



Ref. :

FORMAT A

Date :

( Circular No.28/2021)

To,

MahaRERA

**LEGAL TITLE REPORT**

**Sub: Title Report with respect to all that piece and parcel of land or ground admeasuring 37217 sq.mtrs. as per Layout (36765 Sq.mtrs. as per VII/XII Extracts) being Sector-R2 comprised of area admeasuring 3953 sq.mtrs., 7559 sq.mtrs., 9722 sq.mtrs., 10178 sq.mtrs. 5353 sq.mtrs. out of lands bearing Gat Nos. 162, 163, 164, 166 and 167 respectively out of the sanctioned layout pertaining to, inter-alia, lands admeasuring in aggregate Hectares 40 = 44.97 Ares i.e 404497 Sq.mtrs. (as per Layout) comprised of lands bearing Gat Nos. 124, 125, 127 to 132, 137 to 142, 144 to 153, 155 to 160, 162 to 164, 166, 167, 169, 170 and 194 all situate, lying and being at Village Manjri within the Registration Sub-District of Taluka Haveli, District Pune ("said Land).**

We have been instructed by Arhum Erectors Private Limited (formerly known as Arhum Erectors LLP) (**AEPL/Promoter**), a company limited by shares duly incorporated under the provisions of the Companies Act, 2013 having its Office at 3<sup>rd</sup> Floor, S. No. 34, Near Inorbit Mall Wadgaonsheri Pune 411014 and Ashdan Developers Private Limited ("**ADPL"/said Owner**), a company incorporated under the provisions of the Indian Companies Act, 1956 having its Office at Solitaire World, Level 8, Survey No. 36/1/1, Opposite Regency Classic, Mumbai Bangalore Highway, Baner, Pune 411045 to



investigate title of AEPL to portions admeasuring 906.98 sq.mtrs. (comprised of 277.35 sq.mtrs. and 629.63 sq.mtrs. out of lands bearing Gat Nos. 162 and 163) out of Sectors R2 and title of ADPL to the remaingin area of Sectors R2 and beneficial title of AEPL to area admeasuring 33020.25 sq.mtrs. out of such remaining area of Sectors R2 i.e the above captioned Land and toward which we have perused the following:

- 1) Title Certificate dated 30.12.2017 issued by Mr. Bharat M. Parwani, Advocate and Additional Search Reports dated 19.11.2018 and 25.10.2019 issued by Chitra Vijay Ghume, Advocate.
- 2) Latest VII/XII Extracts in respect of the above captioned Lands i.e. lands bearing Gat Nos. 155, 156, 157, 158, 160.
- 3) Copy of Agreement to Sell dated 4.11.2019 (duly Registered under Serial No. 8049 of 2019 with the Sub-Registrar Haveli No. I, Pune).
- 4) Copy of sanctioned plan dated 12.03.2020 bearing No. BHA/C.R. No. 1262/19-20/ Mouza Manjari Kh. & Wagholi Sector-R1 by Pune Metropolitan Regional Development Authority, Pune.
- 5) Copy of sanctioned plan dated 18.01.2021 bearing No. BHA/C.R. No.467 /20-21/ Mouza Manjari Kh. & Wagholi Sector-R1 by Pune Metropolitan Regional Development Authority, Pune
- 6) Copy of Deed of Confirmation dated 3.03.2021 (duly Registered under Serial No. 4325 of 2021 with the Sub-Registrar Haveli No. XV, Pune).





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- 7) Copy of Deed of Confirmation dated 3.03.2021 (duly Registered under Serial No. 4495 of 2021 with the Sub-Registrar Haveli No. XV, Pune).
- 8) Copy Deed of Confirmation dated 4.03.2021 (duly Registered under Serial No. 4375 of 2021 with the Sub-Registrar Haveli No. XV, Pune).
- 9) Copy of Supplementary Deed dated 26.07.2021 (duly Registered under Serial 11406 of 2021 with the Sub-Registrar Haveli No. XV, Pune).
- 10) Copy of Indenture of Mortgage dated 9.09.2021 (duly Registered under Serial No. 13802 of 2021 with the Sub-Registrar Haveli No. XI, Pune).
- 11) Copy of Indenture of Mortgage dated 9.09.2021 (duly Registered under Serial No. 13803 of 2021 with the Sub-Registrar Haveli No. XI, Pune)
- 12) Copy of Incorporation Certificate dated 21.06.2021.

Search Report dated 10.09.2021 of Shri. Rajesh Palse Advocate.

On the perusal of the above mentioned documents and all other relevant documents/information, as mentioned in our Title Report annexed hereto, pertaining to title of the above captioned Land, we are of the opinion that, subject to what is mentioned in Title/Search Reports dated 30.12.2017, 19.11.2018, 25.10.2019 and 15.9.2021 annexed hereto, the title of the said Owner to the above captioned Land and beneficial title of the said Arhum Erectors LLP to the same is free, clear and marketable and there are no outstanding encumbrances on or in respect thereof as far as can be diligently



ascertained. If the facts are different from any of the documents/revenue records and information furnished or documents subsequently furnished and the contents thereof are contrary to the observations on the title made herein, it could have material impact on our conclusions.

The report reflecting the flow of the title of the aforesaid Owner and the beneficial title of the said Arhum Erectors Private Limited to the said Land is enclosed herewith as annexure.

Dated this 15<sup>th</sup> Day of September 2021.

For BENCHMARK LEGAL SERVICES LLP



KIRAN KHANDELWAL, ADVOCATE





## SEARCH AND TITLE REPORT

Ref. :

Date :

**Re :** All that piece and parcel of land or ground admeasuring 37217 sq.mtrs. as per Layout (36765 Sq.mtrs. as per VII/XII Extracts) being Sector-R2 comprised of area admeasuring 3953 sq.mtrs., 7559 sq.mtrs., 9722 sq.mtrs., 10178 sq.mtrs. 5353 sq.mtrs. out of lands bearing Gat Nos. 162, 163, 164, 166 and 167 respectively out of the sanctioned layout pertaining to, inter-alia, lands admeasuring in aggregate Hectares 40 = 44.97 Ares i.e 404497 Sq.mtrs. (as per Layout) comprised of following lands, all situate, lying and being at Village Manjri within the Registration Sub-District of Taluka Haveli, District Pune the details of the lands are as following:

Survey No.	Subject area in Hectares = Ares
124	03= 19
125	03=20
127	01=02
128	00=49
129	00=57
130	00=45
131	01=47
132	01=10
137	02=25
	02=88
138	(As per layout 02 = 68)



139	00=81
140	00=36
141	00=70
142	00=34
144	00=43
145	00=52
146	01=25.50
147	01=26
148	01=00
149	00=92
150	00=94
151	01=03
152	00=59
153	01=30
155	00=96
156	00=68
157	00=69
158	00=76
159	00=27
160	01=02
1 62	01=08
163	00=83
164	01=05





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167	00=57
169	00=39.75
170	01=97.60
194	01=20
	40=64.90
Total	(40=44.97 as per layout)

The aforesaid Lands admeasuring.in aggregate Hectares 40 = 44.97 Ares is hereinafter referred to for the sake of brevity as **“the said Larger Land”**.

Our Clients, Arhum Erectors Private Limited (formerly known as Arhum Erectors LLP (**“AEL”**), a company limited by shares duly incorporated under the provisions of the Companies Act, 2013 having its Offic at 3<sup>rd</sup> Floor, S. No. 34, Near Inorbit Mall Wadgaonsheri Pune 411014 and Ashdan Developers Private Limited (**“ADPL”**), a company incorporated under the provisions of the Indian Companies Act, 1956 having its Office at Solitaire World, Level 8, Survey No. 36/1/1, Opposite Regency Classic, Mumbai Bangalore Highway, Baner, Pune 411045, have furnished us Title Certificate dated 30.12.2017 issued by Mr. Bharat M. Parwani, Advocate and Additional Search Reports dated 19.11.2018 and 25.10.2019 issued by Chitra Vijay Ghume, Advocate, pertaining to the said Larger Land confirming the ownership title of Kul Developers Private Limited presently known as Ashdon Developers Private Limited (**“ADPL”**) to the said Larger Land.



Our afoersaid Clients have requested us to rely on the aforesaid Title Certificate read with Search Reports and in furtherance of the same, has instructed us to investigate title of AEL to portions admeasuring 906.98 sq.mtrs. (comprised of 277.35 sq.mtrs. and 629.63 sq.mtrs. out of lands bearing Gat Nos. 162 and 163) out of Sectors R2 and title of ADPL to the remaingin area of Sectors R2 and beneficial title of AEL to 33020.25 sq. mtrs out of such remaining area of Sectors R2 and our observations towards the same are as following:

1. As per the aforesaid Title Certificate dated 30.12.2017 Kul Developers Private Limited presently known as ADPL had acquired the said Larger Land from erstwhile owners thereof.
2. The said Larger Land was notified as an Integrated Township Project vide a Notification dated 4.04.2008 bearing No. TPS-1807/245/CR.641/07/UD/13 read with a Corrigendum dated 4.12.2008 bearing No. TPS-1807/245/CR.641/07/UD/13 issued by Urban Development Department, Mantralaya, Mumbai. Further the Collector of Pune vide its Order dated 15.04.2013 bearing No. PMH/TS/SR/07/2013 sanctioned a Layout plan pertaining to the said Larger Land for implementation of Integrated Township Project on the terms and conditions mentioned therein, whereby the said Larger Land was divided into certain sectors.
3. The said ADPL, vide a Deed of Conveyance dated 1.02.2019 (duly Registered under Serial No. 9001 of 2019 with the Sub-Registrar Haveli No. XI, Pune), sold an area admeasuring Hectares 23 = 10.37 Ares comprised of following lands/portions out of the said Larger Land to Manjri Housing Projects LLP(formerly known as Godrej Avamak LLP)



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<b>Gat No.</b>	<b>Area conveyed in Hectares = Ares</b>
124	01= 77.37 out of 03 = 19
125	01 = 77.14 out of 03 = 20
127	01 = 02
128	00=49
129	00= 57
130	00=45
131	00=97.64 out of 01=47
132	00=06.88 out of 01 = 10
137	02 = 25
138	02 = 88
139	00= 81
140	00= 36
141	00=70
142	00=34
144	00= 38.27 out of 00 = 43
145	00 = 52
146	00 = 98.93 out of 01 = 25.50
147	00=88.58 out of 01 = 26



156	00=00.87 out of 00 = 68
157	00=06.93 out of 00=69
158	00= 37.58 out of 00 =76
159	00= 27
160	00=61.02 out of 01 = 02
161	00 =01.46 out of 00= 32.50 Ares
162	00=68.47 out of 01= 08
163	00 = 07.41 out of 00=83
164	00 = 07.78 out of 01 = 05
166	00=07.22 out of 01 = 09
167	00=03.47 out of 00= 57
169	00=39.75
170	01= 97.60
194	01 = 20
Total	23=10.37

In the circumstances, effect of the said Deed of Sale is given on the Record of Rights pertaining to the aforesaid lands and name of





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Manjri Housing Projects LLP entered on the Record of Rights pertaining to lands bearing Gat numbers mentioned above as the holder of the lands/portions shown against the respective Gat numbers thereof vide the Mutaton Entry No. 2497.

4. Vide an Agreement to Sell dated 4.11.2019 (duly Registered under Serial No. 8049 of 2019 with the Sub-Registrar Haveli No. 1, Pune) executed by the said ADPL in favour of AEL, the said ADPL agreed to sell, inter-alia, an area admesuring 33020.25 sq.mtrs out of the sanctioned Sector R2 i.e the above captioned Land, out of the aforesaid sanctioned Layout to the said AEL at or for the consideration and on the terms and conditions therein contained.
5. It is further represented by our Client that Ashdan Developers Private Limited and Manjari Housing Project LLP are the group companie/entities of Shri. Ashok Dhanraj Chordia and Shri. Atul Ashok Chordia, who are the owners of certain lands at Village Wagholi, and hence for the sake of convenience and with a view to have smooth development by exploiting the maximum commercial potential of the respective holdings, the said, Ashdan Developers Private Limited, Manjari Housing Project LLP and the said Shri. Ashok Dhanraj Chordia and Shri. Atul Ashok Chordia decided to have one composite sanctioned layout plan pertaining to their holdings and develop the same as one Integrated Township.
6. In the circumstances, pursuant to the application made in that behalf, vide a Notification dated 27.10.2020 bearing No. RP Pune/ Village Manjari Kh., Wagholi/ITP/TPV-1/2986, the Director of Town Planning, Maharashtra State, Pune granted permission to add the



said Larger Land and holding of Shri. Ashok Dhanraj Chordia and Shri. Atul Ashok Chordia at Village Wagholi, to notified Integrated Township Project and as the consequence, the total area of the Integrated Township Project ("**ITP**") layout became 605947 sq. mtrs ("**Aggregated Land**") comprised of area admeasuring 404497 sq. mtrs of Village Manjari plus 201450 sq. mtrs of Village Wagholi.

7. Subsequently, pursuant to the application made in that behalf, vide an Order dated 09.07.2021 bearing No. BHA/C.R. No. 616/20-21/ Mouza Manjari Kh. & Wagholi, the Office of Pune Metropolitan Development Authority, Pune, sanctioned the larger layout pertaining to the aforesaid Aggregated Land whereby the same is carved out into various sectors ("**the said Larger Layout**").
8. The Client has represented that vide its Order dated 27.09.2013 bearing No. PRH/TSSR/22/2013 the Office of Pune Metropolitan Regional Development Authority, Pune sanctioned a Building Plan and Specifications pertaining to the development of the above captioned Land by carrying out construction of multi storied buildings thereon, which Building plan was revised from time to time and presently it is sanctioned vide Order dated 18.01.2021 bearing No. BHA/C.R. No.467/20-21 Mouza Manjari Kh. & Wagholi Sector-R2 of Pune Metropolitan Regional Development Authority, Pune.
9. Certain of the erstwhile owners/ their family members executed certain documents in favour of ADPL (formerly known as Kul Developers) to confirm ownership of ADPL, the details of such Deeds/documents are as follows:





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- a) Vide a Deed of Confirmation dated 3.03.2021 (duly Registered under Serial No. 4325 of 2021 with the Sub-Registrar Haveli No. XV, Pune) then owners of land bearing Gat No. 147, Village Manjri confirmed ownership of ADPL to the said Land on the terms and conditions mentioned therein.
  - b) Vide a Deed of Confirmation dated 3.03.2021 (duly Registered under Serial No. 4495 of 2021 with the Sub-Registrar Haveli No. XV, Pune) then owners of lands bearing Gat No. 129 and 131, Village Manjri confirmed ownership of ADPL to the said Land on the terms and conditions mentioned therein.
  - c) Vide a Deed of Confirmation dated 4.03.2021 (duly Registered under Serial No. 4375 of 2021 with the Sub-Registrar Haveli No. XV, Pune) then owners of land bearing Gat No. 141, Village Manjri confirmed ownership of ADPL to the said Land on the terms and conditions mentioned therein.
  - d) Vide a Supplementary Deed dated 26.07.2021 (duly Registered under Serial 11406 of 2021 with the Sub-Registrar Haveli No. XV, Pune) the then owners of land bearing Gat No. 170, Village Manjri confirmed payment of full consideration from ADPL and confirmed its ownership to the said land.
10. Pursuant to sub section 2 of section 7 and sub section 1 of section 8 of the Companies Act and Rule 18 of the Companies



(Incorporation) Rules, the Deputy Registrar of Companies vide a Certificate for incorporation dated 11.06.2021, Arhum Erectors LLP was incorporated as Arhum Erectors Privated Limited (AEPL).

11. Vide a Deed of Conveyance dated 2.07.2021 (duly Registered under Serial No. 7965 of 2021 with the Sub-Registrar Haveli No. I, Pune) executed by the said ADPL in favour of Arhum Erectors LLP, the said ADPL assigned, transferred, assured and conveyed the portion admeasuring 906.98 sq.mtrs. (comprised of 277.35 sq.mtrs. and 629.63 sq.mtrs. out of lands bearing Gat Nos. 162 and 163) out of Sectors R2 to the said AEL absolutely.

12. On the basis of details provided to us, ADPL /AEL has taken certain loans /credit facilities from certain Financial institution and repaid, details of the same are as follows:

<b>Date of Mortgage Deed/Reconveyance and its Registration No.</b>	<b>Name of the Mortgagor</b>	<b>Name of the Mortgagee</b>	<b>RELEASE DEED</b>
Mortgage Deed dated 27.12.2019 18505 of 2019 Haveli No. XXII	ADPL	Beacon Trusteeship Limited	However the same is Released vide Deed of Reconveyance dated 15.07.2021, 10873 of 2021
Mortgage Deed dated 27.12.2019 18506 of 2019 Haveli No. XXII	ADPL and AEPL	Beacon Trusteeship Limited	
Mortgage Deed dated 29.12.2020, 8307 of 2020 Haveli No. IV	ADPL and AEPL	Beacon Trusteeship Limited	
Mortgage Deed dated 28.12.2020	ADPL and AEPL	Beacon Trusteeship Limited	



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8323 of2020 Haveli No. IV				
Mortgage Deed dated 28.12.2020 8324 of2020 Haveli No. IV	ADPL	Beacon Trusteeship Limited		
Mortgage Deed dated 28.12.2020 8318 of2020 Haveli No. IV	ADPL	Beacon Trusteeship Limited		
Mortgage Deed dated 28.12.2020 8320 of 2020 Haveli No. IV	ADPL and AEPL	Beacon Trusteeship Limited		
Mortgage Deed dated 28.12.2020 8321 of2020 Haveli No. IV	ADPL	Beacon Trusteeship Limited		
Mortgage Deed dated 24.08.2020 3879 of 2020 Haveli No. I,	ADPL and Mahalunge land Developers and Ashdan Township Ventures Pvt Ltd.	IDBI Trustship Services Limited	However the same is Released vide Deed of Release dated 15.07.2021, No. 10864 of 20201	
i) vide three Mortgage Deeds all dated 28.05.2018 having Serial Nos. 6971, 6972 & 6973 of 2018 ii)Mortgage Deed dated 25.09.2018 having Serial No.13313/2018 iii) Mortgage Deed	ADPL	India bulls Housing Finance Limited	Deed of Reconveyance dated 15.07.2021 11003 of 2021 Haveli No. XV, Pune by which charge of Indiabulls Housing Finance	



dated 29.09.2018 having Serial No.13544/2018 iv) Mortgage Deed dated 29.09.2018 having Serial No. 13545/2018 v) Mortgage Deed dated 10.10.2018 having Serial No.17913/2018			Limited was released which was earlier created
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13. Vide an Indenture of Mortgage dated 9.09.2021 (duly Registered under Serial No. 13802 of 2021 with the Sub-Registrar Haveli No. XI, Pune) the said AEPL mortgaged, inter-alia, the above captioned land to IDBI Trusteeship Services Limited.
14. Vide an another Indenture of Mortgage dated 9.09.2021 (duly Registered under Serial No. 13803 of 2021 with the Sub-Registrar Haveli No. XI, Pune) the said ADPL and the said AEL and certain other entities mortgaged, inter-alia, the above captioned land to IDBI Trusteeship Services Limited.
15. Our Client has provided us the details of pending Suits in respect of certain lands out of the said Larger Lands which are mentioned hereinbelow. Save and except of litigation as mentioned hereinbelow, we are not provided with any papers/details pertaining to any pending litigation, proceedings, enquiry, etc before any court of law, Tribunal, etc in respect of the above captioned land and we have relied on the same and no separate search in the courts is carried out by us:

Sr. No.	Subject Matter of Cases (District Court and High Court)	Gat No. / S. No.	Court Name
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1	Criminal Miscellaneous Application No. 401943/2015 (KUL Developers Pvt. Ltd. through Vikas Singh Vs. Suresh Dattatary Kute)	Gat No. 161 Manjri	S. J. Dolare Court
2	Reg. Civil Suit No. 1170/2014 (KUL Developers Pvt. Ltd. Vs. Suresh Dattatary Kute)	Gat No. 161 Manjri	Ingale Court
3	Civil Miscellaneous Application 264/2015 (KUL Developers Pvt. Ltd. Vs. Suresh Dattatary Kute)	Gat No. 161 Manjri	Ingale Court
4	Reg. Civil Suit 494/2008 (Eknath Undre Vs. Gulab Ramchandra Undre)	Gat No. 125 Manjri	Nathani Court
5	Sec Appeal No. 479/2008 (Eknath Undre Vs. Gulab Ramchandra Undre)	Gat No. 125 Manjri	High Court Bombay
6	Criminal M.A./4000/2017 (KUL Developers Pvt. Ltd. Vs. Arvind Mandal)	Manjri-S.No. 124 to 194	S. J. Dolare Court
7	Criminal Revision application /581/2018 KUL Developers Pvt. Ltd. v. Mandal	Manjri-S.No. 124 to 194	Agarwal Court

16. We have caused search to be taken through Shri. Rajesh Palse, Advocate who has taken search of the available, unmutilated and relevant Index II Record in the Offices of the concerned Sub-Registrar and on the website of Department of Registration and Stamps Government of Maharashtra from January, 2019 till 9.09.2021 in respect of the above captioned Land and issued Search Report dated 10.09.2021. Such search of the said Index II Record has not disclosed any outstanding encumbrance on or in respect of the above captioned land or



any entry adverse to the title/beneficial title of the said ADPL/AEL, as the case may be, to the same.

17. It is represented to us that the said AEL has commenced construction on the above captioned Land and has entered into Agreements For Sale with the prospective purchasers for sale of Flats/Units therein.

18. **General:**

a) This report is based on the review of photocopies of documents and Record of Rights as mentioned above made available for our perusal and also on the information furnished and representations made by the Client to us as mentioned above.

b) Our Client has represented to us that presently there is no mortgage, charge, liens, attachments, claims, demands or other encumbrances on or against the above captioned Land.

c) We have not inspected and perused the original documents in respect of the above captioned land.

d) For the purpose of this report, we have assumed the legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as photocopies.

e) For the purpose of this Report, we have relied upon the said Title Certificate dated 30.12.2017, Additional Search Reports dated 19.11.2018 and 25.10.2019 and information



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and the documents mentioned above, as no separate documents /declaration /Affidavit /Records provided to us to verify the same.

f) We express no view relating to reservation, FSI, plan, permission, approval or development potential of the above captioned Land and compliances of provisions of Integrated Township.

g) We have not verified and express no view pertaining to construction of housing project, sell of units/flats in such housing project, compliance of provisions of Real Estate (Regulation and Development) Act, 2016 and matters/issues pertaining to the same.

h) we have assumed the accuracy and completeness of all factual representation made in the documents.

This report is in furtherance of the aforesaid title Certificate dated 30.12.2017 issued by Mr. Bharat M. Parwani, Advocate and Additional Search Reports dated 19.11.2018 and 25.10.2019 issued by Chitra Vijay Ghume, Advocate (copies of the same are annexed hereto) and further on the review of the aforesaid documents made available for our perusal and also on the information furnished and representations made by the representative of the Clients to us, and on the basis of the same, we are of the opinion that subject to what is mentioned above including our remarks and observation mentioned at the relevant places title of the the said Arhum Erectors Private Limited to portions admeasuring 906.98 sq.mtrs. (comprised of 277.35 sq.mtrs. and 629.63 sq.mtrs. out of lands bearing Gat Nos.



162 and 163) out of Sectors R2 and title of ADPL to the remaining area of Sectors R2 and beneficial title of Arhum Erectors Private Limited to area admeasuring 33020.25 sq. mtrs out of such remaining area of Sectors R2 is free, clear and marketable as far as can be diligently ascertained subject to the provisions, Rules and Regulations of Intigrated Township and of Real Estate (Regulatroy and Development) Act, 2016. If the facts are different from any of the documents/revenue records and information furnished or documents/information subsequently furnished and the contents thereof are contrary to the observations on the title made herein, it could have material impact on our conclusions.

This Report is addressed to Arhum Erectors Private Limited alone and may be disclosed or furnished by it as may be required in conection with any transaction or legal process. Hence this report shall not be furnished, quoted or relied on by any person or entity other than Arhum Erectors Private Limited for any purpose without our prior written consent.

Dated this 15<sup>th</sup> Day of September, 2021

For BENCHMARK LEGAL SERVICES LLP



KIRAN KHANDELWAL, ADVOCATE

(Partner)

