

FORMAT-A

Circular No. (28/2021)

To
Maha RERA,
Housefin Bhavan,
Plot No. C-21,
Bandra Kurla Complex,
Bandra (East),
Mumbai 400051.

LEGAL TITLE REPORT

Sub.: Title Clearance Certificate with respect to ALL THAT pieces and parcels

Survey No. / Hissa No.	Total Area as per 7/12 Extract (in sq. mtrs) Larger Property	Area as per Deed of Conveyance / Agreement for Sale (in sq. mtrs) Said Property	Defined Term
126/1	3,800	3471	First Property
126/2	3,900	3571	Second Property
126/3	14,600	8400	Third Property
127/2	7,700	7700	Fourth Property
127/3	3,000	3000	Fifth Property
127/4	3,200	3200	Sixth Property
128/1/1	3,600	3279	Seventh Property
128/1/2	3,600	3279	Eighth Property
Total	43,400	35,900	

admeasuring 35900 sq.mtrs. or thereabout ("the said Property") out of Larger Property admeasuring 43400 sq.mtrs. or thereabout ("the said Larger Property"), lying being and situate at Village Hinjawadi, Taluka Mulshi and District Pune (for the sake of brevity individually referred to as "First Property to Eighth Property" and briefly collectively referred to as "the said Larger Property").

1) I have, once again investigated and update Legal Title Report dated 28/02/2023 with regard to title of captioned Property at the request of Macrotech Developers Limited a company incorporated under the Companies Act, 1956 and now deemed to be incorporated under the Companies Act, 2013, having its registered office at 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400 001 ("Company") and inter alia on the basis and relying upon the perusal of (i) photocopies of certain documents of title and papers as made available to me; (ii) revenue records; (iii) registered Conveyance Deed dated 27th April, 2023 executed between Paranjpe Scheme (Construction) Limited (PSCL), PSC Properties Private Limited (PPPL), Linker Shelter Private Limited (LSPL) and Macrotech Developers Limited (MDL) and Precisehome Construction Private Limited (Precisehome) coupled with Irrevocable Power of Attorney of even dated executed between PSCL, PPPL, LSPL in favour of MDL and Precisehome and (iv) Copy of Memorandum of Understanding between MDL and Precisehome coupled with notarised an Irrevocable Power of Attorney by Precisehome in favour of MDL mentioned herein below mentioned herein below in connection of the said Property. On perusal of the documents and information provided to me, I have to state as follows:

2) **Description of the Property**

ALL THAT pieces and parcels of Property detailed whereof are as follows :-

Survey No. / Hissa No.	Total Area as per 7/12 Extract (in sq. mtrs)	Area as per Deed of Conveyance (in sq. mtrs) Said Property
126/1	3,800	3471
126/2	3,900	3571
126/3	14,600	8400
127/2	7,700	7700
127/3	3,000	3000
127/4	3,200	3200
128/1/1	3,600	3279
128/1/2	3,600	3279
Total	43,400	35,900

admeasuring 35,900 sq.mtrs. or thereabout ("the said Property") out of Larger Property admeasuring 43,400 sq.mtrs. or thereabout ("the said Larger Property"), lying, being and situated at Village Hinjewadi, Taluka Mulshi and District Pune.

3) **Document of acquirement of the said Property.**

I have perused copies of the

- i) Respective 7/12 Extracts of the respective properties.
- ii) Title Documents of the said Property listed in Legal Title Report dated 28/02/2023.
- iii) Deed of Conveyance dated 27th April, 2023 executed and registered under Sr. No. MLS2-9026-2023, between 1) Paranjpe Scheme (Construction) Limited ("Owner No. 1/PSCL") of the First Part, 2) PSC Properties Private Limited ("Owner No. 2/PPPL") of the Second Part and 3) Linker Shelter Private Limited ("Owner No. 3/LSPL") of the Third Part and (i) Macrotech Developers Limited ("MDL/Purchaser No. 1") of the Fourth Part and (ii) Precisehomes Constructions Private Limited ("Precise/Purchaser No. 2") of the Fifth Part for sale, convey and transfer of property bearing Survey No. 126/1 admeasuring 3471 sq.mtrs. or thereabout, Survey No. 126/2 admeasuring 3571 sq.mtrs. or thereabout, Survey No. 127/2 admeasuring 7700 sq.mtrs. or thereabout, Survey No. 127/3 admeasuring 3000 sq.mtrs. or thereabout, Survey No. 127/4 admeasuring 3200 sq.mtrs. or thereabout, Survey No. 128/1/1 admeasuring 3279 sq.mtrs. or thereabout and Survey No. 128/1/2 admeasuring 3279 sq.mtrs. or thereabout, aggregating in all admeasuring 27500 square meters or thereabouts.
- iv) Power of Attorney dated 27th April, 2023 executed and registered under Sr. No. MLS2-9027-2023, by 1) Paranjpe Scheme (Construction) Limited, 2) PSC Properties Private Limited and 3) Linker Shelter Private Limited ("Owners / Grantors") in favour of representatives / nominees of (i) Macrotech Developers Limited and (ii) Precisehomes Constructions Private Limited ("Purchasers/Attorney") for

sell of the property bearing Survey No. 126/1 admeasuring 3471 sq.mtrs. or thereabout, Survey No. 126/2 admeasuring 3571 sq.mtrs. or thereabout, Survey No. 127/2 admeasuring 7700 sq.mtrs. or thereabout, Survey No. 127/3 admeasuring 3000 sq.mtrs. or thereabout, Survey No. 127/4 admeasuring 3200 sq.mtrs. or thereabout, Survey No. 128/1/1 admeasuring 3279 sq.mtrs. or thereabout and Survey No. 128/1/2 admeasuring 3279 sq.mtrs. or thereabout, aggregating in all admeasuring 27500 square meters or thereabouts.

- v) Agreement to Sale dated 28th March, 2023 executed and registered under serial No. MLS-2-6148 of 2023 with Office of Sub-Registrar of Assurances Mulshi by and between (i) Ramdas Vithoba Jambhulkar, (ii) Nilesh Ramdas Jambhulkar, (iii) Sandeep Ramdas Jambhulkar, (iv) Gopinath Ramdas Jambhulkar, (v) Suvarna Vijay Marne and (vi) Vaishali Devidas Jadhav (Vendors) in favour of (i) PSCL and (ii) LSPL (Purchasers) for the property bearing Survey No. 126/3 admeasuring 8,400 sq.mtrs. or thereabouts.
- vi) Deed of Conveyance dated 4th September, 2023 executed and registered under Sr. No. MLS2-20519-2023, between (i) Ramdas Vithoba Jambhulkar, (ii) Nilesh Ramdas Jambhulkar, (iii) Sandeep Ramdas Jambhulkar, (iv) Gopinath Ramdas Jambhulkar, (v) Suvarna Vijay Marne and (vi) Vaishali Devidas Jadhav ("Owner"), and (i) Indumati Ramdas Jambhulkar, (ii) Mohini Nilesh Jambhulkar, (iii) Rupesh Nilesh Jambhulkar, (iv) Samruddhi Nilesh Jambhulkar, (v) Krishna Nilesh Jambhulkar, (vi) Swapnali Sandeep Jambhulkar, (vii) Tejasree Gopinath Jambhulkar and (viii) Arvi Gopinath Jambhulkar (Confirming Party) and (i) Paranjpe Scheme (Construction) Limited ("Purchaser No. 1") and 2) Linker Shelter Private Limited ("Purchaser No. 2") for sale, convey and transfer of property bearing Survey No. 126/3 admeasuring 8400 sq.mtrs. or thereabout.
- vii) Agreement to Sale dated 27th April, 2023 executed and registered under serial No. MLS2-9028 of 2023 with Office of Sub-Registrar of Assurances Mulshi by and between (i) PSCL and (ii) LSPL (Vendors) in favour of (i) Macrotech Developers Limited and (ii) Precisehomes Constructions Private Limited (Purchasers) for the property bearing Survey No. 126/3 admeasuring 8,400 sq.mtrs. or thereabouts.
- viii) Irrevocable Power of Attorney dated 27th April, 2023 executed and registered under serial No. MLS2-9029 of 2023 with Office of Sub-Registrar of Assurances Mulshi by PSCL and LSPL in favour of MDL and PSCL.
- ix) Memorandum of Undestanding dated 10/05/2023 executed by and between Macrotech Developers Limitted (MDL) and Precisehomes Constructions Private Limited (Precisehomes) for development of the property bearing Survey No. 126/1 admeasuring 3471 sq.mtrs. or thereabout, Survey No. 126/2 admeasuring 3571 sq.mtrs. or thereabout, Survey No. 127/2 admeasuring 6000 sq.mtrs. or thereabout, Survey No. 127/3

admeasuring 3000 sq.mtrs. or thereabout, Survey No. 127/4 admeasuring 3200 sq.mtrs. or thereabout, Survey No. 128/1/1 admeasuring 3279 sq.mtrs. or thereabout and Survey No. 128/1/2 admeasuring 3279 sq.mtrs. or thereabout, aggregating in all admeasuring 27500 square meters or thereabouts.

- x) Notarised Powers of Attorney dated 12/05/2023 executed by Precisehomes Constructions Private Limited (Grantor) in favour of Macrotech Developers Limited (Attorney) and notarised under serial No. 359/17 on 12/05/2023 for development of the property bearing Survey No. 126/1 admeasuring 3471 sq.mtrs. or thereabout, Survey No. 126/2 admeasuring 3571 sq.mtrs. or thereabout, Survey No. 127/2 admeasuring 6000 sq.mtrs. or thereabout, Survey No. 127/3 admeasuring 3000 sq.mtrs. or thereabout, Survey No. 127/4 admeasuring 3200 sq.mtrs. or thereabout, Survey No. 128/1/1 admeasuring 3279 sq.mtrs. or thereabout and Survey No. 128/1/2 admeasuring 3279 sq.mtrs. or thereabout, aggregating in all admeasuring 27500 square meters or thereabouts.
- xi) Memorandum of Understanding dated 21/11/2023 and notarised under serial No. 1873/82 executed by and between Macrotech Developers Limimted (MDL) and Precisehomes Constructions Private Limited (Precisehomes) for development of the property bearing Survey No. 126/3.
- xii) Notarised Powers of Attorney dated 21/11/2023 executed by Precisehomes Constructions Private Limited (Grantor) in favour of Macrotech Developers Limited (Attorney) for development of the property bearing Survey No. 126/3.

related to the acquirement of development rights by MDL in ALL THAT said Property.

4) 7/12 Extract

- (i) Digital Certified Online 7/12 Extract (Record of Rights) from Portal of <https://bhulekh.mahabhumi.gov.in/> uploaded therein reflects in the names of (i) Pranje Schemes (Constructions) Limited to the extent of 329 sq.mtrs. or thereabout and (ii) Macrotech Developers Limited and Precisehomes Constructions Private Limited to the extent of 3471 sq.mtrs. or thereabout as the Land Holders of the First Property in Hinjewadi Village.
- (ii) Digital Certified Online 7/12 Extract (Record of Rights) from Portal of <https://bhulekh.mahabhumi.gov.in/> uploaded therein reflects in the names of (i) Pranje Schemes (Constructions) Limited to the extent of 329 sq.mtrs. or thereabout and (ii) Macrotech Developers Limited and Precisehomes Constructions Private Limited to the extent of 3571 sq.mtrs. or thereabout as the Land Holders of the Second Property in Hinjewadi Village.
Further, in the case of Second Property, there is deletion in Other Rights Column of 7/12 Extract of the encumbrances of Rs.2,50,000/- and Rs.41,93,700/- from Shramjeevi Nagri Patsanatha Mayardit.

(iii) Digital Certified Online 7/12 Extract (Record of Rights) from Portal of <https://bhulekh.mahabhumi.gov.in/> uploaded therein reflects in the name (i) Pranje Schemes (Constructions) Limited to the extent of 1800 sq.mtrs. or thereabout, (ii) Umesh Digambar Jambhulkar & 2 others to the extent of 4400 sq.mtrs. or thereabout and (iii) Pranje Schemes (Constructions) Limited and Linker Shelter Private Limited to the extent of 8400 sq.mtrs. or thereabout as the Land Holders of the Third Property in Hinjewadi Village.

(iv) Digital Certified Online 7/12 Extract (Record of Rights) from Portal of <https://bhulekh.mahabhumi.gov.in/> uploaded therein reflects in the name of Vitthal Baburao Jambhulkar as the Land Holder of the Fourth Property in Hinjewadi Village. Further, in the case of Fourth Property, (i) there is a remark entered in Other Rights Column of Rs.1,15,50,025/-, which had been levied as penalty payable under the provision of Section 84C of Bombay Tenancy and Agricultural Land Act, 1948 and (ii) Deletion of said remark in Other Rights Column of 7/12 extract that the encumbrances of Rs.1,15,50,025/-.

(v) Digital Certified Online 7/12 Extract (Record of Rights) from Portal of <https://bhulekh.mahabhumi.gov.in/> uploaded therein reflected in the name of Macrotech Developers Limited and Precisehomes Constructions Private Limited as the Land Holders of the Fifth Property in Hinjewadi Village. Further, in the case of Fifth Property, there is deletion of encumbrance of Hinjewadi Co-operative Society entered in Other Rights Column of 7/12 extract.

(vi) Digital Certified Online 7/12 Extract (Record of Rights) from Portal of <https://bhulekh.mahabhumi.gov.in/> uploaded therein reflected in the name of Macrotech Developers Limited and Precisehomes Constructions Private Limited as the Land Holders of the Sixth Property in Hinjewadi Village.

(vii) Digital Certified Online 7/12 Extract (Record of Rights) from Portal of <https://bhulekh.mahabhumi.gov.in/> uploaded therein reflected in the names of (i) Pranje Schemes (Constructions) Limited to the extent of 321 sq.mtrs. or thereabout and (ii) Macrotech Developers Limited and Precisehomes Constructions Private Limited to the extent of 3279 sq.mtrs. or thereabout as the Land Holders of the Seventh Property in Hinjewadi Village.

(viii) Digital Certified Online 7/12 Extract (Record of Rights) from Portal of <https://bhulekh.mahabhumi.gov.in/> uploaded therein reflected in the names of (i) Pranje Schemes (Constructions) Limited to the extent of 321 sq.mtrs. or thereabout and (ii) Macrotech Developers Limited and Precisehomes Constructions Private Limited to the extent of 3279 sq.mtrs. or thereabout as the Land Holders of the Eighth Property in Hinjewadi Village.

5) **Search Report for 50 years from 1973 to 2022 (50 years)** Search Report dated 10/09/2022 issued by Rajendra Jaigude, Advocate for the Manual and Computersied Search of Land Record for the said Property carried out in the Offices of concerned Sub Registrar of Assurances for the period of 50 years from 1973 to 2022. I have taken Search of Land Record for the year 2023 in respect of the said Property.

6) On perusal of the documents mentioned in Legal Title Report dated 28/02/2023 and additional documents viz.,

(I) Registered Deed of Conveyance dated 27/04/2023 coupled with Power of Attorney dated 27/04/2023 executed and registered by (i) Paranjpe Scheme (Construction) Limited, (ii) PSC Properties Private Limited, (iii) Linker Shelter Private Limited (Owners) in favour of (i) Macrotech Developers Limited and (ii) Precisehomes Constructions Private Limited as the Purchasers, relating to title of the First Property and Second Property and Fourth Property to Eighth Property; and also Joint Declaration cum Indemnity dated 06/01/2023 notarised under No. 14/2023 executed by (i) Paranjpe Scheme (Construction) Limited, (ii) PSC Properties Private Limited, (iii) Linker Shelter Private Limited (Owners), I am of the opinion that in view of what is set out in Flow of Title being Annexure-A hereto, the title of (i) Macrotech Developers Limited and (ii) Precisehomes Constructions Private Limited as the Owners of the First Property, Second Property and Fourth Property to Eighth Property, is clear, marketable and without any encumbrances;

(II) Registered Agreement for Sale dated 27/04/2023 coupled with Power of Attorney dated 27/04/2023 executed and registered between (i) Paranjpe Scheme (Construction) Limited, (ii) PSC Properties Private Limited, (iii) Linker Shelter Private Limited (Vendors) and (i) Macrotech Developers Limited and (ii) Precisehomes Constructions Private Limited (Purchasers), in respect of the Third Property, I am of the opinion that in view of what is set out in Flow of Title being Annexure-A hereto, the title of (i) Macrotech Developers Limited and (ii) Precisehomes Constructions Private Limited as the Purchasers / Developers of the Third Property, is clear, marketable and without any encumbrances;

(III) Further, by virtue of Memorandum of Understanding dated 10/05/2023 between Macrotech Developers Limited and Precisehomes Construction Private Limited read with notarised an Irrevocable Power of Attorney dated 12/05/2023 thereof for development of the said First Property, Second Property and Fourth Property to Eighth Property, I am of the opinion that title of Macrotech Developers Limited as the Developer with entitlement of development rights and carry out development of the same, is clear, marketable and without any encumbrances;

(V) Further, by virtue of Memorandum of Understanding dated 21/11/2023 between Macrotech Developers Limited and Precisehomes Construction Private Limited read with notarised an Irrevocable Power of Attorney dated 21/11/2023 thereof for development of the Third Property, I am of the opinion that title of Macrotech Developers Limited as the Developer with entitlement of development rights and carry out development of thereon, is clear, marketable and without any encumbrances.

Owners of the said Property

1) Macrotech Developers Limited and Precisehomes Constructions Private Limited are Owners and as such entitled to First Property beaing comprising Survey No. 126/1 admeasuring 3471 Sq. mtrs. or thereabout in Village Hinjewadi, Taluka Mulshi, District Pune.

2) Macrotech Developers Limited and Precisehomes Constructions Private Limited are Owners and as such entitled to Second Property beaing comprising Survey No. 126/2

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High Court, Bombay

admeasuring 3571 Sq. mtrs. or thereabout in Village Hinjewadi, Taluka Mulshi, District Pune.

- 3) Macrotech Developers Limited and Precisehomes Constructions Private Limited acquired the said Third Property beaing comprising Survey No. 126/3 together with development rights for development thereon and ultimate sale and as such became Beneficial Owner of the said Third Property beaing comprising Survey No. 126/3. It is represented that names of the Macrotech Developers Limited and Precisehomes Constructions Private Limited mutated and entered being Owner on the 7/12 extract for the said Third Property beaing comprising Survey No. 126/3 in due course of time.
- 4) Macrotech Developers Limited and Precisehomes Constructions Private Limited are Owners and as such entitled to Fourth Property beaing comprising Survey No. 127/2 admeasuring 7700 Sq. mtrs. or thereabout in Village Hinjewadi, Taluka Mulshi, District Pune.
- 6) Macrotech Developers Limited and Precisehomes Constructions Private Limited are Owners and as such entitled to Fifth Property beaing comprising Survey No. 127/3 admeasuring 3000 Sq. mtrs. or thereabout in Village Hinjewadi, Taluka Mulshi, District Pune.
- 7) Macrotech Developers Limited and Precisehomes Constructions Private Limited are Owners and as such entitled to Sixth Property beaing comprising Survey No. 127/4 admeasuring 3200 Sq. mtrs. or thereabout in Village Hinjewadi, Taluka Mulshi, District Pune.
- 8) Macrotech Developers Limited and Precisehomes Constructions Private Limited are Owners and as such entitled to Seventh Property beaing comprising Survey No. 128/1/1 admeasuring 3279 Sq. mtrs. or thereabout in Village Hinjewadi, Taluka Mulshi, District Pune.
- 9) Macrotech Developers Limited and Precisehomes Constructions Private Limited are Owners and as such entitled to Eighth Property beaing comprising Survey No. 128/1/2 admeasuring 3279 Sq. mtrs. or thereabout in Village Hinjewadi, Taluka Mulshi, District Pune.
- 10) It appears that there are no litigations Civil, Revenue, Criminal, Judicial or Quasi-Judicial before any Court of Law, Tribunal and any other Authorities of whatsoever nature and description in respect of all that said Property comprising Survey No. 126/1, 126/2, 126/3, 127/2, 127/3, 127/4, 128/1/1, 128/1/2 on the date of this Report.
- 11) Qualifying comments/remarks : Legal Title Report dated 28/02/2023 stands modified by this Legal Title Report and be read and construed accordingly in conjunction with Annexure-A (Colly.), which forming part of this Title Report.

The report reflecting Flow of Title read with Supplemental Flow of Title thereto of the Macrotech Developers Limited as the Developer for the development of the said Property is separately enclosed and annexed as **Annexure-“A” (Collectively)**.

Dated this 11th day of December, 2023.


(Pradip Garach)

Advocate High Court, Bombay

Encl.: Annexure “A” and “A-1”.

FORMAT-A

Circular No. (28/2021)

FLOW OF TITLE TO THE SAID PROPERTY

SUUPPLEMENTAL LEGAL TITLE REPORT

Annexure-A (Colly.)

Sub.: Title Clearance Certificate with respect to ALL THAT pieces and parcels

Survey No. / Hissa No.	Total Area as per 7/12 Extract (in sq. mtrs) Larger Property	Area as per Deed of Conveyance /Agreement for Sale (in sq. mtrs) Said Property	Defined Term
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127/3	3,000	3000	Fifth Property
127/4	3,200	3200	Sixth Property
128/1/1	3,600	3279	Seventh Property
128/1/2	3,600	3279	Eighth Property
Total	43,400	35,900	

admeasuring 35900 sq.mtrs. or thereabout ("the said Property") out of Larger Property admeasuring 43400 sq.mtrs. or thereabout ("the said Larger Property"), lying being and situate at Village Hinjawadi, Taluka Mulshi and District Pune (for the sake of brevity individually referred to as "First Property to Eighth Property" and briefly collectively referred to as "the said Larger Property").

1) On the instructions and at the request of my clients Macrotech Developers Limited ("Company") by Legal Title Report dated 28/02/2023 along with Flow of Title as Annexure- "A" in respect of the captioned property ("Legal Title Report"), I have inter alia opined that the Macrotech Developers Limited and Prescisehomes Construction Private Limited are the Developer of the said Property for the development of the same, on the basis of and subject to all that what is stated therein and Annexure thereto. A photocopy copies of the Legal Title Report and Annexure thereto is annexed as Annexure- "A" (Collectively).

2) In the said Legal Title Report dated 28/02/2023 and Flow of Title annexed thereto, I have made reference to First Property to Ninth Property situated at Hinjawadi, Taluka Mulshi, District Pune, being referred as "**the said Property**" herein.

3) I have now been requested by Macrotech Developers Limited to issue Supplemental Legal Title Report to update the above referred Legal Title Report dated 28/02/2023 by incorporating material developments and execution and registration additional documents related to the said Property.

4) For the purpose of this Supplemental Legal Title Report, I have been furnished with following additional documents viz. Registered Deed of Conveyance coupled with Power of Attorney and Memorandum of Understading coupled with notarised Power of Attorney related to the said Property.

5) **The documents in relation to the ownership of the said Property:**

I have perused following additional documents of title in respect of the ALL THAT said Property i.e. First Property to Eighth Property for this Supplemental Legal Title Report.

- (i) By and under a Partition Deed dated 28th March, 2023 registered with Office of Sub-Registrar and Assurances under serial no. MLS-2-6146 of 2023 and executed amongst Ramdas and others for the portion of the said Third Property.
- (ii) By and under an Agreement for Sale dated 28th March, 2023 registered with Office of Sub-Registrar and Assurances under serial no. MLS-2-6148 of 2023 and executed between Ramdas and others and (i) Paranjpe Scheme (Construction) Limited (PSCL) and (ii) Linker Shelter Private Limited (LSPL).
- (iii) Deed of Conveyance dated 4th September, 2023 executed and registered under Sr. No. MLS2-20519-2023, between Ramdas Vithoba Jambhulkar and others and Paranjpe Scheme (Construction) Limited and 2) Linker Shelter Private Limited for sale, convey and transfer of said Third Property.
- (iv) Deed of Conveyance dated 27th April, 2023 executed and registered under Sr. No. MLS2-9026-2023 by and between 1) Paranjpe Scheme (Construction) Limited ("Owner No. 1/PSCL") of the First Part, 2) PSC Properties Private Limited ("Owner No. 2/PPPL") of the Second Part and 3) Linker Shelter Private Limited ("Owner No. 3/LSPL") of the Third Part and (i) Macrotech Developers Limited ("MDL/Purchaser No. 1") of the Fourth Part and (ii) Precisehomes Constructions Private Limited ("Precise/ Purchaser No. 2") of the Fifth Part in respect of the said First Property , said Second Property and said Fourth Property to Eighth Property.
- (v) Power of Attorney dated 27th April, 2023 executed and registered under Sr. No. MLS2-9027-2023, by 1) Paranjpe Scheme (Construction) Limited, 2) PSC Properties Private Limited and 3) Linker Shelter Private Limited ("Owners / Grantors") in favour of representatives / nominees of (i) Macrotech Developers Limited and (ii) Precisehomes Constructions Private Limited ("Purchasers/Attorney") in respect of the said First Property , said Second Property and said Fourth Property to Eighth Property.
- (vi) By Agreement to Sale dated 27th April, 2023 ("Agreement to Sale") executed between Paranjpe Scheme (Construction) Limited ("Vendor No.1", "PSCL" or "Township Developer") of the First Part and Linker Shelter Private Limited ("Vendor No. 2" or "LSPL") of the Second Part (briefly collectively referred to as 'Vendors') and Macrotech Developers Limited ("Purchaser No. 1" or "MDL") of the Third Part and Precisehomes Constructions Private Limited ("Purchaser No. 2" or "Precisehomes") of the Fourth Part (briefly collectively referred to as 'Purchasers'), registered with Sub-Registrar of Assurances at Mulshi-2 under Serial No. MLS2-9028-2023
- (vii) Pursuant thereto, by registered Irrevocable Powers of Attorney dated 27th April, 2023 executed and registered under Serial No. MLS2-9029-2023 with Sub-Registrar of Assurances at Mulshi-2, by 1) Paranjpe Scheme (Construction) Limited and 2) Linker Shelter Private Limited ("Owners / Grantors") in favour of representatives / nominees of (i) Macrotech Developers Limited and (ii) Precisehomes Constructions Private Limited ("Purchasers/Attorney").
- (viii) Memorandum of Understanding dated 10/05/2023 executed by and between Macrotech Developers Limited (MDL) and Precisehomes Constructions Private

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Limited (Precisehomes) for development of the said First Property, said Second Property and said Fourth Property to Eighth Property.

- (ix) Notarised an Irrevocable Powers of Attorney dated 12/05/2023 executed by Precisehomes Constructions Private Limited (Grantor) in favour of Macrotech Developers Limited (Attorney) and notarised under serial No. 359/17 on 12/05/2023 for development of the said First Property, said Second Property and said Fourth Property to Eighth Property.
- (x) Memorandum of Understanding dated 21/11/2023 and notarised under serial No. 1873/82 executed by and between Macrotech Developers Limited (MDL) and Precisehomes Constructions Private Limited (Precisehomes) for development of the property bearing Survey No. 126/3.
- (xi) Notarised Powers of Attorney dated 21/11/2023 executed by Precisehomes Constructions Private Limited (Grantor) in favour of Macrotech Developers Limited (Attorney) for development of the property bearing Survey No. 126/3.
- (xii) Search Report dated 16/05/2023 of Sharatkumar Shetty & Associates, Practising Company Secretary for Searches taken at Registrar of Companies record for Charges created on the said Property by Macrotech Developers Limited. There is so far no charge / mortgage created by the Macrotech Developers Limited as on date.
- (xiii) I have taken Search on online Portal of Ministry of Company Affairs (MCA) Registrar of Companies record for Charges created by Precisehomes Constructions Private Limited on the said Property. There is no charge / mortgage created by the Precisehomes Constructions Private Limited as on date.

and also other material occurrences, if any, in connection with the said Property.

- 6) The Macrotech Developers Limited and Precisehomes Construction Private Limited are continued to be entitled to the said Property as the Joint Landholders thereof.
- 7) I have conducted and updated investigation of title of Macrotech Developers Limited as the Owners / Promoters / Developers for the entitlement and development of the said Property. I have been furnished with said additional documents viz. said registered Deed of Conveyance coupled with Power of Attorney, said Memorandum of Understanding and Notarised Power of Attorney and also other material occurrences, if any, in connection with the said Property.
- 8) On perusal of the said additional documents, I observed as follows :-

- (i) By and under a Partition Deed dated 28th March, 2023 registered with Office of Sub-Registrar and Assurances under serial no. MLS-2-6146 of 2023 and executed amongst (i) Ramdas, (ii) Nilesh, (iii) Sandeep, (iv) Gopinath, (v) Vaishali and (vi) Suvarna, for the portion of the said Third Property bearing Survey No. 126/3 admeasuring 8400 sq.mtrs. or thereabout has been partitioned between them and the same has come to the joint share of (i) Ramdas, (ii) Nilesh, (iii) Sandeep, (iv) Gopinath, (v) Vaishali and (vi) Suvarna to the respective extent specified therein. I have not been furnished with any ME recording the foregoing.
- (ii) By and under an Agreement for Sale dated 28th March, 2023 registered with Office of Sub-Registrar and Assurances under serial no. MLS-2-6148 of 2023 and executed between (i) Ramdas, (ii) Nilesh, (iii) Sandeep, (iv) Gopinath, (v) Suvarna and (vi) Vaishali (therein referred to as the Vendors) of One Part and (i) Paranjpe

Scheme (Construction) Limited (PSCL) and (ii) Linker Shelter Private Limited (LSPL) (therein referred to as the Purchasers) of the Other Part ("2023 AFS"), the Vendors have agreed to sell, convey and transfer the for portion of said Third Property bearing Survey No. 126/3 admeasuring 8400 sq.mtrs. or thereabout unto PSCL and LSPL at and for consideration and on terms and conditions mentioned therein.

(iii) By Deed of Conveyance dated 27/04/2023 executed and registered under Sr. No. MLS2-9026-2023 with Sub Registrar Mulshi by 1) Paranjpe Scheme (Construction) Limited ("Vendor No. 1/PSCL") of the First Part, 2) PSC Properties Private Limited ("Vendor No. 2/PPPL") of the Second Part and 3) Linker Shelter Private Limited ("Vendor No. 3/LSPL") of the Third Part (therein referred to as 'Vendors') in favour of (i) Macrotech Developers Limited ("MDL/Purchaser No. 1") of the Fourth Part and (ii) Precisehomes Constructions Private Limited ("Precise/Purchaser No. 2") of the Fifth Part, whereunder the said Vendors sold, conveyed, transferred and assured to and unto the Purchasers their respective undivided right, title and interest in respect of the said First Property comprised in Survey No. 126/1 admeasuring 3471 sq.mtrs. or thereabout, Second Property comprised in Survey No. 126/2 admeasuring 3571 sq.mtrs. or thereabout, Third Property comprised in Survey No. 127/2 admeasuring 7700 sq.mtrs. or thereabout, Fourth Property comprised in Survey No. 127/3 admeasuring 3000 sq.mtrs. or thereabout, Fifth Property comprised in Survey No. 127/4 admeasuring 3200 sq.mtrs. or thereabout, Sixth Property comprised in Survey No. 128/1/1 admeasuring 3279 sq.mtrs. or thereabout and Seventh Property comprised in Survey No. 128/1/2 admeasuring 3279 sq.mtrs. or thereabout, aggregating in all admeasuring 27500 square meters or thereabouts for valuable consideration and on terms, covenants and conditions stated therein.

(iv) Pursuant thereto, by registered Irrevocable Powers of Attorney dated 27/04/2023, registered with the Sub-Registrar of Assurances at Mulshi-2 under Serial No. MLS2-9027-2023 ("POA") executed by Paranjpe Scheme (Construction) Limited (PSCL) and PSC Properties Private Limited (PPPL) and Linker Shelter Private Limited (LSPL) in favour of Macrotech Developers Limited and Precisehomes Constructions Private Limited acting through its Director and / or authorised signatories whereunder the PSCL, PPPL and LSPL do and each of them doth thereby appointed the Macrotech Developers Limited and Precisehomes Constructions Private Limited acting through its Director and / or authorised signatories, as a true and lawful Attorney and conferred upon them powers and authorities to do and carry out all and any acts, deeds, matters and things for and their behalf and in their names for development of the said First Property comprised in Survey No. 126/1 admeasuring 3471 sq.mtrs. or thereabout, Second Property comprised in Survey No. 126/2 admeasuring 3571 sq.mtrs. or thereabout, Third Property comprised in Survey No. 127/2 admeasuring 7700 sq.mtrs. or thereabout, Fourth Property comprised in Survey No. 127/3 admeasuring 3000 sq.mtrs. or thereabout, Fifth Property comprised in Survey No. 127/4 admeasuring 3200 sq.mtrs. or thereabout, Sixth Property comprised in Survey No. 128/1/1 admeasuring 3279 sq.mtrs. or thereabout and Seventh Property comprised in Survey No. 128/1/2 admeasuring 3279 sq.mtrs. or thereabout, aggregating in all admeasuring 27500 square meters or thereabouts as stated therein in terms of Deed of Conveyance.

(v) By Agreement to Sale dated 27th April, 2023 ("Agreement to Sale") executed between Paranjpe Scheme (Construction) Limited ("Vendor No.1", "PSCL" or "Township Developer") of the First Part and Linker Shelter Private Limited ("Vendor No. 2" or "LSPL") of the Second Part (briefly collectively referred to as 'Vendors') and Macrotech Developers Limited ("Purchaser No. 1" or "MDL") of the Third Part and Precisehomes Constructions Private Limited ("Purchaser No. 2" or "Precisehomes") of the Fourth Part

(briefly collectively referred to as 'Purchasers'), registered with Sub-Registrar of Assurances at Mulshi-2 under Serial No. MLS2-9028-2023, the said Vendors therein inter alia agreed to sell their respective undivided right, title and interest in the said Third Property bearing Survey No. 126/3 admeasuring 8400 sq.mtrs. or thereabout to Purchasers and also granted development rights in respect of said Third Property bearing Survey No. 126/3 admeasuring 8400 sq.mtrs. or thereabout unto the said Purchasers for the consideration and on terms and conditions more particularly set out therein.

(vi) Pursuant thereto, by registered Irrevocable Powers of Attorney dated 27th April, 2023 executed and registered under Serial No. MLS2-9029-2023 with Sub-Registrar of Assurances at Mulshi-2, by 1) Paranjpe Scheme (Construction) Limited and 2) Linker Shelter Private Limited ("**Owners / Grantors**") in favour of representatives / nominees of (i) Macrotech Developers Limited and (ii) Precisehomes Constructions Private Limited ("**Purchasers/Attorney**") whereunder the Owners have appointed the Purchasers acting through their Directors and authorised signatories to be their true and lawful Attorney and conferred upon the Purchasers powers and authorities to do and carry out all and any acts, deeds, matters and things for and their behalf and in their names for development of the said Third Property bearing Survey No. 126/3 admeasuring 8400 sq.mtrs. or thereabout, more particularly described in the Schedule thereunder as stated therein in terms of Agreement to Sale.

(vii) By Deed of Conveyance dated 04/09/2023 executed and registered under Sr. No. MLS2-20519-2023 with Sub Registrar Mulshi by (i) Ramdas Vithoba Jambhulkar, (ii) Nilesh Ramdas Jambhulkar, (iii) Sandeep Ramdas Jambhulkar, (iv) Gopinath Ramdas Jambhulkar, (v) Suvarna Vijay Marne and (vi) Vaishali Devidas Jadhav (therein referred to as 'Vendors') with confirmation of (i) Indumati Ramdas Jambhulkar, (ii) Mohini Nilesh Jambhulkar, (iii) Rupesh Nilesh Jambhulkar, (iv) Samruddhi Nilesh Jambhulkar, (v) Krishna Nilesh Jambhulkar, (vi) Swapnali Sandeep Jambhulkar, (vii) Tejasree Gopinath Jambhulkar and (viii) Arvi Gopinath Jambhulkar (therein referred to as 'Confirming Party') in favour of (i) Paranjpe Scheme (Construction) Limited ("**MDL/Purchaser No. 1**") and (ii) Linker Shelter Private Limited ("**Precise/Purchaser No. 2**"), whereunder the said Vendors sold, conveyed, transferred and assured to and unto the Purchasers their respective undivided right, title and interest in respect of the said Third Property comprised in Survey No. 126/3 admeasuring 8400 sq.mtrs. or thereabout, for valuable consideration and on terms, covenants and conditions stated therein.

(viii) In the premises aforesaid, Macrotech Developers Limited and Precisehomes Constructions Private Limited are entitled to the said Property as an absolute Owners thereof with complete development rights.

(ix) Memorandum of Understanding dated 10/05/2023 executed by and between Macrotech Developers Limited (MDL) and Precisehomes Constructions Private Limited (Precisehomes) whereunder parties thereto have agreed that Macrotech Developers Limited shall solely and exclusively carry out for development of the First Property bearing Survey No. 126/1 admeasuring 3471 sq.mtrs. or thereabout, Second Property bearing Survey No. 126/2 admeasuring 3571 sq.mtrs. or thereabout, Fourth Property bearing Survey No. 127/2 admeasuring 6000 sq.mtrs. or thereabout, Fifth Property bearing Survey No. 127/3 admeasuring 3000 sq.mtrs. or thereabout, Sixth Property bearing Survey No. 127/4 admeasuring 3200 sq.mtrs. or thereabout, Seventh Property bearing Survey No. 128/1/1 admeasuring 3279 sq.mtrs. or thereabout and Eighth Property bearing Survey No. 128/1/2 admeasuring 3279 sq.mtrs. or thereabout,

aggregating in all admeasuring 27500 square meters or thereabouts on terms and conditions stated therein.

(x) Notarised an Irrevocable Powers of Attorney dated 12/05/2023 executed by Precisehomes Constructions Private Limited (Grantor) in favour of Macrotech Developers Limited (Attorney) and notarised under serial No. 359/17 on 12/05/2023 whereby appointed Macrotech Developers Limited as the true and lawful attorney holder and conferred upon said Attorney powers and authorities to do and carried out all and any acts, deeds, matters and things for and on their behalf of grantors to carry out and complete development of the First Property bearing Survey No. 126/1 admeasuring 3471 sq.mtrs. or thereabout, Second Property bearing Survey No. 126/2 admeasuring 3571 sq.mtrs. or thereabout, Fourth Property bearing Survey No. 127/2 admeasuring 6000 sq.mtrs. or thereabout, Fifth Property bearing Survey No. 127/3 admeasuring 3000 sq.mtrs. or thereabout, Sixth Property bearing Survey No. 127/4 admeasuring 3200 sq.mtrs. or thereabout, Seventh Property bearing Survey No. 128/1/1 admeasuring 3279 sq.mtrs. or thereabout and Eighth Property bearing Survey No. 128/1/2 admeasuring 3279 sq.mtrs. or thereabout, aggregating in all admeasuring 27500 square meters or thereabouts as stated therein.

(xi) Memorandum of Undestanding dated 21/11/2023 and notarised under serial No. 1873/82 executed by and between Macrotech Developers Limimted (MDL) and Precisehomes Constructions Private Limited (Precisehomes) whereunder parties thereto have agreed that Macrotech Developers Limited shall solely and exclusively carry out development of the said Third Property bearing Survvey No. 126/3 on terms and conditions stated therein.

(xii) Notarised Powers of Attorney dated 21/11/2023 executed by Precisehomes Constructions Private Limited (Grantor) in favour of Macrotech Developers Limited (Attorney) whereby appointed Macrotech Developers Limited as the true and lawful attorney holder and conferred upon said Attorney powers and authorities to do and carried out all and any acts, deeds, matters and things for and on their behalf of grantors to carry out and complete for development of the said Third Property bearing Survvey No. 126/3 as stated therein.

9)

Litigation

It appears that there are no litigations Civil, Revenue, Criminal, Judicial or Quasi-Judicial before any Court of Law, Tribunal and any other Authorities of whatsoever nature and description in respect of all that said Property comprising Survey No. 126/1, 126/2, 126/3, 127/2, 127/3, 127/4, 128/1/1, 128/1/2 on the date of this Report.

10)

Land Record Search :

(i) Dhaval Vussonji, Advocate & Solicitors have caused searches to be carried out for the records maintained by the Office of the Sub-Registrar of Assurances in respect of the said Property for the period from the year 1973 to 2022 (**i.e. 50 years**) and have been provided with the Search Report dated 10th September, 2022 issued by Mr. Rajendra Jaigude, Advocate. On perusal thereof I note that, save and except the documents mentioned hereinabove, no documents affecting the title of the Company in respect of the said Property have been found to be registered.

(ii) My client has taken search through its department on Online Portals of Inspector of General Registration (IGR Maharashtra) website for the year 2002 to 2023. I note that, save and except the documents mentioned hereinabove, no documents

adversely affecting the title of the Company in respect of the said First Property to Eight Property have been found to be registered.

11) **ROC Search Report:**

- (i) I have seen Search Report dated 04/12/2023 of Sharatkumar Shetty & Associates, Practising Company Secretary, to the effect that he has carried out online Search through website of Ministry of Corporate Affairs of the Macrotech Developers Limited. There is so far no charge / mortgage created by the Macrotech Developers Limited as on date.
- (ii) I have taken Search on online Portal of Ministry of Company Affairs (MCA) Registrar of Companies record for Charges created by Precisehomes Constructions Private Limited on the said Property. There is no charge / mortgage created by the Precisehomes Constructions Private Limited as on date.

12) **REVENUE RECORDS**

On perusal of the Village Extract form 7/12 (Record of Rights) in respect of the said Property, and I observed that barring 7/12 Extract of property bearing

- (i) Digital Certified Online 7/12 Extract (Record of Rights) from Portal of <https://bhulekh.mahabhumi.gov.in/> uploaded therein reflects in the names of (i) Pranje Schemes (Constructions) Limited to the extent of 329 sq.mtrs. or thereabout and (ii) Macrotech Developers Limited and Precisehomes Constructions Private Limited to the extent of 3471 sq.mtrs. or thereabout as the Land Holders of the First Property in Hinjewadi Village.
- (ii) Digital Certified Online 7/12 Extract (Record of Rights) from Portal of <https://bhulekh.mahabhumi.gov.in/> uploaded therein reflects in the names of (i) Pranje Schemes (Constructions) Limited to the extent of 329 sq.mtrs. or thereabout and (ii) Macrotech Developers Limited and Precisehomes Constructions Private Limited to the extent of 3571 sq.mtrs. or thereabout as the Land Holders of the Second Property in Hinjewadi Village.
Further, in the case of Second Property, there is a remark deleted in Other Rights Column of 7/12 extract that the encumbrances of Rs.2,50,000/- and Rs.41,93,700/- from Shramjeevi Nagri Patsansta Mayardit.
- (iii) Digital Certified Online 7/12 Extract (Record of Rights) from Portal of <https://bhulekh.mahabhumi.gov.in/> uploaded therein reflects in the name (i) Pranje Schemes (Constructions) Limited to the extent of 1800 sq.mtrs. or thereabout, (ii) Umesh Digambar Jambhulkar & 2 others to the extent of 4400 sq.mtrs. or thereabout and (iii) Paranjpe Scheme (Construction) Limited and Linker Shelter Private Limited to the extent of 8400 sq.mtrs. or thereabout as the Land Holders of the Third Property in Hinjewadi Village.
- (iv) Digital Certified Online 7/12 Extract (Record of Rights) from Portal of <https://bhulekh.mahabhumi.gov.in/> uploaded therein reflects in the name of Macrotech Developers Limited and Precisehomes Constructions Private Limited as the Land Holders of the Fourth Property in Hinjewadi Village.
Further, in the case of Fourth Property, (i) there is a remark in Other Rights Column that the Rs.1,15,50,025/- which was levied as penalty payable under the provision of Section 84C of Bombay Tenancy and Agricultural Land Act, 1948 and

(ii) there is a remark deleted in Other Rights Column of 7/12 extract that the encumbrances of Rs.1,15,50,025/-.

(v) Digital Certified Online 7/12 Extract (Record of Rights) from Portal of <https://bhulekh.mahabhumi.gov.in/> uploaded therein reflected in the name of Macrotech Developers Limited and Precisehomes Constructions Private Limited as the Land Holder of the Fifth Property in Hinjewadi Village. Further, in the case of Fifth Property, there is a remark deleted in Other Rights Column of 7/12 extract that the encumbrances of Hinjewadi Co-operative Society.

(vi) Digital Certified Online 7/12 Extract (Record of Rights) from Portal of <https://bhulekh.mahabhumi.gov.in/> uploaded therein reflected in the name of Macrotech Developers Limited and Precisehomes Constructions Private Limited as the Land Holder of the Sixth Property in Hinjewadi Village.

(vii) Digital Certified Online 7/12 Extract (Record of Rights) from Portal of <https://bhulekh.mahabhumi.gov.in/> uploaded therein reflected in the names of (i) Pranjpe Schemes (Constructions) Limited to the extent of 321 sq.mtrs. or thereabout and (ii) Macrotech Developers Limited and Precisehomes Constructions Private Limited to the extent of 3279 sq.mtrs. or thereabout as the Land Holders of the Seventh Property in Hinjewadi Village.

(viii) Digital Certified Online 7/12 Extract (Record of Rights) from Portal of <https://bhulekh.mahabhumi.gov.in/> uploaded therein reflected in the names of (i) Pranjpe Schemes (Constructions) Limited to the extent of 321 sq.mtrs. or thereabout and (ii) Macrotech Developers Limited and Precisehomes Constructions Private Limited to the extent of 3279 sq.mtrs. or thereabout as the Land Holders of the Eighth Property in Hinjewadi Village.

13) While issuing this Supplemental Report, I have not issued any afresh Public Notice on behalf of Macrotech Developers Limited for investigation of Title in respect of the said Property.

14) Save as provided herein, there are no material variations taken place which will adversely effect the title of my clients to the said Property.

15) On perusal of the documents mentioned in Legal Title Report dated 28/02/2023 and additional documents viz.,

(I) Registered Deed of Conveyance dated 27/04/2023 coupled with Power of Attorney dated 27/04/2023 executed and registered by (i) Paranjpe Scheme (Construction) Limited, (ii) PSC Properties Private Limited, (iii) Linker Shelter Private Limited (Owners) in favour of (i) Macrotech Developers Limited and (ii) Precisehomes Constructions Private Limited as the Purchasers, relating to title of the First Property and Second Property and Fourth Property to Eighth Property; and also Joint Declaration cum Indemnity dated 06/01/2023 notarised under No. 14/2023 executed by (i) Paranjpe Scheme (Construction) Limited, (ii) PSC Properties Private Limited, (iii) Linker Shelter Private Limited (Owners), I am of the opinion that in view of what is set out in Flow of Title being Annexure-A hereto, the title of (i) Macrotech Developers Limited and (ii) Precisehomes Constructions Private Limited as the Owners of the First Property, Second Property and Fourth Property to Eighth Property, is clear, marketable and without any encumbrances;

(II) Registered Agreement for Sale dated 27/04/2023 coupled with Power of Attorney dated 27/04/2023 executed and registered between (i) Paranjpe Scheme (Construction) Limited, (ii) PSC Properties Private Limited, (iii) Linker Shelter Private Limited (Vendors) and (i) Macrotech Developers Limited and (ii)

Pradip Garach
Advocate
High Court, Bombay

Precisehomes Constructions Private Limited (Purchasers), in respect of the Third Property, I am of the opinion that in view of what is set out in Flow of Title being Annexure-A hereto, the title of (i) Macrotech Developers Limited and (ii) Precisehomes Constructions Private Limited as the Purchasers / Developers of the Third Property, is clear, marketable and without any encumbrances;

(III) Further, by virtue of Memorandum of Understanding dated 10/05/2023 between Macrotech Developers Limited and Precisehomes Construction Private Limited read with notarised an Irrevocable Power of Attorney dated 12/05/2023 thereof for development of the said First Property, Second Property and Fourth Property to Eighth Property, I am of the opinion that title of Macrotech Developers Limited as the Developer with entitlement of development rights and carry out development of the same, is clear, marketable and without any encumbrances;

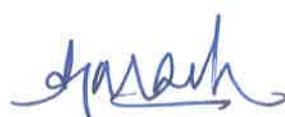
(IV) Further, by virtue of Memorandum of Understanding dated 21/11/2023 between Macrotech Developers Limited and Precisehomes Construction Private Limited read with notarised an Irrevocable Power of Attorney dated 21/11/2023 thereof for development of the Third Property, I am of the opinion that title of Macrotech Developers Limited as the Developer with entitlement of development rights and carry out development of thereon, is clear, marketable and without any encumbrances.

16) Since my scope of work does not includes considering aspects within a domain of an Architect and Surveyor, I have not carried out inspection of the said Property nor have commented on zoning and development aspects thereof etc.

17) My Legal Title Report read with Supplemental Legal Title Report thereto and Flow of Title, are based on provisions of applicable laws, prevailing at the present time and the facts of the matter, as I understand them to be my understanding is based upon and limited to information provided to me. Any variance of the facts or of law may caused corresponding change in my Legal Title Report.

18) In the premises aforesaid, my Legal Title Report dated 28/02/2023 and Flow of Title annexed thereto stand modified and be read and construed accordingly.

Dated this 11th day of December, 2023.


(Pradip Garach)
Advocate High Court, Bombay