

To
Maha RERA
Housefin Bhavan
Plot No. C – 21
Bandra Kurla Complex
Bandra (East), Mumbai 400 051

LEGAL TITLE REPORT

Sub: Title clearance report in respect of an area admeasuring 18,808 square meters out of the properties bearing (i) Survey No. 35 Hissa No. 2/A, and (ii) Survey No. 35 Hissa No. 2/B, situate at Village Maan, Taluka Mulshi, District Pune ("Properties").

1. We have investigated the Ownership rights of (i) Edenic Enterprises Private Limited, (ii) Mangaldas Namdeo Murkute, (ii) Digambar Dagdoba Undre ("Owners"), and the development rights of Edenic Enterprises Private Limited ("Edenic") and the following documents:

(1) Description of the Property:

All that piece and parcel of land admeasuring 18,808 square meters out of the properties bearing (i) Survey No. 35 Hissa No. 2/A, and (ii) Survey No. 35 Hissa No. 2/B, situate at Village Maan, Taluka Mulshi, District Pune

(2) The Documents pertaining to the Property:

- Agreement to Sale dated October 24, 1996 registered at Serial No. 4780 of 1996;
- Agreement to Sale dated September 3, 1997 registered at Serial No. 4342 of 1997;
- Sale Deed dated September 21, 2002 registered at Serial No. 5237 of 2002;
- Sale Deed dated September 21, 2002 registered at Serial No. 5238 of 2002;
- Deed of Assignment dated March 27, 2003 registered at Serial No. 1395 of 2003;
- Sale Deed dated March 31, 2003 registered at Serial No. 1491 of 2003;
- Confirmation Deed dated March 31, 2003 registered at Serial No. 1489 of 2003;
- Conveyance Deed dated March 17, 2022 registered at Serial No. 4586 of 2022;
- Power of Attorney dated March 17, 2022 registered at Serial No. 4589 of 2022;
- Agreement to Sale dated October 24, 1996 registered at Serial No. 4780 of 1996;
- Agreement to Sale dated September 3, 1997 registered at Serial No. 4342 of 1997;
- Sale Deed dated September 21, 2002 registered at Serial No. 5237 of 2002;
- Sale Deed dated September 21, 2002 registered at Serial No. 5238 of 2002;
- Deed of Assignment dated March 27, 2003 registered at Serial No. 1395 of 2003;
- Confirmation Deed dated March 31, 2003 registered at Serial No. 1489 of 2003;
- Sale Deed dated March 31, 2003 registered at Serial No. 1491 of 2003;

- Deed of Conveyance dated October 23, 2023 registered at Serial No. 23183 of 2023;
- Power of Attorney dated October 23, 2023 registered at Serial No. 23184 of 2023;
- Joint Development Agreement dated January 29, 2024 registered at Serial No. 2207 of 2024; and
- Power of Attorney dated January 29, 2024 registered at Serial No. 2208 of 2024

(3) Property Card/ revenue records:

7/12 Extracts in respect of the Properties issued by the concerned authority.

(4) Search Report:

Search Reports dated March 1, 2024 issued by Kailash Thorat, Advocate.

2. On perusal of the above-mentioned documents and all other documents pertaining to the title of the Property, we are of the opinion that the title of the Owners and Edneic is clear and marketable and without any encumbrances.

Owner of the Property:

 (i) Edenic Enterprises Private Limited, (ii) Mangaldas Namdeo Murkute, (ii) Digambar Dagdoba Undre, and (iii) Mohan Maruti Riswadkar

3. The report reflecting the flow of title in respect of the Properties is enclosed herewith as **Annexure "A"** hereto.

Dated this 5th day of March, 2024.

 
DSK Legal

Encl.: Annexure "A"

Annexure "A"

Flow of title in respect of the Property

FIRST PROPERTY

Re: All that piece and parcel of the land bearing the Survey No. 35 Hissa No. 2/A admeasuring 1 Hectare 25.42 Ares out of the total 1 Hectare 54.08 Ares situate at Village Maan, Taluka Mulshi, District Pune.

BACKGROUND:

Prior to the year 1969, the captioned property was owned by Babu Gosu Ramoshi/Chavan.

1. Mutation Entry No. 2199 does not pertain to the captioned property.
2. Mutation Entry No. 2696 dated December 2, 1970 records the records the effect of decimal system in the revenue records under the provisions of the Weights and Measurement Act, 1958 and Indian Coinage Act, 1955.
3. Mutation Entry No. 3484 dated September 26, 1985 records that Babu Gosu Chavan died on October 11, 1979 leaving behind following heirs and legal representatives:

Brother:	Dagdu Gosu Chavan;
Sons:	Sahebrao Balu Chavan;
	Popat Balu Chavan;
	Narayan Balu Chavan;
Daughters:	Bhagubai Maruti Jadhav;
	Radhabai Kisan Gorgalle;
	Phulbai Vasant Jadhav;
	Leenabai Balu Gorgalle; and
Widow:	Kalabai Balu Chavan.

Comment:

On perusal of the 7/12 extract, it appears that the names of the aforesaid daughter and widow came to be recorded in the other rights column.

4. Mutation Entry No. 3831 dated May 17, 1992 records that Dagdu Gosu Chavan died on July 10, 1987 leaving behind following heirs and legal representatives:

Sons:	Shankar Dagdu Chavan;
	Vankar Dagdu Chavan;

Daughters: Balasaheb Dagdu Chavan;
Satabai Khandu Jadhav;
Janabai Balu Jadhav;
Mangal Shrikant Borhade;
Sangeeta Dagdu Chavan *alias* Sangeeta Ramdas Matkar; and
Widow: Mathabai Dagdu Chavan.

5. Thereafter, Kalabai Balu Chavan died on May 16, 1996 leaving behind following heirs and legal representatives:

Sons: Sahebrao Balu Chavan;
Popat Balu Chavan;
Narayan Balu Chavan;
Daughters: Bhagubai Maruti Jadhav;
Radhabai Kisan Gorgalle;
Phulbai Vasant Jadhav; and
Leenabai Balu Gorgalle.

The same came to be recorded vide Mutation Entry No. 5144 dated September 17, 2002.

Thereafter, the legal heirs of Babu Gosu Chavan and Dagdu Gosu Chavan dealt with their respective entitlement in the following manner:

6. By and under an Agreement to Sale dated October 24, 1996 registered at Serial No. 4780 of 1996 (i) Sahebrao Balu Chavan, (ii) Popat Balu Chavan, (iii) Narayan Balu Chavan along with confirmation of (i) Bhagubai Maruti Jadhav, (ii) Radhabai Kisan Gorgalle, (iii) Phulabai Vasant Jadhav, and (iv) Leelabai Balu Gorgalle agreed to sell, transfer, convey and assign their right, title and interest in various properties *inter alia* an area admeasuring 60 Ares out of the captioned property in favour of Mangaldas Namdeo Murkute for the consideration and on the terms and conditions contained therein.

Comment:

On perusal of the aforesaid Agreement to Sale, it appears that, the vendors and purchasers shall provide 10 feet common road from their respective entitlement. Further, the captioned property is Jadid Inam and the owners shall obtain necessary approvals prior to the registration of the Sale Deed.

7. By and under an Agreement to Sale dated September 3, 1997 registered at Serial No. 4342 of 1997 (i) Shankar Dagdu Chavan (for himself and as karta and manager of HUF), (ii) Vankar Dagdu Chavan (for himself and as karta and manager of HUF), (iii) Balasaheb Dagdu Chavan (for himself and as karta and manager of HUF), (iv) Sitarbai Khandu Jadhav, (v) Janabai Balu Jadhav, (vi) Mangal Shrikant Borhade, (vii) Sangeeta Dagdu Chavan *alias* Sangeeta Ramdas Matkar, (viii) Mathabai Dagdu Chavan agreed to sell, transfer, convey and assign all their right, title and interest in various properties *inter alia* the captioned property in favour of Sukhada Deepak Gorade for the consideration and on the terms and conditions contained therein.

Comment:

On perusal of the aforesaid Agreement to Sale, it appears that the property is an ancestral property and granted on new tenure. Also, it appears that Shankar Dagdu Chavan and others have dealt with the whole property exceeding their entitlement.

8. By and under a Sale Deed dated September 21, 2002 registered at Serial No. 5237 of 2002 (i) Sahebrao Babu Chavan (for himself and as karta and manager of HUF), (ii) Popat Babu Chavan (for himself and as karta and manager of HUF), (iii) Narayan Babu Chavan (for himself and as karta and manager of HUF), (iv) Bhagubai Maruti Jadhav, (v) Radhabai Kisan Gorgalle, (vi) Phulabai Vasant Jadhav, (vii) Leelabai Balu Gorgalle sold, transferred, conveyed and assigned all their right, title and interest in various properties *inter alia* an area admeasuring 60 Ares out of the captioned property in favour of (i) Mangaldas Namdevrao Murkute, and (ii) Digambar Dagdoba Undre for the consideration and on the terms and conditions contained therein. Mutation Entry No. 5161 dated October 18, 2002 confirms the same.
9. By and under a Sale Deed dated September 21, 2002 registered at Serial No. 5238 of 2002 (i) Sahebrao Babu Chavan (for himself and as karta and manager of HUF), (ii) Popat Babu Chavan (for himself and as karta and manager of HUF), (iii) Narayan Babu Chavan (for himself and as karta and manager of HUF), (iv) Bhagubai Maruti Jadhav, (v) Radhabai Kisan Gorgalle, (vi) Phulabai Vasant Jadhav, (vii) Leelabai Balu Gorgalle sold, transferred, conveyed and assigned all their right, title and interest in various properties *inter alia* an area admeasuring 17.4 Ares out of the captioned property in favour of (i) Mangaldas Namdevrao Murkute, and (ii) Digambar Dagdoba Undre for the consideration and on the terms and conditions contained therein. Mutation Entry No. 5162 dated October 18, 2002 confirms the same.
10. By and under a Deed of Assignment dated March 27, 2003 registered at Serial No. 1395 of 2003 Sukhada Deepak Gorade assigned all her right, title and interest in various properties *inter alia* the captioned property in favour of Mohan Maruti Risvadkar for the consideration and on the terms and conditions contained therein.
11. By and under a Sale Deed dated March 31, 2003 registered at Serial No. 1491 of 2003 (i) Shankar Dagdu Chavan (for himself and as karta and manager of HUF), (ii) Vankar Dagdu Chavan (for himself and as karta and manager of HUF), (iii) Balasaheb Dagdu Chavan (for himself and as karta and manager of HUF), (iv) Sitabai Khandu Jadhav, (v) Janabai Balu Jadhav, (vi) Mangal Shrikant Borhade, (vii) Sangeeta Dagdu Chavan *alias* Sangeeta Ramdas Matkar, (viii) Mathabai Dagdu Chavan sold, transferred, conveyed and assigned all their right, title and interest in various properties *inter alia* an area admeasuring 77.4 Ares out of the captioned property in favour of (i) Mohan Maruti Riswadkar (entitled to 51.6 Ares), (ii) Mangaldas Namdevrao Murkute, and (iii) Digambar Dagdoba Undre [(ii) and (iii) jointly entitled to 25.8 Ares] for the consideration and on the terms and conditions contained therein. Mutation Entry No. 5250 dated April 9, 2003 confirms the same.

Comment:

It appears that an excess area admeasuring 0.72 Ares has been sold vide the aforesaid Sale Deed.

12. By and under a Confirmation Deed dated March 31, 2003 registered at Serial No. 1489 of 2003 (i) Shankar Dagdu Chavan (for himself and as karta and manager of HUF), (ii) Vankar Dagdu Chavan (for himself and as karta and manager of HUF), (iii) Balasaheb Dagdu Chavan (for himself and as karta and manager of HUF), (iv) Sitabai Khandu Jadhav, (v) Janabai Balu Jadhav, (vi) Mangal Shrikant Borhade, (vii) Sangeeta Dagdu Chavan *alias* Sangeeta Ramdas Matkar, (viii) Mathabai Dagdu Chavan confirmed the Deed of Assignment dated March 27, 2003 registered at Serial No. 1395 of 2003 in respect of various properties *inter alia* the captioned property on the terms and conditions contained therein.
13. Mutation Entry No. 5476 dated September 3, 2004 records that pursuant to an order passed by the Tehsildar, Mulshi dated October 9, 2003 the survey numbers of various properties *inter alia* the captioned property came to be changed. Accordingly, property bearing Survey No. 35 Hissa No. 2A came to be allotted Survey No. 35 Hissa No. 2/A.
14. Mutation Entry No. 7848 dated March 22, 2018 records that pursuant to an order dated March 22, 2018 passed by Tehsildar, Mulshi certain corrections came to be carried out for various properties *inter alia* the captioned property to align the computerized 7/12 extracts with the handwritten 7/12 extracts.

SECOND PROPERTY

Re: All that piece and parcel of the land bearing the Survey No. 35 Hissa No. 2/B admeasuring 62.66 Ares out of the total 1 Hectare 54 Ares situate at Village Maan, Taluka Mulshi, District Pune.

BACKGROUND:

Prior to the year 1969, the captioned property was owned by Babu Gosu Chavan.

1. Mutation Entry No. 2801 dated August 29, 1973 records that by and under a Sale Deed dated October 14, 1970 Babu Gosu Ramoshi/Chavan sold, transferred, conveyed and assigned all his right, title and interest in property bearing Survey No. 35 Hissa No. 2/B(part) (to the extent of 5 Aana 4 Pai) in favour of Sadhu Mhatarbar Salunkhe for the consideration and on the terms and conditions contained therein.
2. Mutation Entry No. 2805 dated October 1, 1973 records that by and under a Sale Deed dated September 6, 1973 Sadhu Mhatarba Salunkhe sold, transferred, conveyed and assigned all his right, title and interest in property bearing Survey No. 35 Hissa No.

2/B(part) in favour of Namdev Narayan Parkhe for the consideration and on the terms and conditions contained therein.

3. Mutation Entry No. 3180 dated December 22, 1980 records that by and under a Sale Deed dated May 25, 1979 Namdev Narayan Parkhe sold, transferred, conveyed and assigned all his right, title and interest in various properties *inter alia* the property bearing Survey No. 35 Hissa No. 2B (to the extent of 5 Aana 4 Pai) in favour of Babu Gosu Chavan for the consideration and on the terms and conditions contained therein.
4. Mutation Entry No. 3484 dated September 26, 1985 records that Babu Gosu Chavan died on October 11, 1979 leaving behind following heirs and legal representatives:

Brother:	Dagdu Gosu Chavan;
Sons:	Sahebrao Balu Chavan;
	Popat Balu Chavan;
	Narayan Balu Chavan;
Daughters:	Bhagubai Maruti Jadhav;
	Radhabai Kisan Gorgalle;
	Phulbai Vasant Jadhav;
	Leenbai Balu Gorgalle; and
Widow:	Kalabai Balu Chavan.

Comment:

On perusal of the 7/12 extract, it appears that the names of the aforesaid daughter and widow came to be recorded in the other rights column.

5. Mutation Entry No. 3831 dated May 17, 1992 records that Dagdu Gosu Chavan died on July 10, 1987 leaving behind following heirs and legal representatives:

Sons:	Shankar Dagdu Chavan;
	Vankar Dagdu Chavan;
	Balasaheb Dagdu Chavan;
Daughters:	Sitabai Khandu Jadhav;
	Janabai Balu Jadhav;
	Mangal Shrikant Borhade;
	Sangeeta Dagdu Chavan <i>alias</i> Sangeeta Ramdas Matkar; and
Widow:	Mathabai Dagdu Chavan.

6. Thereafter, Kalabai Balu Chavan died on May 16, 1996 leaving behind following heirs and legal representatives:

Sons:	Sahebrao Balu Chavan;
	Popat Balu Chavan;
	Narayan Balu Chavan;
Daughters:	Bhagubai Maruti Jadhav;
	Radhabai Kisan Gorgalle;

Phulbai Vasant Jadhav; and
Leenbai Balu Gorgalle.

The same came to be recorded vide Mutation Entry No. 5144 dated September 17, 2002.

Thereafter, the legal heirs of Babu Gosu Chavan and Dagdu Gosu Chavan dealt with their respective entitlement in the following manner:

7. By and under an Agreement to Sale dated October 24, 1996 registered at Serial No. 4780 of 1996 (i) Sahebrao Babu Chavan, (ii) Popat Babu Chavan, (iii) Naryan Babu Chavan along with confirmation of (i) Bhagubai Maruti Jadhav, (ii) Radhabai Kisan Gorgalle, (iii) Phulabai Vasant Jadhav, and (iv) Leelabai Balu Gorgalle agreed to sell, transfer, convey and assign their right, title and interest in various properties *inter alia* an area admeasuring 60 Ares out of the captioned property in favour of Mangaldas Namdeo Murkute for the consideration and on the terms and conditions contained therein.

Comment:

On perusal of the aforesaid Agreement to Sale, it appears that, the vendors and purchasers shall provide 10 feet common road from their respective entitlement. Further, the captioned property is Jadid Inam, and the owners shall obtain necessary approvals prior to the registration of the Sale Deed.

8. By and under an Agreement to Sale dated September 3, 1997 registered at Serial No. 4342 of 1997 (i) Shankar Dagdu Chavan (for himself and as karta and manager of HUF), (ii) Vankar Dagdu Chavan (for himself and as karta and manager of HUF), (iii) Balasaheb Dagdu Chavan (for himself and as karta and manager of HUF), (iv) Sitabai Khandu Jadhav, (v) Janabai Balu Jadhav, (vi) Mangal Shrikant Borhade, (vii) Sangeeta Dagdu Chavan *alias* Sangeeta Ramdas Matkar, (viii) Mathabai Dagdu Chavan agreed to sell, transfer, convey and assign all their right, title and interest in various properties *inter alia* the captioned property in favour of Sukhada Deepak Gorade for the consideration and on the terms and conditions contained therein.

Comment:

On perusal of the aforesaid Agreement to Sale, it appears that the property is an ancestral property and granted on new tenure. Also, it appears that Shankar Dagdu Chavan and others have dealt with the whole property exceeding their entitlement.

9. By and under a Sale Deed dated September 21, 2002 registered at Serial No. 5237 of 2002 (i) Sahebrao Babu Chavan (for himself and as karta and manager of HUF), (ii) Popat Babu Chavan (for himself and as karta and manager of HUF), (iii) Naryan Babu Chavan (for himself and as karta and manager of HUF), (iv) Bhagubai Maruti Jadhav, (v) Radhabai Kisan Gorgalle, (vi) Phulabai Vasant Jadhav, (vii) Leelabai Balu Gorgalle sold, transferred, conveyed and assigned all their right, title and interest in various properties *inter alia* an area admeasuring 60 Ares out of the captioned property in favour of (i)

Mangaldas Namdevrao Murkute, and (ii) Digambar Dagdoba Undre for the consideration and on the terms and conditions contained therein. Mutation Entry No. 5161 dated October 18, 2002 confirms the same.

10. By and under a Sale Deed dated September 21, 2002 registered at Serial No. 5238 of 2002 (i) Sahebrao Babu Chavan (for himself and as karta and manager of HUF), (ii) Popat Babu Chavan (for himself and as karta and manager of HUF), (iii) Narayan Babu Chavan (for himself and as karta and manager of HUF), (iv) Bhagubai Maruti Jadhav, (v) Radhabai Kisan Gorgalle, (vi) Phulabai Vasant Jadhav, (vii) Leelabai Balu Gorgalle sold, transferred, conveyed and assigned all their right, title and interest in various properties *inter alia* an area admeasuring 17 Ares out of the captioned property in favour of (i) Mangaldas Namdevrao Murkute, and (ii) Digambar Dagdoba Undre for the consideration and on the terms and conditions contained therein. Mutation Entry No. 5162 dated October 18, 2002 confirms the same.
11. By and under a Deed of Assignment dated March 27, 2003 registered at Serial No. 1395 of 2003 Sukhada Deepak Gorade assigned all her right, title and interest in various properties *inter alia* the captioned property in favour of Mohan Maruti Risvadkar for the consideration and on the terms and conditions contained therein.
12. By and under a Confirmation Deed dated March 31, 2003 registered at Serial No. 1489 of 2003 (i) Shankar Dagdu Chavan (for himself and as karta and manager of HUF), (ii) Vankar Dagdu Chavan (for himself and as karta and manager of HUF), (iii) Balasaheb Dagdu Chavan (for himself and as karta and manager of HUF), (iv) Sitabai Khandu Jadhav, (v) Janabai Balu Jadhav, (vi) Mangal Shrikant Borhade, (vii) Sangeeta Dagdu Chavan *alias* Sangeeta Ramdas Matkar, (viii) Mathabai Dagdu Chavan confirmed the Deed of Assignment dated March 27, 2003 registered at Serial No. 1395 of 2003 in respect of various properties *inter alia* the captioned property on the terms and conditions contained therein.
13. By and under a Sale Deed dated March 31, 2003 registered at Serial No. 1491 of 2003 (i) Shankar Dagdu Chavan (for himself and as karta and manager of HUF), (ii) Vankar Dagdu Chavan (for himself and as karta and manager of HUF), (iii) Balasaheb Dagdu Chavan (for himself and as karta and manager of HUF), (iv) Sitabai Khandu Jadhav, (v) Janabai Balu Jadhav, (vi) Mangal Shrikant Borhade, (vii) Sangeeta Dagdu Chavan *alias* Sangeeta Ramdas Matkar, (viii) Mathabai Dagdu Chavan sold, transferred, conveyed and assigned all their right, title and interest in various properties *inter alia* an area admeasuring 77 Ares out of the captioned property in favour of (i) Mohan Maruti Riswadkar (entitled to 51.34 Ares), (ii) Mangaldas Namdevrao Murkute, and (iii) Digambar Dagdoba Undre [(ii) and (iii) jointly entitled to 25.66 Ares] for the consideration and on the terms and conditions contained therein. Mutation Entry No. 5250 dated April 9, 2003 confirms the same.
14. Mutation Entry No. 5476 dated September 3, 2004 records that pursuant to an order passed by the Tehsildar, Mulshi dated October 9, 2003 the survey numbers of various properties *inter alia* the captioned property came to be changed. Accordingly, property bearing Survey No. 35 Hissa No. 2B came to be allotted Survey No. 35 Hissa No. 2/B.

15. Mutation Entry No. 7428 dated January 14, 2017 records that pursuant to an order dated January 14, 2017 passed by Tehsildar, Mulshi certain corrections came to be carried out for various properties *inter alia* the captioned property to align the computerized 7/12 extracts with the handwritten 7/12 extracts.
16. Mutation Entry No. 7848 dated March 22, 2018 records that pursuant to an order dated March 22, 2018 passed by Tehsildar, Mulshi certain corrections came to be carried out for various properties *inter alia* the captioned property to align the computerized 7/12 extracts with the handwritten 7/12 extracts.

Revenue Order

17. By and under an Order dated August 26, 2002 bearing No. Vatan/Vashi/575/2002 of the Tehsildar, Mulshi the "remark of Jadid inam" came to be deleted and the remark of "new tenure" came to be recorded in respect of various properties *inter alia* the property bearing Survey No. 35/2/A and 35/2/B. Further, in the event, the property bearing Survey No. 35/2/A and 35/2/B is to be used for non-agricultural purpose, then an amount equivalent to 50% market value shall be paid as nazrana/premium. Mutation Entry No. 5143 dated September 27, 2002 confirms the same.
18. By and under an Order dated October 29, 2002 bearing No. Vatan/526/2002 of the Tehsildar, Mulshi, the various properties *inter alia* the property bearing Survey No. 35/2/A and 35/2/B came to be termed as personal inam and accordingly, the remark of "payment of amount equivalent to 50% market value" recorded in the other rights column came to be deleted and the remark of "personal inam class – II" came to be recorded. Mutation Entry No. 5177 dated October 30, 2002 confirms the same.
19. Mutation Entry No. 5386 dated February 21, 2004 records that pursuant to an order passed by the Sub-divisional officer, the property bearing Survey No. 35/2/A and 35/2/B came to be considered as Ramoshi inam and accordingly, the remark of new tenure ordered from the Tehsildars order dated August 27, 2002 came to be rejected and the tenure of the property came to be recorded as Personal Inam Class II.
20. On perusal of the 7/12 extract it appears that the tenure of the property has been recorded as Occupant Class- I

NA Order

21. By and under an NA order dated March 25, 2004 bearing No. PMA/NA/SR/30/2003 the owners obtained permission for wayside Motel in respect of an area admeasuring 30360.91 square meters out of property bearing Survey Nos. 35/2/A and 35/2/B.

Title of Edenic

22. By and under a Deed of Conveyance dated October 23, 2023 registered at Serial No. 23183 of 2023 (i) Mangaldas Namdeorao Murkute, and (ii) Digambar Dagadoba Undre sold, transferred, and conveyed all their right, title, and interest in respect of the following properties in favour of Edenic Enterprises Private Limited through its directors (i) Nachiket Mahindra Yeole, and (ii) Aniket Mahindra Yeole for the consideration and the terms and conditions contained therein. Mutation Entry No. 9784 dated October 23, 2023 confirms the same.

Survey No.	Area
35 Hissa No. 2/A	20 Ares
35 Hissa No. 2/B	40 Ares

23. By and under a Power of Attorney dated October 23, 2023 registered at Serial No. 23184 of 2023 (i) Mangaldas Namdeorao Murkute, and (ii) Digambar Dagadoba Undre granted various powers in respect of the following properties in favour of Edenic Enterprises Private Limited through its directors (i) Nachiket Mahindra Yeole, and (ii) Aniket Mahindra Yeole for the consideration and the terms and conditions contained therein.

Survey No.	Area
35 Hissa No. 2/A	20 Ares
35 Hissa No. 2/B	40 Ares

24. By and under a Joint Development Agreement dated January 29, 2024 registered at Serial No. 2207 of 2024 (i) Mangaldas Namdeo Murkute, (ii) Digambar Dagdoba Undre, and (iii) Mohan Maruti Riswadkar granted development rights in respect of the following properties in favour of Edenic Enterprises Private Limited through its directors (i) Nachiket Mahindra Yeole, and (ii) Aniket Mahindra Yeole for the consideration and the terms and conditions contained therein.

Survey No.	Area
35 Hissa No. 2/A	1 Hectare 5.42 Ares
35 Hissa No. 2/B	22.66 Ares

25. By and under a Power of Attorney dated January 29, 2024 registered at Serial No. 2208 of 2024 (i) Mangaldas Namdeo Murkute, (ii) Digambar Dagdoba Undre, and (iii) Mohan Maruti Riswadkar granted various powers in respect of the following properties in favour of Edenic Enterprises Private Limited through its directors (i) Nachiket Mahindra Yeole, and (ii) Aniket Mahindra Yeole on the terms and conditions contained therein.

Survey No.	Area
35 Hissa No. 2/A	1 Hectare 5.42 Ares
35 Hissa No. 2/B	22.66 Ares

Opinion:

Subject to the aforesaid, and the [A] development rights of Edenic (1 Hectare 5.42 Ares of Survey No. 35 Hissa No. 2/A, and 22.66 Ares of Survey No. 35 Hissa No. 2/B) (i) Mangaldas Namdeo Murkute, (ii) Digambar Dagdoba Undre, (iii) Mohan Maruti Riswadkar, and [B] Edenic (20 Ares Survey No. 35 Hissa No. 2/A, and 40 Ares of Survey No. 35 Hissa No. 2/B) have clear and marketable title in respect of the property bearing Survey No. 35 Hissa No. 2/A and Survey No. 35 Hissa No. 2/B.

EDENIC
Hissa No. 2/A
Survey No. 35
Mangaldas Namdeo Murkute
Digambar Dagdoba Undre
Mohan Maruti Riswadkar
EDENIC
Hissa No. 2/B
Survey No. 35