

SEARCH REPORT & TITLE NOTE

TO WHOMSOEVER IT MAY CONCERN.

In pursuance of instructions and information given by our client **PRINCIPLE INFRA PROJECTS LTD.** a company registered under the Companies Act, 2013 having its registered Office at :- 706, Platinum Square, Next to Hyatt Regency, Viman Nagar, Pune - 411 014.

I have carried out online search from the portal of IGR Maharashtra with respect to the said land for a period commencing from the year 2002 by paying appropriate search fees vide GRN No. MH013231787202122P dated 16/02/2022. I have also perused the photocopies of the Deeds and Documents given to me for my perusal pertaining to the right, title and interest of the Owners with respect to the said Land and also relied upon certain information given to me by my clients. My search is confined to those documents and the data made available by the IGR portal to me.

1. DESCRIPTION OF THE PROPERTY :

All that piece and parcel of the land bearing Gat No. 174 totally admeasuring about 06 H. 72 R., situated at Revenue village Balvad Taluka - Velha and District Pune within the limits of Zhilla Parishad & Panchayat Samiti Velha and within the jurisdiction of Registration District Pune, Sub-District, Taluka- Velha, Sub-Registrar Velha is owned and sufficiently held and possessed by Mr. Nilesh Chandrakant Khandelwal and Mr. Aashish Chandrakant Khandelwal

2. DOCUMENTS GIVEN FOR MY PERUSAL:

1. Photocopy of 7/12 Extract of old Village Balvad from the year

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Nilesh Chandrakant Khandelwal
Ashish Chandrakant Khandelwal

2. Photocopy of 7/12 Extract of Gat no.174; Village Balvad from the year 1981-1982 to 1997-1998.
3. Photocopy of 7/12 Extract of Gat no.174; Village Balvad from the year 2010-2011 to 2013-2014.
4. Photocopy of 7/12 Extract of Gat no.174; Village Balvad of the year 2017 -2020.
5. Photocopies of Mutation Entries recorded on 7/12 Extract of Gat No. 174; Village Balvad from the year 1981-1982 to 1997 -1998: 1 and 49
6. Photocopies of Mutation Entries recorded on 7/12 Extract of Gat No. 174; Village Balvad from the year 2010-2011 to 2013-2014: 1, 49, 85, 176, 178, 212, 345 and 357.
7. Photocopies of Mutation Entries recorded on 7/12 Extract of Gat No. 174; Village Balvad of the year 2017: 49, 345, 402 and 418.
8. Photocopy of Mutation Entry recorded on Gat No.174 : No. 1, 49, 85, 176, 212, 345, 347 which are given for my Perusal and are explained herein below.
9. Photocopy of General Power of Attorney dated 1/1/2002 which is registered with the office of Sub Registrar Haveli 11 bearing No.5405/2002 executed by Mr. Ashish Chandrakant Khandelwal in favour of Mr. Chandrakant V. Khandelwal and Mr. Neelesh Chandrakant Khandelwal.
10. Photocopy of Power of Attorney dated 29/3/2012 which is registered with the office of Sub Registrar Haveli 10 bearing No.3778/2012 executed by Mr. Kesarimal Motilal Mutha and Mr. Omprakash Kesarimal Mutha in favour of Mr. Abhijeet Ashok Kalburgi.
11. Photocopy of Sale Deed Dated 4/9/2017 which is registered with the office of Sub Registrar Velha bearing No. 1024/2017 executed between Mr. Ashish Chandrakant Khandelwal and Mr. Neelesh Chandrakant Khandelwal and Mr. Shahaji Sahebrao Arsul, Mr. Chandrakant Bajirao Arsul




and Mr. Omprakash Kesarilal Muttha and Mr. Abhijit Ashok Kalburgi as a Power of Attorney holder of Mr. Kesarilal Motilal Muttha.

12. Photocopy of Agreement to Sale Dated 28/10/2021 which is registered with the office of Sub Registrar Velha bearing No. 1436/2021 executed between Mr. Ashish Chandrakant Khandelwal and Mr. Neelesh Chandrakant Khandelwal and Mr. Solomon Peter.
13. Photocopy of Exclusive and Irrevocable Works Contract dated 11/2/2022 executed between Mr. Solomon Peter and Principle Infra Projects Ltd. which is noted and registered at Sr. No 338/2022 before the Notary Adv. Murchand Hari Bhat.

3. FLOW OF TITLE AND HISTORY OF THE SAID LAND

- a. It appears from the Mutation Entry No.1 that, under the Bombay Prevention of the Fragmentation and Consolidation of Holding Act 1947 the land consolidation scheme is sanctioned for village Balvad and therefore the Survey No.56 was cancelled and was converted into Gat No.174.
- b. It appears from the Mutation Entry No. 49 dated and recorded on 14/12/89 that 21 years before Sopan Bhanu Pawar has expired leaving behind his legal heirs son Baban Sopan Pawar, wife Sitabai Sopan Pawar, three daughters Subhadra Sakharam Gaikwad, Hirabai Chintu Sapkal, Kamal Vishnu Sapkal; their names are recorded in the revenue record.
- c. It appears from the Mutation Entry No. 85 that Rakhma Khandu Pawar has expired on 3/6/1999 leaving behind her legal heirs, wife Anusaya Rakhma Pawar and three daughters Chandrabai Yedu Mane, Yenubai Baban Jagtap and Ranjana Vasant Shirke; their names are recorded in the revenue record as per the application made on 7/12/1999.

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- d. It appears from the Mutation Entry No. 176 that vide Agreement to Sell with Possession dated 15/5/2008 bearing no.1319/2008 Baban Sopan Pawar, Subhadra Sakharam Gaikwad, Hirabai Chintu Sapkal and Kamal Vishnu Sapkal through their Power of Attorney Holder Mr. Janardhan Dhondiba Shilimkar have agreed to sell area admeasuring 1H 68 R out of Gat No. 174 and other areas to Mrs. Kavita Janardhan Shilimkar for amount of Rs.2,00,000/- her name appears in the column of other rights in the revenue record.
- e. It appears from the Mutation Entry No. 212 Baban Sopan Pawar expired on 14/1/2010 leaving behind his legal heirs i.e. sons Kiran Baban Pawar, Aadish Baban Pawar wife Asha Baban Pawar and daughter Jyoti Shivaji Gaikwad their names are recorded in the revenue record.
- f. It appears from the Mutation Entry No. 345 Subhadra Sakharam Gaikwad expired on 10/10/2014 leaving behind her legal heirs son Santosh Sakharam Gaikwad and two daughters Sunita Balu Bhosale and Parvati Shankar Tambe their names are recorded in the revenue record as per the application dated 1/2/2015.
- g. It appears from the Mutation Entry No. 345 Sitabai Sopan Pawar has expired on 31/8/1994 leaving behind her legal heirs i.e. Hirabai Chintu Sapkal, Kamal Vishnu Sapkal, Santosh Sakharam Gaikwad, Sunita Balu Bhosale, Parvati Shankar Tambe, Asha Baban Pawar, Kiran Baban Pawar, Jyoti Shivaji Gaikwad, Aadish Baban Pawar their names are recorded in the revenue record.
- h. It appears from the e-search that Agreement dated 22/5/2008 bearing Reg No.1315/2008 was executed by the legal heir of Late Khandu Laxam Pawar wife Draupadabai Khandu Pawar through her Power of Attorney Holder Janardan Dhondiba Shilimkar in favour of Arjunrao Narsiha Savant for area admeasuring about 1 H 68 R out of Gat No. 174.
- i. It appears from the e-search that Agreement dated 22/12/2009 bearing Reg No.2168/2009 was executed by the legal heir of Late Khandu Laxam Pawar wife Draupadabai Khandu Pawar and

Arjunrao Narsiha Savant in favour of Shweta Ashish Khandelwal through her Power of Attorney Holder Chandrakant Vitthaldas Khandelwal for area admeasuring about 1 H 99 R out of Gat No. 174.

- j. It appears from the e-search that Agreement dated 22/12/2009 bearing Reg No.2170/2009 was executed by Baban Sopan Pawar, Subhadra Sakharam Gaikwad, Hirabai Chintu Sapkal, Kamal Vishnu Sapkal and Kavita Janardhan Shilimkar in favour of Vimla Chandrakant Khandelwal through her Power of Attorney Holder Chandrakant Vitthaldas Khandelwal for area admeasuring about 1 H 99 R out of Gat No. 174.
- k. It appears from the e-search that Agreement dated 28/10/2014 bearing Reg No.1802/2014 was executed by the legal heirs of Late Khandu Laxam Pawar wife Draupadabai Khandu Pawar for herself and as their legal heir her son Eaknath Nathu Sapkal and as daughter Sarabai Nathu Sapkal, Hirabai Chintu Sapkal, Kamal Vishnu Sapkal, Aadesh Baban Pawar, Asha Baban Pawar, Jyoti Shivaji Gaikwad, Chandrabai Yedu Mane, Yenubai Baban Jagtap Ranjana Vasant Shirke and Anusaya Rakhma Pawar in favour of Arjunrao Narsiha Savant for area totally admeasuring about 6 H 19.5 R of Gat No. 174.
- l. It appears from the e-search that Agreement dated 05/11/2014 bearing Reg No.1845/2014 was executed by the legal heirs of Late Subhadra Sakharam Gaikwad i.e. Santosh Sakharam Gaikwad, Sunita Balu Bhosale, Parvati Shankar Tambe, in favour of Mr. Shahaji Sahebrao Arsul for area admeasuring about 0 H 42 R out of Gat No. 174.
- m. It appears from the Mutation Entry No. 418 vide Sale Deed dated 10/6/2016 bearing serial No.603/2016 Eaknath Nathu Sapkal, Lilabai Baban Kambale, Savita Yuvraj Gaikwad, Savita Yuvraj Gaikwad, Hirabai Chintu Sapkal, Kamal Vishnu Sapkal, Aadesh Baban Pawar, Asha Baban Pawar, Kira Baban Pawar, Joyti Shivaji Gaikwad, Chandrabai Yadu Mane, Yenubai Baban Jagtap, Ranjana

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Vasant Shirke, Anusuya Rakhma Pawar, Santosh Sakharam Gaikwad, Sunita Balu Bhosale, Parvati Shankar Tambe, Sunil Shantaram Aalimkar as Power of Attorney Holder of Kavita Janardhan Shilimkar, Atul Arjunrao Savant, Arjun Narshihrao Savant sold area admeasuring about 06 H 72R to Mr. Shahaji Sahebrao Arsul, Mr. Chandrakant Bajirao Arsul and Mr. Omprakash Kesarilal Muttha and Mr. Abhijit Ashok Kalburgi as a Power of Attorney holder of Mr. Kesarilal Motilal Muttha the same is reflected in record of Rights.

- n. It appears that vide Sale Deed Dated 4/9/2017 which is registered with the office of Sub Registrar Velha bearing No. 1024/2017 1. Mr. Shahaji Sahebrao Arsul, 2. Mr. Chandrakant Bajirao Darwatkar and 3. Mr. Abhijit Ashok Kalburgi as a Power of Attorney holder of Mr. Omprakash Kesarilal Muttha and Mr. Kesarilal Motilal Muttha sold area admeasuring about 6H 72 R to Mr. Neelesh Chandrakant Khandelwal for himself and as a Power of Attorney Holder of Mr. Ashish Chandrakant Khandelwal.
- o. It appears from the e-search that Agreement dated 28/10/2021 bearing Reg No.1436/2021 was executed by, Mr. Ashish Chandrakant Khandelwal, Mr. Neelesh Chandrakant Khandelwal through their Power of Attorney Holder Sunil Shantaram Aalimkar in favour of Mr. Solomon Peter for area admeasuring about 6 H 72 R out of Gat No. 174.
- p. It appears from photocopy of Exclusive and Irrevocable Works Contract dated 11/2/2022 executed between Mr. Solomon Peter and Principle Infra Projects Ltd. which is noted and registered at Sr. No 338/2022 before the Notary Adv. Murchand Hari Bhat, that Mr. Solomon Peter has entered into the Exclusive and Irrevocable Works Contract with Principle Infra Projects Ltd.

(2) SEARCH AND MISCELLANEOUS

- (a) I have caused online search of Index II available on the portal of IGR



Maharashtra from the year 2002 till date. That from the available records during the search, save and except as herein before stated, I have not come across any entry evidencing any encumbrances of whatsoever nature in and upon the said Land. No physical search has been carried out in the office of the Sub Registrar of Assurances considering the COVID - 19 situation and the Notification dated 19/5/2020 issued by Inspector General of Registration and Controller of Stamps restricting physical search and directing only for E- search, it is clarified that in E-search all the documents are not available on public domain and hence, the search is restricted only to the documents available on the IGR website only.

(b) It is clarified that before execution of Agreement to Sale dated 28/10/2021 bearing No. 1436 of 2021, the public notice was published in daily 'PRABHAT' Pune, PCMC and Gramin edition, on 31/08/2021. Till date I have not received any objection. However, I have not issued any public notice calling for objections and/or claims for the purposes of issuance of this Report.

(c) I have been informed by Mr. Solomon Peter that to his knowledge there is no litigation of any nature pending before any Court of Forum and that he has not received any summons or notice about any litigation hereto before.

(d) The present Report relates to ascertaining the title about the said Land which is agricultural land and which were purchased/acquired by the persons as mentioned in this Report either directly from the farmers or other person/s holding such land. In such circumstances I do not have direct access to the original owners to ascertain various aspects about their holdings such as the persons who comprised of their Hindu Undivided Families, the undivided shareholding of the individuals in the lands, the boundaries of the respective holdings and such other issues. Further the farmers do not possess any muniments of title and are not able to answer any requisitions on title. As a custom, the titles to such lands are

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ascertained on the basis of perusal of the village records maintained by the Revenue Department and of which the copies were made available to me by my clients. Relying upon the presumptions under law about the same being correct unless proved otherwise or contrary and analysis of the same with regards to the applicable laws is used to deduce a chain of title.

(e) Certain documents/ correspondence, mutation entries are not made available to me and hence I have assumed and relied on the other documents and/or link facts and/or noting's on 7/12 extract to arrive at a conclusion which can be presumed to be correct unless proved or a new entry is lawfully substituted therefor.

(f) It is clarified that this report is based on the online search carried out at the portal of IGR Maharashtra and the documents and revenue records given for my perusal and certain information supplied to me by my clients. It is clarified that I have not conducted any litigation search in respect of the said Land.

(g) It is further clarified for the purposes of issuance of this report, I have assumed that (i) the right, constitution, deeds or legal capacity of all persons, natural or artificial to execute the documents mentioned herein, genuineness of all signatures, and authenticity of all documents submitted to me as original, certified or photocopies and have not examined the same. (ii) that all permissions, if necessary have been obtained, (iii) the accuracy and completeness of all the factual representations made in the documents. (iv) that there have been no changes, amendments or modifications to the documents examined by me, (v) that all members of the Hindu Undivided Family have been made party to the documents as discussed in this report and no person/s are left out and on the correctness as regards all members of Hindu Undivided Family being made a party to the documents.



(h) I have relied upon the information relating to Lineage and family tree on the basis of the revenue records made available and information provided to me by my clients and boundaries of the said Land are taken on the basis of documents and Information provided to me by my clients. It is further clarified that I am not certifying the boundaries of the said Land nor am I qualified to express my opinion on physical identification of the said Land.

(3) DESCRIPTION OF THE SAID LAND


ALL that piece and parcel of the Entire Land bearing Gat No.174 situated at Revenue Village Revenue village Balwad, Taluka - Velha and District Pune within the limits of Zhilla Parishad & Panchayat Samiti Velha and within the jurisdiction of Registration District Pune, Sub-District, Taluka-Velha, Sub-Registrar Velha admeasuring about 6H-72R as under :-

On or towards East	: Gat No. 176
On or towards West	: Gat No. 173
On or towards South	: Gat No. 173
On or towards North	: River

Along with right of access, and all other easement and incidental rights thereof.

(4) OPINION

In view of what is stated herein above and subject to what is stated above, I certify that in my opinion, the said Contractors namely **PRINCIPLE INFRA PROJECTS LIMITED** Incorporated under the provisions of Companies Act, 2013 having its registered Office at :- 706, Platinum Square, Next to Hyatt Regency, Viman Nagar, Pune - 411 014 are well and sufficiently entitled to develop the said Land described hereinabove as contractors thereof by virtue of works contract entered between Mr.

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Solomon Peter and that the owners have a marketable title to the same and that the said Land is free from known encumbrances and reasonable doubts.



For Ravenclaw Legal

V. Dhamdhare Adv.

Mr. Vidyesh Dhamdhare

Advocate