

DADASAHEB V. NANEKAR
ADVOCATE

FORMAT-A
(Circular No.28/2021)

To,

MAHARASHTRA REAL ESTATE REGULATORY
AUTHORITY,
MUMBAI-400051,

LEGAL TITLE REPORT.

SUB : TITLE CLEARANCE CERTIFICATE WITH RESPECT
TO SURVEY NO. 12 (Part) BANER, TAL-HAVELI, DIST-
PUNE, (hereinafter referred to as the said land).

I have investigated the title of the said land on the request of Astrum Developers Private Limited (Earlier known as NEO PHARMA PRIVATE LIMITED), MUMBAI, and the following documents, i.e.:-

(1) Description of the said land detailed in Search and Title Report dtd.10/07/2017 and further Search and Title Reports dated -21/05/2018, 18/09/2019, 07/06/2021 and 31/12/2021 (Annexures - A, B, C, D and E).

(2) The documents of allotment of the said land as detailed mentioned in the title report dtd.10/07/2017 and further Search and Title Reports dated -21/05/2018, 18/09/2019, 07/06/2021 and 31/12/2021 (Annexures - A, B, C, D and E).

(3) 7/12 Extract (Annexure-F).

(4) Search Report for the 30 years, (Annexure -A, B, C, D and E).

(5) On perusal of the above mentioned documents and all other relevant documents relating to the title of the said land, I am of the opinion that the title of the Developer and the Owners, is clear and marketable, subject to whatever stated in my detailed in Search and Title Report dtd.10/07/2017 and further Search and Title Reports dated -21/05/2018, 18/09/2019, 07/06/2021 and 31/12/2021 (Annexure - A, B, C, D and E) referred to above.

Owners of the said land :

Sr. No.	Survey No.	Land area (Sq. Mtr)	Land Owner/Investor	Development Right	Status
1	Survey no.12 (part) baner, tal-haveli, dist-pune	11102	Astrum Developers Private Limited (Earlier known as NEO PHARMA PRIVATE LIMITED)	Astrum Developers Private Limited (Earlier known as NEO PHARMA PRIVATE LIMITED)	Promoter (Developer)
2		38223	Dr. Babul Rustum khan Pathan	Dr. Babul Rustum khan Pathan	Land Owner/Investor
3		7544	D.A Plot owners: Arun Narayanrao Patil (HUF), Usha Chandrakant Khanwilkar, Mr. Prashant Chandrakant Khanwilkar, Prerana Prafula Shirke, Pooja Dilipkumar Shirole, Rahul Balkrishna Khole, Mrs. Prerana Rahul Khole, Sameer Ashok Dani, Amar Dattatray Belekar, Chandrakant Dattatray Belekar, Jaideep Madhukar Jatar, Dipti Dilipkumar Shirole, Manju Ajaykumar Misra, Dr. Ajaykumar Kartikprasad Misra, Vandana Vijay Kulkarni, Dr. Mohan Shrikrishna Sali, Amar Dattatray Belekar, Meena Kumar Mahboobani, Malati Madhukar Darwatkar, Ashok Madhukar Darwatkar,	Exclusive Development right with one time in the favour of Dr. Babul Rustum khan Pathan	Land Owner/Investor



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4		8365	Austrum D.A Plot owners: Malcom Arlentine Mills, Mrs. Shashibala Malcom Khanna, Mrs. Neelam Shiv Vasudev, Mrs. Rani Chandru Matai, Ashok Ramchandra Dubey, Shivaji Umaji Gawade, Smt. Rekha Ram Zaware, Miss Vrushali Ram Zaware, Mrs. Pushpa Amarchandra Chabriya, Amarchand Daulatram Chabriya, Rajan alies Rajan Kashinath Bhende, Sharad Gulabrao Pawar, Mrs. Madhuri Rajan Bhende, Kollengode Subramanian Raghunath, Suman Sundaresh, Suresh Balkrishna Gujrathi, Sandeep Suresh Gujrathi, Mrs. Sangeeta Ranjeet Shah, Mrs. Sunita Amarnath Gujrathi, Suresh Balkrishna Gujrathi, Mrs. Sangeeta Ranjeet Shah, Mr. Ranjit Bipinbhai Shah, Mrs. Anagha Shriram Sathe, Devendra Shriram Sathe, Shriram Ganesh Sathe, Vishwesh Shriram Sathe, Mrs. Manju Amarlal Chugha, Miss Anita Amarlal Chugha, Manju Amarlal Chugha, Sangeet Hiralal Oswal, Mehmood Abdul Samad Shah		Land Owner/Investor
	Total Land Area	65234 Sq Mt.			

The report reflecting the flow of the title of the Astrum Developers Private Limited (Earlier known as NEO PHARMA PRIVATE LIMITED) and the Dr. Babul Rustumkhan Pathan, in respect of the said land, is as per Search Report for the 30 years, (Annexure -A, B,C,D and E).

Encl:- Annexures-(referred to above),

Dated :- 18.05.2022

(DADASAHEB V.NANEKAR),
ADVOCATE,



DADASAHEB V. NANEKAR
ADVOCATE

FURTHER SEARCH AND TITLE REPORT

At the instance of ASTRUM DEVELOPMENTS PRIVATE LIMITED, (earlier known NEO PHARMA PRIVATE LIMITED), Address:- office at -101 Kalpataru Synergy, Opp. Hotel Grand Hyatt, Santacruz (East), Mumbai-400055 and Local Office at Office No.603 & 604, Sixth Floor, Mayfair Tower I, Wakadewadi, Shivajinagar, Pune- 411005, I have caused and investigated into the title for a further period till date after 07/06/2021 in respect of all that piece and parcel of land, bearing Survey No.12, admeasuring 06 Hectors, 34 Ares, and Potkharaba, admeasuring 00 Hectors, 49 Ares, aggregating a total area, admeasuring 06 Hectors, 83 Ares i.e.68300 sq.mtrs, assessed at Rs. 13.75 , situated at village Baner, Taluka Haveli, District- Pune, within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrars,Haveli,(Pune), and hereinafter for the sake brevity referred to as "said Larger Property").The said Larger Property is more particularly described in the schedule-I written hereunder. This Further Search and Title Report is issued in respect of the Project Property which is more particularly described in the schedule-II written hereunder.

I have already issued detailed Search and Title Report, on 10/07/2017, in respect of the said property for the last 30 years. Pursuant to the above said detailed Search and Title Report, further Search and Title Report, was issued on 21/05/2018. Pursuant to the above said Reports, further Search and Title Reports, were issued on on 18/09/2019 and 07/06/2021, respectively. This Report is issued pursuant to the above said Reports. Therefore, the contents of this Report be treated to be a part and parcel of the earlier detailed Report, dated -10/07/2017 and further Search and Title Reports, dated-21/05/2018, 18/09/2019, 07/06/2021 and 31/12/2021.

By Deed of Transfer (Hastantaran Dast) dated-28/11/2019,duly registered at Sr. No. 26563/2019, in the Office of Sub-Registrar, Haveli No.10(Pune), Neo Pharma Private Limited, Dr.Babul Rustumkhan Pathan and others 35 owners, through their Power of Attorney Holder, Neo Pharma Private Ltd (Previously known as Astram Developers Private Limited) through its Authorised Signatory, Mr. Jayant C. Oswal, have handed over Amenity Space area, admeasuring 8744.25 sq.mtrs. from and out of the sanctioned Layout of the land, bearing Survey No.12 village Baner, Taluka Haveli, Dist.Pune, to Pune Municipal Corporation, Pune, as per the terms and the conditions mentioned therein. Based on the above said registered document, an effect has been given to the record of rights of the said area, vide Mutation Entry No.22672.

By virtue of an Indenture of Mortgage (i.e. Debenture Trust Deed), dated-31/03/2021, duly registered at Sr. No.9869/2021, in the Office of the Sub Registrar, Haveli No.10,(Pune), on 09/04/2021, the said NEO PHARMA PRIVATE LIMITED,a Company registered under the Companies Act, 2013,with Corporate Identity No.U24239MH1950PTC008016, for self and as Power of Attorney Holder of the Owners, (Dr.Babul Rustumkhan Pathan, (a)Mehmudshah and others, (b)Rahul B.Khõle and others,) has mortgaged an area, admeasuring 51908.24 sq.mtrs., (i.e. Project Land No.1, admesuring 37813.41 sq.mtrs., and Project Land No.2, admeasuring 14094.83 sq.mtrs., 51908.24 sq.mtrs.) from and out of the said property, to VISTRA ITCL (INDIA) LIMITED, a Company for the purposes of the Companies Act, 2013, (CIN U66020MH1995PLCO95507),having its regisrtered Office at -IL & FS Financial Centre Plot no.C22, G Block, Bandra Kurla Complex Bandra,(East), Mumbai-400 051 and having its Corporate Office at -805, Kailash Building, 26, Kasturba Gandhi Marg, Connaught Place, New Delhi-110001, against the loan amount of Rs.200,00,00,000/- (Rupees Two Hundred Crores only), as per the terms and conditions mentioned therein.

Further as per the Order dated 07/03/2022 of National Company Law Tribunal, Court V, Mumbai Bench in the matter of Scheme of Rearrenment between Neo Pharma Private Limited (Demerger Company) and Astrum Developments Private Limited (Resulting Company) the Scheme submitted by the parties has been sanctioned by the Hon'ble National Company Law Tribunal, Court V, Mumbai Bench and according to the approval of the Scheme of Arrangement ('Scheme') the restructuring, by way of Demerger of the "Pune Real Estate Development Business" demerged into Astrum Developments Private Limited having its registered office at 101, Kalpataru Synergy, Opposite Grand Hyatt, Santacruz (East), Mumbai 400 055.

Neo Pharma Private Limited have been demerged into Astram Developments Private Limited.

I have conducted search in the office of Sub-Registrars, Haveli, (Pune) vide Search Receipt No. MH001364486202223E, dated -02/05/2022, issued by the Sub Registrar, Haveli No.10 (Pune) (Original Search is attached to this Report forming part of it)and I have not come across any other entries except the entries as mentioned herein above which will adversely affect the title of the owners over the said land.

DADASAHEB V. NANEKAR
ADVOCATE

Except the above, there is no change in my earlier detailed Search and Title Report, dated -10/07/2017 and further Search and Title Reports, dated - 21/05/2018, 18/09/2019, 07/06/2021 and 31/12/2021 in respect of the said property .

SCHEDULE-I

(BEING DESCRIPTION OF LARGER PROPERTY),

All that piece and parcel of property, bearing Survey no.12, admeasuring 68,300 sq. mtrs., being lying and situate at Village Baner, Tal-Haveli, District-Pune, and within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli and bounded as follows:-

- | | |
|-------------------------|--|
| On or towards the East | :- By property, Survey no. 7 and mountain, |
| On or towards the South | :- By portion of the property, Survey no.13, |
| On or towards the West | :- By Nalah, |
| On or towards the North | :- By portion of the property, Survey nos. 9, 10 and 11. |

SCHEDULE-II

(BEING DESCRIPTION OF THE PROJECT PROPERTY),

All that piece and parcel of property, from and out of the Larger Property described in Schedule-I hereinabove, admeasuring 51908.24 sq. mtrs., (after deducting the area under amenity space adm.8744.25 sq.mtrs. and the area under D.P Roads admeasuring of 4581.51 sq.mtrs.) out of an area admeasuring 65,234 sq.mtrs., along with FSI/TDR or benefit of any nature as may be available against the area acquired for Amenity Space and D.P.Roads and bounded as follows:-

- | | |
|-------------------------|--|
| On or towards the East | :- By property, Survey no. 7 and mountain, |
| On or towards the South | :- By portion of the property, Survey no.13, |

On or towards the West :- By Nalah,

On or towards the North :- By portion of the property,
Survey nos. 9, 10 and 11.

This is the further Search and Title Report.

Pune,

Dated :- 18/05/2022,


(DADASAHEB V. NANEKAR),
ADVOCATE,



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ADVOCATE

TITLE CERTIFICATE .

This is certify that I have investigated the title of the property, more particularly described in the SCHEDULE hereunder written & has perused the title deeds & SUBJECT TO WHATEVER stated in my Title Report, dated - 10/07/2017 & Further Search and Title Reports, dated 21/05/2018, 18/09/2019, 07/06/2021 and 31/12/2021, I hereby certify that in my opinion the title of the Promoter, ASTRUM DEVELOPERS PRIVATE LIMITED, (earlier known as NEO PHARMA PRIVATE LIMITED), having its office at -101 Kalpataru Synergy, Opp. Hotel Grand Hyatt, Santacruz (East), Mumbai-400055 and Local Office at Office No.603 & 604, Sixth Floor, Mayfair Tower I, Wakadewadi, Shivajinagar, Pune- 411005, is clear, marketable and free from all encumbrances and or claims. The said Promoter, has got a valid right to develop the said property & to enter into any documents with any third party at any stage, etc., with the intending purchaser/s and to accept the consideration against the same.

SCHEDULE-I

(BEING DESCRIPTION OF LARGER PROPERTY)

All that piece and parcel of property, bearing Survey no.12, admeasuring 68,300 sq. mtrs., being lying and situate at Village Baner, Tal-Haveli, District-Pune, and within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli and bounded as follows:-

On or towards the East	:-	By property, Survey no. 7 and mountain,
On or towards the South	:-	By portion of the property, Survey no.13,
On or towards the West	:-	By Nalah,
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- On or towards the East :- By property, Survey no. 7 and mountain,
- On or towards the South :- By portion of the property, Survey no.13,
- On or towards the West :- By Nalah,
- On or towards the North :- By portion of the property, Survey nos. 9, 10 and 11.

This is the further Search and Title Report.

Pune,
Dated :- 18/05/2022,


(D. V. NANEKAR),
ADVOCATE,

