Kaushalya Dinkar Saswade vide Sale Deed dated 13.05.2011 which is duly registered in the office of Sub Registrar Haveli No. 18 at Serial No. 4741/2011. In furtherance of the same their names were mutated on 7/12 extract of the aforesaid land, vide Mutation Entry No. 22919 dated 23.11.2011.

1.13 That thereafter the said M/s. Kohinoor Development Corporation and Mr. Subhash Devichand Agarwal sold the land at Gat No. 130 admeasuring about 31R out of aforesaid land to M/s. Ankur Buildcon, vide Sale Deed dated 06.09.2011, which is duly registered in the office of the Sub Registrar Haveli No. 17, at Serial No. 9654/2011 and Power of Attorney dated 06.09.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 9655/2011. In furtherance of the same its name was mutated on 7/12 Extract of said land, vide Mutation Entry No. 22968 dated 07.12.2011.

1.14 That the said Mr. Kashinath Vishwanath Saswade, Mr. Vikas Dinkar Saswade, Mr. Vijay Dinkar Saswade, Miss. Meghana Dinkar Saswade alias Meghana Akshay Shitole, Mrs. Shubhangi Shivaji Pharate and Smt. Kaushalya Dinkar Saswade have handed over land admeasuring about 1712 sq. mt. to Pimpri Chinchwad Municipal Corporation, for road widening, vide Possession Receipt dated 28.04.2011 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial

No. 3935/2011. (Traced in Search) In furtherance of the same aforesaid effect was mutated on 7/12 extract, vide Mutation Entry No. 21915 dated 12.05.2011.

1.15 That the said M/s. S. S. D. Promoters and Builders purchased TDR admeasuring about 1712 sq. mt. bearing DRC No. 0812 from Mr. Kashinath Vishwanath Saswade and others vide Agreement dated 02.02.2013, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 1028/2013. (Traced in Search)

1.16 That thereafter the said Mr. Vikas Dinkar Saswade with the consent of Mr. Kashinath Vishwanath Saswade, Mr. Vijay Dinkar Saswade, Miss. Meghana Dinkar Saswade alias Meghana Akshay Shitole, Mrs. Shubhangi Shivaji Pharate and Smt. Kaushalya Dinkar Saswade availed loan of Rs. 40,00,000/- from Vasantrao Naik Co-Op Bank Ltd. on land admeasuring about 29R out of Gat No. 130 vide Mortgage Deed dated 20.04.2018, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 5575/2018. In furtherance of the same charge of Vasantrao Naik Co-Op Bank Ltd mutated on 7/12 extract vide Mutation Entry No. 29125. (Traced in Search). **However aforesaid document and mutation entry is not provided for my verification.**

1.17 That thereafter the said Mr. Santosh Kashinath Saswade with the consent of Mr. Vikas Dinkar Saswade Mr. Kashinath Vishwanath Saswade, Mr. Vijay Dinkar Saswade, Miss. Meghana Dinkar Saswade alias Meghana Akshay Shitole, Mrs. Shubhangi Shivaji Pharate and Smt. Kaushalya Dinkar Saswade availed loan of Rs. 40,00,000/- from Vasantrao Naik Co-Op Bank Ltd. on land admeasuring about 29R out of Gat No. 130 vide Mortgage Deed dated 20.04.2018, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 5576/2018. In furtherance of the same charge of Vasantrao Naik Co-Op Bank Ltd mutated on 7/12 extract vide Mutation Entry No. 29117. (Traced in Search) **However aforesaid document and mutation entry is not provided for my verification.**

1.18 That thereafter the said Smt. Kaushalya Dinkar Saswade with the consent of Mr. Vikas Dinkar Saswade Mr. Kashinath Vishwanath Saswade, Mr. Vijay Dinkar Saswade, Miss. Meghana Dinkar Saswade alias Meghana Akshay Shitole and Mrs. Shubhangi Shivaji Pharate availed loan of Rs. 40,00,000/- from Vasantrao Naik Co-Op Bank Ltd. on land admeasuring about 29R out of Gat No. 130 vide Mortgage Deed dated 20.04.2018, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 5577/2018. In furtherance of the same charge of Vasantrao Naik Co-Op Bank Ltd mutated on 7/12 extract vide Mutation Entry No. 29118. (Traced in Search) **However aforesaid document and mutation entry not provided for my verification.**

1.19 That thereafter the said Mr. Ram Kashinath Saswade with the consent of Mr. Vikas Dinkar Saswade Mr. Kashinath Vishwanath Saswade, Mr. Vijay Dinkar Saswade, Miss. Meghana Dinkar Saswade alias Meghana Akshay Shitole, Mrs. Shubhangi Shivaji Pharate and Smt. Kaushalya Dinkar Saswade availed loan of Rs. 40,00,000/- from Vasantrao Naik Co-Op Bank Ltd. on land admeasuring about 29R out of Gat No. 130 vide Mortgage Deed dated 20.04.2018, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 5580/2018. In furtherance of the same charge of Vasantrao Naik Co-Op Bank Ltd. mutated on 7/12 extract vide Mutation Entry No. 29119. (Traced in Search) **However aforesaid document and mutation entry not provided for my verification.**

1.20 That thereafter the said Mr. Yogesh Kashinath Saswade with the consent of Mr. Vikas Dinkar Saswade Mr. Kashinath Vishwanath Saswade, Mr. Vijay Dinkar Saswade, Miss. Meghana Dinkar Saswade alias Meghana Akshay Shitole, Mrs. Shubhangi Shivaji Pharate and Smt. Kaushalya Dinkar Saswade availed loan of Rs. 40,00,000/- from Vasantrao Naik Co-Op Bank Ltd. on land admeasuring about 29R out of Gat No. 130 vide Mortgage Deed dated 20.04.2018, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 5581/2018. In furtherance of the same charge of Vasantrao Naik Co-Op Bank Ltd. mutated on 7/12 extract vide Mutation Entry No. 29188. (Traced in Search). **However aforesaid document and mutation entry not provided for my verification.**

1.21 That thereafter the said Mrs. Meghna Dinkar Saswade and Mrs. Shubhangi Shivaji Farate released their share in the said land alongwith others property in favour of Mr. Vikas Dinkar Saswade and Mr. Vijay Dinkar Saswade vide Release Deed dated 04.05.2023, which is duly registered in the office of Sub Registrar Haveli No. 7, at Serial No. 8075/2023. (Traced in Search) In furtherance of aforesaid effect was mutated on 7/12 extract, vide Mutation Entry No. 35047 dated 15.06.2023.

1.22 That the said M/s. Ankur Buildcon, Mr. Kashinath Vishwanath Saswade, Mr. Vikas Dinkar Saswade, Mr. Vijay Dinakr Saswade, Smt. Kaushalya Dinkar Saswade, Mrs. Kantabai Kashinath Saswade, Mr. Ram Kashinath Saswade, Mr. Santosh Kashinath Saswade, Mr. Yogesh Kashinath Saswade, (Mr. Aditya Vikas Saswade and Mr. Arnav Vikas Saswade through their natural guardian Mr. Vikas Dinkar Saswade), Mrs. Deepali Vikas Saswade, (Miss Aaanya Vijay Saswade and Mr. Abhinav Vijay Saswade through their natural guardian Mr. Vijay Dinkar Saswade), Mrs. Vasundhara Vijay Saswade have assigned between themselves for right to use access road to the land at Gat No. 130 admeasuring about 31R vide Easementry Deed dated 24.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 6987/2024.

1.23 That in the aforesaid manner M/s. Ankur Buildcon became owner of the aforesaid land.

1.24 That thereafter the said M/s. Ankur Buildcon sold the land at Gat No. 129 admeasuring about 27.44R and Gat No. 130 admeasuring about 31R alongwith Easementry rights of 12 mtr. wide access -road i.e. said land to M/s. AEIOUZ CORRP LLP, vide Sale Deed dated 03.09.2024, which is duly registered in the office of Sub Registrar Haveli No. 1, at Serial No. 17075/2024. In furtherance of the same name of M/s. AEIOUZ CORRP LLP is mutated on the 7/12 extract vide Mutation Entry No. 36816.

1.25 That thereafter the said M/s. AEIOUZ CORRP LLP & others availed loan from Prachay Capital Private Ltd. of Rs. 5,25,00,000/- by creating charge over the said land, vide Mortgage Deed dated 03.09.2024, which is duly registered in the office of Sub Registrar Haveli No. 1, at Serial No. 17079/2024 and Hypothecation dated 03.09.2024, which is duly registered in the office of Sub Registrar Haveli No. 1, at Serial No. 17080/2024.

2. POSSESSION:

It appears from the documentary records that M/s. AEIOUZ CORRP LLP is having true and legal possession for the purpose of Development of the said property.

3. SANCTION PLAN:

That the Pimpri Chinchwad Municipal Corporation sanctioned the building plan in respect of the building proposed to be constructed on the part of the said land vide commencement certificate dated 30.12.2024 bearing No. BP/Chikhali/172/2024. That physical property inspection and verification of Sanctioned Building Plan is not within our scope and ambit.

4. LITIGATIONS:

Gat No. 129

1.26 That according to consolidation scheme in the year 1970 the said Mr. Shankar Laxman Sasawade had got 32.5R less land. That the said Mr. Shankar Laxman Sasawade had filed application before Taluka Inspector of Land Record pertaining to the same. That according to Order dated 31.08.1981 the said Taluka Inspector of Land Record directed to correct the Gatwari. However aforesaid order is nor provided for my verification.

1.27 That the said Mr. Shankar Laxman Sasawade had filed appeal before the Superintendent of land Record bearing No. Consolidation Appeal/287/2002 by consolidation scheme the area of the land owned by the Mr. Shankar Laxman Sasawade was reduced against Mr. Kashinath Vishwanath Sasawade and others. That the aforesaid appeal was dismissed vide Order dated 30.04.2007.

1.28 That the said Mr. Shankar Laxman Sasawade Appeal No. 1061/2008 against the Order dated 30.04.2007 before Deputy Director of Land Records, Pune. That according to Order dated 08.07.2009 the said appeal was partly allowed and set aside the Order passed by Superintendent of land Record and directed Superintendent of land Record to make fresh enquiry within three months.

1.29 That the said Mr. Kashinath Vishwanath Sasawade and others filed Review Application No. 1390/2009 before Deputy director of Land Records. That the said application was rejected vide Order dated 31.10.2009.

1.30 That the said Mr. Kashinath Vishwanath Sasawade and others filed Revision Application No. REV/3409/806/EK 122/10/L-1 before the Revenue Minister. That the said application dismissed vide Order dated 20.04.2011.

1.31 That according to Order dated 02.06.2014 passed by Deputy Director of Land Records, Pune measurement was carried out and thereby confirm the measurement report submitted by Taluka Inspector of Land Record.

1.32 That the said Mr. Kashinath Vishwanath Sasawade and others filed Revision Application No. RTS 3414/2014 before the Revenue Minister. That according to Order dated 18.04.2016 set aside the Order dated 02.06.2014 passed by Deputy Director of Land Records, Pune.

1.33 That the said Mrs. Meena Ravindra Nalawade and others filed Special Civil Suit No. 288/2008 against Mr. Shankar Laxman Sasawade and others for partitioned. That according to Judgement dated 31.10.2009 it is declared that each of the plaintiff and the defendants has 1/6 share in the said land.

1.34 That the said Mrs. Meena Ravindra Nalawade and others filed Special Civil Suit No. 130/2012 against Mr. Kashinath Vsihwanath Sasawade and others for declaration and injunction. That according to Order dated 27.08.2012 The defendants are hereby temporarily restrained from creating any third-party interest and carry out construction on land admeasuring about 29R till the decision of the suit.

1.35 That thereafter the said Mrs. Meena Alias Anupama Ravindra Nalawade filed Special Civil Suit No. 130/2012 against Mr. Kashinath Vishwanath Saswade and others for Possession before The Hon'ble Civil Judge Senior Division, Pune in respect of the land at Gat no. 129 admeasuring about 21R. That the aforesaid litigation is disposed, vide Order dated 01.04.2024 as per the data available online. That the order passed by Hon'ble 2nd Addl. Judge and CJSD, Small Cause Court, Pune is as follows:

- Special Civil Suit No. 130/2012 stands disposed of through mediation. Stop the proceedings of this suit.
- The parties to bear their own costs.
- Court fees, if any, be returned as per rules.
- Case papers be filed.

1.36 That thereafter the said Mr. Kashinath Vishwanath Saswade and others filed Misc. Civil Appeal No. 424/2012 against Mrs. Meena Alias Anupama Ravindra Nalawade for Misc. Civil Appeal is preferred against the Judgement and Order passed by the Ld. 2nd Addl. Judge, Small Causes Court, & Jt. Civil Judge, S.D., Pune in Special Civil Suit No. 130/2012 below EXh – 5 before The Hon'ble Hon'ble District and Session Court, Pune in respect of the land at Gat no. 129 admeasuring about 21R. That the aforesaid litigation is disposed, vide Order dated 02.07.2024 as per the data available online. That the order passed by Hon'ble District Judge -4, Pune is as follows:

M. C. A No. 424/2012 is hereby dismissed as Infructuous.

1.37 That thereafter the said Mrs. Meena Alias Anupama Ravindra Nalawade and others filed Special Civil Suit No. 288/2008 against Mr. Shankar Laxman Saswade and others for Declaration Injunction and Partition Possession before The Hon'ble Civil Judge Senior Division, Pune in respect of the land at Gat no. 129 admeasuring about 65R & Gat No. 127 admeasuring about 55R. That at present the aforesaid Special Civil Suit No. 288/2008 is disposed vide Order dated 31.10.2009.

1.38 That thereafter the said Mr. Pratap Shankar Saswade (Jagtap) filed Regular Civil Appeal No. 233/2010 against Mrs. Meena Alias Anupama Ravindra Nalawade for Appeal against the Judgement and Decree dated 31.10.2009 passed by Hon'ble Civil Judge Senior Division, Pune in Special Civil Suit No. 288/2008 before The Hon'ble District and Session Court, Pune. That the aforesaid litigation is disposed, vide Order dated 04.04.2024. That the order passed by Hon'ble District Judge -12 and Additional Session Court, Pune is as follows:

- Appeal is disposed off as withdrawn by the Appellant.
- No Order as to costs.

1.39 That the said Mr. Shankar Laxman Saswade and others filed Writ Petition Nos. 13973/2016 and Writ Petition Nos. 15658/2016 against Mr. Kashinath Vishwanath Saswade and others. That at present the aforesaid Writ Petition Nos. 13973/2016 & and Writ Petition Nos. 15658/2016 are disposed vide Order dated 03.04.2024 as per the data available online.

1.40 That the said Mr. Shankar Laxman Saswade and others filed Interim Application No. 2078/2022 against Mr. Kashinath Vishwanath Saswade and others. That at present the aforesaid Interim Application No. 2078/2022 is disposed vide Order dated 03.04.2024 as per the data available online.

Gat No. 130

1.41 That according to consolidation scheme in the year 1970 the said Mr. Shankar Laxman Saswade had got 32.5R less land. That the said Mr. Shankar Laxman Saswade had filed application before Taluka Inspector of Land Record pertaining to the same. That according to Order dated 31.08.1981 the said Taluka Inspector of Land Record directed to correct the Gatwari. However aforesaid order is not provided for my verification.

1.42 That the said Mr. Shankar Laxman Saswade had filed appeal before the Superintendent of land Record bearing No. Consolidation Appeal/287/2002 by consolidation scheme the area of the land owned by the Mr. Shankar Laxman Saswade was reduced against Mr. Kashinath Vishwanath Saswade and others. That the aforesaid appeal was dismissed vide Order dated 30.04.2007.

1.43 That the said Mr. Shankar Laxman Saswade Appeal No. 1061/2008 against the Order dated 30.04.2007 before Deputy Director of Land Records, Pune. That according to Order dated 08.07.2009 the said appeal was partly allowed and set aside the Order passed by Superintendent of land Record and directed Superintendent of land Record to make fresh enquiry within three months.

1.44 That the said Mr. Kashinath Vishwanath Saswade and others filed Review Application No. 1390/2009 before Deputy director of Land Records. That the said application was rejected vide Order dated 31.10.2009.

1.45 That the said Mr. Kashinath Vishwanath Saswade and others filed Revision Application No. REV/3409/806/EK 122/10/L-1 before the Revenue Minister. That the said application dismissed vide Order dated 20.04.2011.

1.46 That according to Order dated 02.06.2014 passed by Deputy Director of Land Records, Pune measurement was carried out and thereby confirm the measurement report submitted by Taluka Inspector of Land Record.

1.47 That the said Mr. Kashinath Vishwanath Saswade and others filed Revision Application No. RTS 3414/2014 before the Revenue Minister. That according to Order dated 18.04.2016 set aside the Order dated 02.06.2014 passed by Deputy Director of Land Records, Pune.

1.48 That the said Mrs. Meena Ravindra Nalawade and others filed Special Civil Suit No. 288/2008 against Mr. Shankar Laxman Saswade and others for partitioned. That according to Judgement dated 31.10.2009 it is declared that each of the plaintiff and the defendants has 1/6 share in the said land.

1.49 That the said Mrs. Meena Ravindra Nalawade and others filed Special Civil Suit No. 130/2012 against Mr. Kashinath Vsihwanath Saswade and others for declaration and injunction. That according to Order dated 27.08.2012 The defendants are hereby temporarily restrained from creating any third-party interest and carry out construction on land admeasuring about 29R till the decision of the suit.

1.50 That thereafter the said Mrs. Meena Alias Anupama Ravindra Nalawade filed Special Civil Suit No. 130/2012 against Mr. Kashinath Vishwanath Saswade and others for Possession before The Hon'ble Civil Judge Senior Division, Pune in respect of the land at Gat no. 129 admeasuring about 21R. That the aforesaid litigation is disposed, vide Order dated 01.04.2024 as per the data available online. That the order passed by Hon'ble 2nd Addl. Judge and CJSD, Small Cause Court, Pune is as follows:

- Special Civil Suit No. 130/2012 stands disposed of through mediation. Stop the proceedings of this suit.
- The parties to bear their own costs.
- Court fees, if any, be returned as per rules.
- Case papers be filed.

1.51 That thereafter the said Mr. Kashinath Vishwanath Saswade and others filed Misc. Civil Appeal No. 424/2012 against Mrs. Meena Alias Anupama Ravindra Nalawade for Misc. Civil Appeal is preferred against the Judgement and Order passed by the Ld. 2nd Addl. Judge, Small Causes Court, & Jt. Civil Judge, S.D., Pune in Special Civil Suit No. 130/2012 below EXh – 5 before The Hon'ble Hon'ble District and Session Court, Pune in respect of the land at Gat no. 129 admeasuring about 21R. That the aforesaid litigation is disposed, vide Order dated 02.07.2024 as per the data available online. That the order passed by Hon'ble District Judge -4, Pune is as follows:

M. C. A No. 424/2012 is hereby dismissed as Infructuous.

1.52 That thereafter the said Mrs. Meena Alias Anupama Ravindra Nalawade and others filed Special Civil Suit No. 288/2008 against Mr. Shankar Laxman Saswade and others for Declaration Injunction and Partition Possession before The Hon'ble Civil Judge Senior Division, Pune in respect of the land at Gat no. 129 admeasuring about 65R & Gat No. 127 admeasuring about 55R. That at present the aforesaid Special Civil Suit No. 288/2008 is disposed vide Order dated 30.10.2009,

1.53 That thereafter the said Mr. Pratap Shankar Saswade (Jagtap) filed Regular Civil Appeal No. 233/2010 against Mrs. Meena Alias Anupama Ravindra Nalawade for Appeal against the Judgement and Decree dated 31.10.2009 passed by Hon'ble Civil Judge Senior Division, Pune in Special Civil Suit No. 288/2008 before The Hon'ble District and Session Court, Pune. That the aforesaid litigation is disposed, vide Order dated 04.04.2024. That the order passed by Hon'ble District Judge -12 and Additional Session Court, Pune is as follows:

- Appeal is disposed off as withdrawn by the Appellant.
- No Order as to costs.

1.54 That the said Mr. Shankar Laxman Saswade and others filed Writ Petition Nos. 13973/2016 and Writ Petition Nos. 15658/2016 against Mr. Kashinath Vishwanath Saswade and others. That at present the aforesaid Writ Petition Nos. 13973/2016 & and Writ Petition Nos. 15658/2016 are disposed vide Order dated 03.04.2024 as per the data available online.

That the said Mr. Shankar Laxman Saswade and others filed Interim Application No. 2078/2022 against Mr. Kashinath Vishwanath Saswade and others. That at present the aforesaid Interim Application No. 2078/2022 is disposed vide Order dated 03.04.2024 as per the data available online.

5. ENCUMBRANCES:

That thereafter the said M/s. AEIOUZ CORRP LLP & others availed loan from Prachay Capital Private Ltd. of Rs. 5,25,00,000/- by creating charge over the said land, vide Mortgage Deed dated 03.09.2024, which is duly registered in the office of Sub Registrar Haveli No. 1, at Serial No. 17079/2024 and Hypothecation dated 03.09.2024, which is duly registered in the office of Sub Registrar Haveli No. 1, at Serial No. 17080/2024.

6. Note - This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property.

Date: 02.01.2025



Dinesh Baban Ghadge

Digitally signed by Dinesh Baban Ghadge
Date: 2025.01.02 17:16:40 +05'30'

DINESH GHADGE
Advocate

CHALLAN
MTR Form Number-6

GRN	MH004902508202425E	BARCODE		Date	08/07/2024-17:26:55	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	HVL5_HAVELI 5 JOINT SUB REGISTRAR	**Full Name**	ADVOCATE DINESH GHADGE
Location	PUNE		
Year	2024-2025 One Time	**Flat/Block No.**	GAT NO. 129 AND 130
		Premises/Building	
Road/Street			CHIKHALI
Area/Locality			HAVELI PUNE
Town/City/District			
PIN			

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

Remarks (If Any)

SEARCH FOR 30 YEARS

Amount In Words: Seven Hundred Fifty Rupees Only

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024070813543	744157589
Cheque/DD No.		Bank Date	RBI Date	08/07/2024-17:27:47	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 0000000000

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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 08-07-2024 05:27:58

CHALLAN

MTR Form Number-6

GRN	MH011846827202425E	**BARCODE**		**Date** 30/11/2024-15:07:15	**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	HVL5_HAVELI 5 JOINT SUB REGISTRAR	**Full Name**	ADVOCATE DINESH GHADGE
Location	PUNE		
Year	2024-2025 One Time	**Flat/Block No.**	GAT NO. 129 AND 130
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	25.00	**Road/Street**	CHIKHALI
		Area/Locality	HAVLEI PUNE
		Town/City/District	
		PIN	
		Remarks (If Any)	
		SEARCH	
		Amount In Words	Twenty Five Rupees Only
Total	25.00		

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024113012845	750116943
Cheque/DD No.		Bank Date	RBI Date	30/11/2024-15:08:08	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000

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 कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 30-11-2024 03:08:18