

**FORMAT – A (MahaRERA)**  
**(Circular No :- 28/2021)**

To,  
MahaRERA,  
Mumbai.

**LEGAL TITLE REPORT**

Sub : Title clearance certificate with respect to :

**ALL THAT PIECE AND PARCEL OF property bearing ;**

Serial No.	Survey No.	Village	Area held Hectare - Ares	Total Area Hectare - Ares
1.	216/1	Hinjewadi	02 – 09	02 – 09 (Including 05 Ares Potkharaba)
2.	216/2	Hinjewadi	00 – 36	00 – 36 (Including 01 Are Potkharaba)
3.	216/3	Hinjewadi	00 – 11	00 – 14
4.	217/1	Hinjewadi	01 – 81	02 – 26 (including 11 Ares Potkharaba)
5.	218/1/1	Hinjewadi	00 – 52	00 – 52 (Including 03 Ares Potkharaba)
6.	218/1/2	Hinjewadi	00 – 53	00 – 53 (Including 02 Ares Potkharaba)

totally admeasuring 05 Hectares 42 Ares, property listed at serial Nos, 1 to 6 all lying and situated at village Hinjewadi within limits of Grampanchayat Hinjewadi and Maan and Panchayat Samiti Mulshi, Taluka Mulshi, District Pune hereinafter be collectively referred to as the "Captioned Properties".

I have investigated the title of the said Captioned Properties on the request of M/s. Ashdan Township Ventures Private Limited (Formerly known as Kumar Builders Township Ventures Private Limited) (Owners) and have scrutinized /received copies of following documents i.e. :-

**A) COMMON FOR ALL THESE PIECES OF LANDS :-**

- i. Certificate of Incorporation /Order issued by Government of India Ministry of Corporate Affairs dated 05/10/2018 bearing No. (CIN) U45201PN2005PTCO201918.
- ii. Copy of an Agreement to Sell dated 01/02/2019 duly registered at the Office of the Sub-Registrar Mulshi 2 at Serial 12007/2019 on 01/07/2019 to M/s. Ashdan Township Ventures Private Limited and Maan-Hinje Township Developers LLP (formerly known as Godrej Projects Pune LLP)
- iii. Copy of an Agreement to Sell dated 01/02/2019 duly registered at the Office of the Sub-Registrar Mulshi 2 at Serial 12008/2019 on 30/09/2019 to M/s. Ashdan Township Ventures Private Limited and Maan-Hinje Township Developers LLP (formerly known as Godrej Projects Pune LLP)
- iv. A Confirmation Deed dated 12/12/2019 registered at the Office of the Sub-Registrar Mulshi at Serial No. 9783/2019.
- v. A Lis Pendens dated 19/06/2020 duly registered at the Office of the Sub-Registrar Mulshi-2 duly at Serial No. 6365/2020.
- vi. Copy of Notification dated 12/12/2008 issued by Ministry of Commerce and Industry, published in the Gazette of India, Extraordinary, Part II-Section 3-Sub section (ii) that the Central Government notified the area at Hinjewadi, Pune as a Special Economic Zone.
- vii. Copy of the Notification dated 09/01/2009 bearing No. TPS.1807/626/CR-804/07/UD-13 issued by the Government of Maharashtra, Urban Development Department, Mantralay, Mumbai that Survey No. 185 to 219 village Hinjewadi and Survey No. 49, 50 and 52 village Maan is deleted from Agriculture/No Development Zone and is shown as Special Economic Zone.
- viii. Copy of Index II of Deed of Reconveyance/Release of Charge dated 20/04/2018 duly registered at the Office of Sub Registrar Haveli No. 2 at Serial No. 7059/2018 on 23/04/2018 in respect of Deed of Mortgage dated 23/09/2011 duly registered at the Office of Sub Registrar Mulshi-2 at Serial No. 4669/2011.
- ix. Mortgage Deed dated 05/02/2019 duly registered at the Office of the Sub-Registrar Mulshi at Serial No. 521/2019 on 06/02/2019 executed by M/s. Ashdan Township Venture Private Limited with Indiabulls Housing Finance Limited (except S. No. 203/3).
- x. Mortgage Deed dated 05/02/2019 duly registered at the Office of the Sub-Registrar Mulshi at Serial No. 522/2019 on 06/02/2019 executed by M/s. Ashdan Township Ventures Private Limited with Indiabulls Housing Finance Limited (except S. No. 203/3).
- xi. Deed of Re-conveyance dated 07/02/2019 duly registered at the Office of the Sub-Registrar Mulshi at Serial No. 2971/2019 executed by Indiabulls Housing Finance Limited in favour of M/s. Ashdan Township Ventures Private Limited (Part Reconveyance of Mortgage dated 05/02/2019 bearing registration nos. 521/2019 & 522/2019).

**B) SPECIFIC FOR EACH PIECE OF LAND :-**

**1. Land bearing Survey No. 216/1 totally admeasuring 02 Hectares 09 Ares :**

1. Copy of 7/12 extract of Survey No. 216/1 for the year 1953 to 1966, 1978 to 1997, 2001 to 2007 and 2014 to 2020.
2. Copies of Mutation Entry Nos. 728, 801, 1090 (incomplete copy provided), 1527, 1879, 1936 (incomplete copy provided), 1946, 2569, 2847, 2947, 3029 (incomplete copy provided), 3372, 4429, 5447, 5828, 5975, 6014, 6130, 6177. (Copy of Kaccha entry {uncertified copy} has been supplied), 6206, 6281, 6438, 6769, 6862, 6998, and 9114.
3. Copy of Sale Deed dated 26/07/2005 duly registered at the Office of the Sub -Registrar Mulshi at Serial No. 3985/2005 executed between Shri. Laxman Rambhau Sakhare & others AND Kruti L. Jain.
4. Copy of Confirmation Deed dated 30/07/2005 duly registered at the Office of the Sub-Registrar Mulshi at Serial No. 4075/2005 executed between Sau. Kausalya Shankar Angre AND Kruti L. Jain.
5. Copy of Power of Attorney dated 27/07/2005 duly registered at the Office of the Sub-Registrar Mulshi at Serial No. 4076/2005 on 30/07/2005 executed between Shri. Laxman Rambhau Sakhare & others AND Kruti L. Jain.
6. Copy of Deed of Conveyance dated 28/05/2007 duly registered at the Office of the Sub-Registrar, Mulshi at Serial No. 3668/2007 executed between Ms. Kruti L. Jain AND Kumar Builders Township Ventures Private Limited.
7. Copy of Deed of Rectification dated 13/06/2007 duly registered at the office of Sub Registrar Mulshi at Serial No. 4885/2007 executed between Kruti Lalitkumar Jain AND Kumar Builders Township Ventures Private Limited.
8. Copy of Supplementary Deed dated 15/06/2007 duly registered at the Office of Sub Registrar Mulshi at Serial No. 4896/2007 on 18/07/2007 executed between Kruti Lalitkumar Jain AND Kumar Builders Township Ventures Private Limited.

**2. Land bearing Survey No. 216/2, totally admeasuring 00 Hectare 36 Ares :**

1. Copy of 7/12 extracts of Survey No. 216/2 for the year 1953 to 2007 and 2014 to 2020.
2. Copies of Mutation Entry Nos. 692, 1946, 2000, 2323 (provided copy is not clear and incomplete), 2355 (provided copy is not clear and incomplete), 3372, 4429, 6206, 6317, 6769 and 9114.
3. Copy of Sale Deed alongwith General Power of Attorney both dated 07/03/2006 duly registered at the Office of the Sub-Registrar Mulshi at Serial Nos. 1351/2006 and 1352/2006 executed between Shri. Antu Krishna Sakhare & others AND Kruti L. Jain.
4. Copy of Confirmation Deed and General Power of Attorney both dated 30/10/2007 duly registered at the Office of the Sub-Registrar Mulshi at Serial Nos. 7414/2007 and 7415/2007 executed between Sau. Pushpa Gajanan Wakale AND Kruti L. Jain.
5. Copy of Deed of Conveyance dated 28/05/2007 duly registered at the Office of the Sub-Registrar, Mulshi at Serial No. 3668/2007 executed between Ms. Kruti L. Jain AND Kumar Builders Township Ventures Private Limited.
6. Copy of Deed of Rectification dated 13/06/2007 duly registered at the office of Sub Registrar Mulshi at Serial No. 4885/2007 executed between Kruti Lalitkumar Jain AND Kumar Builders Township Ventures Private Limited.
7. Copy of Supplementary Deed dated 15/06/2007 duly registered at the Office of Sub Registrar Mulshi at Serial No. 4896/2007 on 18/07/2007 executed between Kruti Lalitkumar Jain AND Kumar Builders Township Ventures Private Limited.

**3. Land admeasuring 00 Hectare 11 Ares out of Survey No. 216/3 :**

1. Copy of 7/12 extracts of Survey No. 216/3 for the year 1953 to 1964, 1978 to 2007 and 2014 to 2020.
2. Copies of Mutation Entry Nos. 692, 1233, 1594, 1946, 2219, 2760, 3372, 4429, 4511, 4690, 6206, 6496, 6769, 6793, 8945 and 9114.
3. Copy of Release Deed dated 18/01/2006 which is duly registered at the Office of the Sub-Registrar Mulshi at Serial No.322/2006 executed between Sau. Taibai Ramchandra Pawar & others AND Shri. Baban Jaywant Sakhare & others.
4. Copy of Sale Deed alongwith Power of Attorney both dated 07/06/2006 registered at the Office of Sub Registrar Maval at Serial Nos. 3692/2006 and 3693/2006 executed between Shri. Baban Jaywant Sakhare & others AND Kruti L. Jain.
5. Copy of Deed of Conveyance dated 28/05/2007 duly registered at the Office of the Sub-Registrar, Mulshi at Serial No. 3668/2007 executed between Kruti L. Jain AND Kumar Builders Township Ventures Private Limited.
6. Copy of Deed of Rectification dated 13/06/2007 duly registered at the office of Sub Registrar Mulshi at Serial No. 4885/2007 executed between Kruti Lalitkumar Jain AND Kumar Builders Township Ventures Private Limited.
7. Copy of Supplementary Deed dated 15/06/2007 duly registered at the Office of Sub Registrar Mulshi at Serial No. 4896/2007 on 18/07/2007 executed between Kruti Lalitkumar Jain AND Kumar Builders Township Ventures Private Limited.

**4. Land admeasuring 01 Hectare 81 Ares out of Survey No. 217/1 :**

1. Copy of 7/12 extracts of Survey No. 217/1 from the year 1992 to 2020.
2. Copies of Mutation Entry Nos. 1594, 1946, 2064, 2219, 2760, 2834, 2973, 2974, 2975, 2976, 3029, 3372, 4429, 4511, 4690, 6206, 6296, 6793, 6863, 7123 and 9114.
3. Copy of Release Deed dated 21/11/2005 registered at the office of Sub Registrar Mulshi at Serial No. 6051/2005 executed by Tanhubai Ganpat Jadhav & others in favour of Mr. Bhagwan Mahatu Sakhare.
4. Copy of Release Deed dated 18/01/2006 registered at Serial No. 322/2006 executed by (i) Taibai Ramchandra Pawar and others in favour of Yuvraj Jaywant Sakhare and others.
5. Copy of Agreement dated 07/04/2006 registered at the office of Sub Registrar Mulshi at Serial No. 2105/2008 executed by Bhagwan Mahatu Sakhare & others in favour of Kruti L. Jain.
6. Copy of General Power of Attorney dated 07/04/2006 registered at the office of Sub Registrar Mulshi at Serial No. 2106/2008 executed by Bhagwan Mahatu Sakhare & others in favour of Kruti L. Jain.
7. Copy of Agreement dated 07/06/2006 registered at the office of Sub Registrar Mulshi at Serial No. 3694/2006 executed by Baban Jaywant Sakhare & others in favour of Kruti L. Jain.
8. Copy of General Power of Attorney dated 07/06/2006 registered at the office of Sub Registrar Mulshi at Serial No. 3695/2006 executed by Baban Jaywant Sakhare & others in favour of Kruti L. Jain.
9. Copy of Sale Deed dated 09/05/2008 registered at the office of Sub Registrar Mulshi at Serial No. 4071/2008 executed by Bhagwan Mahatu Sakhare & others in favour of Kumar Builders Township Ventures Private Limited.
10. Copy of Sale Deed dated 28/05/2008 registered at the office of Sub Registrar Mulshi at Serial No. 4150/2008 executed by Baban Jaywant Sakhare & others in favour of Kumar Builders Township Ventures Private Limited.

**5. Land bearing Survey No. 218/1/1, totally admeasuring 00 Hectare 52 Ares :**

1. Copy of 7/12 extract of Survey No. 218/1/1 for the year 1978 to 2007, 2011 to 2013 and 2014 to 2020.
2. Copies of Mutation Entry Nos. 728, 1879, 1936 (incomplete copy provided), 1946, 2569, 5828, 5890, 5975, 6014, 6130, 6177, 6281, 6438, 6702, 6769 and 9114.
3. Copy of Sale Deed dated 26/07/2005 duly registered at the Office of the Sub-Registrar Mulshi at Serial No. 3985/2005 executed between Shri. Laxman Rambhau Sakhare & others AND Kruti L. Jain.
4. Copy of Confirmation Deed dated 30/07/2005 duly registered at the Office of the Sub-Registrar Mulshi at Serial No. 4075/2005 executed between Sau. Kausalya Shankar Angre AND Kruti L. Jain.
5. Copy of Power of Attorney dated 27/07/2005 duly registered at the Office of the Sub-Registrar Mulshi at Serial No. 4076/2005 on 30/07/2005 executed between Shri. Laxman Rambhau Sakhare & others AND Kruti L. Jain.
6. Copy of Deed of Conveyance dated 28/05/2007 duly registered at the Office of the Sub-Registrar, Mulshi at Serial No. 3668/2007 executed between Ms. Kruti L. Jain AND Kumar Builders Township Ventures Private Limited.
7. Copy of Deed of Rectification dated 13/06/2007 duly registered at the office of Sub Registrar Mulshi at Serial No. 4885/2007 executed between Kruti Lalitkumar Jain AND Kumar Builders Township Ventures Private Limited.
8. Copy of Supplementary Deed dated 15/06/2007 duly registered at the Office of Sub Registrar Mulshi at Serial No. 4896/2007 on 18/07/2007 executed between Kruti Lalitkumar Jain AND Kumar Builders Township Ventures Private Limited.

**6. Land bearing Survey No. 218/1/2, totally admeasuring 00 Hectare 53 Ares :**

1. Copy of 7/12 extract of Survey No. 218/1/2 for the year 2001 to 2007 and 2014 to 2020.
2. Copies of Mutation Entry Nos. 1090 (incomplete copy is provided), 1946, 2569, 5828, 5890, 6975, 6014, 6130, 6177, 6281, 6438, 6439, 6702, 6768, 6769 and 9114.
3. Copy of Sale Deed dated 26/07/2005 duly registered at the Office of the Sub -Registrar Mulshi at Serial No. 3985/2005 executed between Shri. Laxman Rambhau Sakhare & others AND Kruti L. Jain.
4. Copy of Confirmation Deed dated 30/07/2005 duly registered at the Office of the Sub-Registrar Mulshi at Serial No. 4075/2005 executed between Sau. Kausalya Shankar Angre AND Kruti L. Jain.
5. Copy of Power of Attorney dated 27/07/2005 duly registered at the Office of the Sub-Registrar Mulshi at Serial No. 4076/2005 on 30/07/2005 executed between Shri. Laxman Rambhau Sakhare & others AND Kruti L. Jain.
6. Copy of Deed of Conveyance dated 28/05/2007 duly registered at the Office of the Sub-Registrar, Mulshi at Serial No. 3668/2007 executed between Ms. Kruti L. Jain AND Kumar Builders Township Ventures Private Limited.

7. Copy of Deed of Rectification dated 13/06/2007 duly registered at the office of Sub Registrar Mulshi at Serial No. 4885/2007 executed between Kruti Lalitkumar Jain AND Kumar Builders Township Ventures Private Limited.
8. Copy of Supplementary Deed dated 15/06/2007 duly registered at the Office of Sub Registrar Mulshi at Serial No. 4896/2007 on 18/07/2007 executed between Kruti Lalitkumar Jain AND Kumar Builders Township Ventures Private Limited.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Captioned Properties, subject to the charge/s of the Bank/s / Financial Institution, documents requisitioned /observation rendered/ enumerated in principal search report and updated search report/s thereof, I am of the opinion that the title of Owner /Promoter is clear, marketable and without any encumbrances.

**A. For lands situated at Village Hinjewadi**

Sr.No.	Survey No.	Area	Owner	Stakeholders
1.	216/1	02 – 09	M/s. Ashdan Township Ventures Private Limited (Formerly known as Kumar Builders Township Ventures Private Limited)	Maan-Hinje Township Developers LLP (formerly known as Godrej Projects Pune LLP)
2.	216/2	00 – 36		
3.	216/3	00 – 11		
4.	217/1	01 – 81		
5.	218/1/1	00 – 52		
6.	218/1/2	00 – 53		

The report/s reflecting the flow of the title of the Owner and entitlement of the Stakeholder in respect of the Captioned Properties are enclosed herewith as annexure.

Encl : Annexure  
Date : February 25, 2022

  
**SAVITA BIRAJDAR**  
Advocate

**ANNEXURE**  
**FORMAT – A (MahaRERA)**  
**(Circular No :- 28/2021)**

**FLOW OF THE TITLE OF THE SAID LAND**

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation Entry Numbers as enumerated hereinabove against the respective Survey Numbers.
- 3) A Search and Title Report for 30 years in respect of the captioned properties was initially issued by Advocate Shakila Intezar Ahmed for the period of 1988 to 2017 (Part) vide No. BP/SK/42-43/HJ-MN/2017 dated December 27, 2017 and further Additional Search Report for the year 2017(Part) to 2019(Part) vide bearing No. BP/CG/HJ-MN/35/2019, dated October 12, 2019 and update to the Additional Search Report for the year 2019(Part) to 2022(Part) vide bearing No. BP/CG/HJ-MN/15/2022, dated February 8, 2022 was issued by the Advocate Chitra Ghume.
- 4) **Any other relevant title :**
  - i. Copy of an Agreement to Sell dated 01/02/2019 duly registered at the Office of the Sub-Registrar Mulshi 2 at Serial 12007/2019 on 01/07/2019 to M/s. Ashdan Township Ventures Private Limited and Maan-Hinje Township Developers LLP (formerly known as Godrej Projects Pune LLP)
  - ii. Copy of an Agreement to Sell dated 01/02/2019 duly registered at the Office of the Sub-Registrar Mulshi 2 at Serial 12008/2019 on 30/09/2019 to M/s. Ashdan Township Ventures Private Limited and Maan-Hinje Township Developers LLP (formerly known as Godrej Projects Pune LLP)
- 5) **Litigations if any :**

No information regarding any litigation pending in any Court of Law has been provided in respect of the captioned properties.

Date : February 25 2022

  
**SAVITA BIRAJDAR**  
Advocate