

RR/DPK/

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H&Co Legal
ADVOCATES & ATTORNEYS

To,

MahaRERA

109 – 113, Maharaja Sayajirao Gaikwad Udyog Bhavan,
Aundh, Pune – 411007.

LEGALTITLE REPORT

Dear Sir,

Sub : Title clearance certificate with respect to lands about 4 Hectare 74.50 Ares out of lands aggregately admeasuring 9 Hectares 66.83 Ares owned by the Owner and forming part of the land aggregately admeasuring 11 Hectares 87.83 Ares situated at Village Maan, Taluka Mulshi, District Pune more particularly described in Section I below (hereinafter collectively referred to as the "**said Properties**")

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We have investigated the title of the said Properties as more particularly described hereinbelow on the request of Maan Hinje Township Developers LLP, having its registered address at Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (E), Mumbai 400 079. The summary of the investigation of title undertaken by us is set out herein below:

A. DESCRIPTION OF THE SAID PROPERTIES:

All those pieces and parcels of lands situated at Village Maan, Taluka Mulshi, District Pune, about 4 Hectare 74.50 Ares out of lands aggregately admeasuring 9 Hectares 66.83 Ares owned by the Owner and forming part of the land aggregately admeasuring 11 Hectares 87.83 Ares within limits of Grampanchayat Maan and Panchayat Samiti Mulshi, Taluka Mulshi, District Pune and bearing the following Survey Nos.:-

SR. NO.	VILLAGE	SURVEY NO.	AREA UNDER R25 (in Ares)	AREA OWNED BY THE OWNER (IN ARES)	TOTAL AREA (IN ARES)	REFERRED TO AS
1.	Maan	49/1	117.0319	120	193	Said Property No. 1



2.		49/2	57.777	55	55	Said Property No. 2
3.		49/3	22.6789	21	42	Said Property No. 3
4.		50/1/A	10.1785	50	50	Said Property No. 4
5.		50/2/A	8.0265	49.5	49.5	Said Property No. 5
6.		52/1/B	48.7307	127	254	Said Property No. 6
7.		52/2/B	57.359	60.70	60.70	Said Property No. 7
8.		52/2/A	152.72	61.97	61.97	Said Property No. 8
9.		52/2/C		60.70	60.70	Said Property No. 9
10.		52/2/D		240.64	240.64	Said Property No. 10
11.		52/2/E		32.32	32.32	Said Property No. 11
12.		52/2/F		88	88	Said Property No. 12
TOTAL			474.5025	966.83	1187.83	

hereinafter collectively referred to as the "**said Properties**".

B. THE DOCUMENTS OF ALLOTMENTS OF THE SAID PROPERTIES ARE AS FOLLOWS:

Deed of Conveyance dated 31 March 2023, registered with the office of Sub-Registrar of Assurances at Mulshi No. 2, under Serial No. 6463/2023, executed by Ashdan Township Ventures Private Limited, through its Authorized Signatory, Priya Naresh Shah in favour of Maan Hinje Township Developers LLP through its authorised signatory, Rahul Saha.

C. REVENUE RECORDS

On perusal of the 7/12 extracts of the said Properties for the period 2017-18 to 2019-20, it appears that,

- The name of Ashdan Township Ventures Private Limited is recorded in the owners' column for the said Land No. 1, said Land No. 2, said Land No. 7;
- The name Ashdan Township Ventures Private Limited is recorded in the owners' column for the said Land No. 3 in the 7/12 extracts of the said Survey No. 49/3;
- The name Ashdan Township Ventures Private Limited is recorded in the owners' column for the said Land No. 6 in the 7/12 extracts of the said Survey No. 52/1/B;



- d. The name Ashdan Township Ventures Private Limited is recorded in the owners' column for the said Land No. 4, while the remark, "Acquired for Kasarsai Project, Canal No. 7,8,9 and 10" continues to be recorded in the other rights' column; and
- e. The name Ashdan Township Ventures Private Limited is recorded in the owners' column for the said Land No. 8, said Land No. 9, said Land No. 10, said Land No. 11 and said Land No. 12; while the other right's column records the Regular Civil Suit No. 416/2012, which is more particularly described in the "Litigation" clause hereinbelow.

D. SEARCH REPORTS OF THE SAID PROPERTIES:

1. Index II Search Reports dated 20 December 2018 issued by the search agent, Advocate Kailash Thorat in respect of search conducted for a period of 30 years from the year 1989 upto 2018;
2. Supplementary Index II Search Reports dated 30 April 2020 issued by the search agent, Advocate Kailash Thorat in respect of search conducted for a period of 3 years from the year 2018 upto 2020;
3. Supplementary Index II Search Report dated 17 November 2021 issued by the search agent, Advocate Kailash Thorat in respect of search conducted for a period of 2 years from the year 2020 upto 2021;
4. Index II Search Report dated 3 March 2023 issued by the search agent, Advocate Kailash Thorat in respect of search conducted for a period of 30 years from the year 1994 upto 2023;

- E. On perusal of the abovementioned documents and all other relevant documents relating to the title of the said Properties, we are of the opinion that subject to whatever is stated in Annexure A attached herein, the title of Maan Hinje Township Developers LLP to the said Properties is clean, clear and marketable.

F. OWNER OF THE SAID PROPERTIES:

Maan Hinje Township Developers LLP is the owner of the said Properties.

- G. The Qualification comments/remarks, if any, are as stated in the said Title Certificates and also in **Annexure B** annexed hereto.



H. The report reflecting the flow of title of the Maan Hinje Township Developers LLP to the said Properties, is to be read in conjunction with what is stated in **Annexure A**, and is subject to what is stated therein, including the observations, qualifications and assumptions stated therein. We have thereafter not updated the title in respect of the said Properties and the present Legal Title Report shall be restricted only for the period till March 2023.

Dated this 29th day of November, 2023.

For H&Co. Legal



Partner



Enclosed:

- a. Annexure A (Flow of Title)
- b. Annexure B (Qualification of Title)
- c. Annexure C (List of Documents Perused)

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