

FORMAT -A

To,
MahaRERA
Mumbai.

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect of part and parcel of land admeasuring about 02 Hectare 54.5 Ares i.e. 25446.22 Sq. Mtrs., out of Survey Nos. 90/1 & 90/2, collectively admeasuring about 05 Hectare 60.9 Ares, out of Survey nos. 16/1/1, 36, 40/1, 80/1, 83, 84/1, 84/2, 89/1, 89/2, 90/1, 90/2, 102/1/3, 102/3/1, 113/1/1, 113/1/2, 113/1/3, 113/1/4, 113/1/5, 113/1/6, 113/1/7, admeasuring area 77 Hectares 29.25 Ares i.e. 772925 situated at village Bhugaon, Taluka Mulshi, District Pune, within the limits of the Registration District of Pune, Sub-Registrar Mulshi (Paud), hereinafter referred as the said "PRESENT TOWNSHIP LAND", the said Present Township Land is more particularly described in SCHEDULE - I hereunder written.

(1) I have investigated the title of portion of land admeasuring 02 Hectare 54.5 Ares i.e. 25446.22 Sq. Mtrs., carved out of the Survey No.90/1 & 90/2, which is collectively admeasuring about 05 Hectare 60.9 Ares, out of the said Present Township Land, on the request of Promoter/Developer:- **FOREST TRAILS COVE DEVELOPERS PRIVATE LIMITED**, having registered office at - Office No.1, Anand Colony, Pl No.50/1, CTS No.111/1, Pune - 411 004 (hereinafter referred as "My Client"), and with following documents i.e.:-

- 1) Description of the Property: My Client is entitlement in respect of the Land bearing Sector No. R-46A, admeasuring about 25446.22 Sq. Mtrs., out of Survey no. 90/1 & 90/2, which is part and parcel the said Present Township Land and more particularly described in **SCHEDULE - II** herein below and which is hereinafter referred and call as the "FOREST TRAILS THE COVE PROJECT LAND" or the said Project Land.
- 2) The documents of allotment /development of the said Project Land
 - a) Copy of Registered Agreement dated 28/02/2023 between Paranjape Schemes (Construction) Ltd & Linker Shelters Private Limited (the Owners) and Forest Trails Cove Developers Private Limited i.e. Promoter/Developer ;
 - b) Copy of Registered Sale Deed dated 03/07/2023 between Paranjape Schemes (Construction) Ltd & Linker Shelters Private Limited (the Owners) and Forest Trails Cove Developers Private Limited i.e. Promoter/Developer.
- 3) Copies of 7/12 extract issued by Talathi Bhugaon, Mutation Entries as per Annexure A
- 4) Copies of Search Report /Title Certificate: Taken Physical Search by verifying 7/12 extracts of last 30 years from 1991 and online Search from the year 2000 on the official website of IGR Maharashtra, by Adv. Anil Sardesai, Pune through his office assistant till the date 2021, thereafter I have taken upto date online search on the official website of IGR Maharashtra, through my office assistant.
- 5) Copy of last revised PLU/Layout bearing no. BMU/Mauje Bhugaon/S No.16/1 & others / C.R.1217/21-22 dated 10.08.2022, issued by PMRDA, Pune in respect of the said Township Land.
- 6) Copy of building plan permission bearing no. BMU/Mauje Bhugaon/S No.16/1/1& others Sector R46A/C.R. 713/22-23 dated 30.11.2022, issued by PMRDA, Pune.

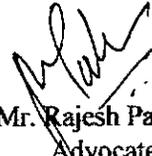
- 7) Copy of Indenture of Mortgage dated 28/04/2023.
- 8) Copy of project registration certificate issued by MahaRERA Authority on 28/07/2023.
- (2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said project land I am of the opinion that the title of the Promoter/Developer (i.e. Forest Trails Cove Developers Private Limited) is clear, marketable with encumbrances as disclosed separately.

Owners of Land bearing S. No. 90/1 & 90/2 to be described as:

Sr. No.	Survey No.	Name of owners	Area/ development rights acquired in hector - are
1	Survey No.90/1 & Survey No.90/2	1) Maruti Somaji Mirghe, 2) Kalavati Bajirao Mirghe, 3) Balu Bajirao Mirghe, 4) Vikas Bajirao Mirghe, 5) Vaishali Sunil Kesarkar, 6) Ujjwala Harishchandra Shinde, 7) Dnyanoba Somaji Mirghe (since deceased) through his legal heirs – 7a) Smt. Sulochana Dnyanoba Mirghe (wife), 7b) Dattatrya Dnyanoba Mirghe (son), 7c) Prakash Dnyanoba Mirghe(son), 7d) Mrs. Nanda Satish Bhome (daughter), & 7e) Mrs. Kunda Ganesh Pawar (daughter), 8) Tukaram Somaji Mirghe, and 9) Rambhau Somaji Mirghe and their respective family members, all residing at - Village Bhugaon, Taluka Mulshi, Dist. Pune	02 Hectare 10 Ares
		2) Paranjape Schemes (Construction) Ltd, & Linker Shelters Private Limited	00 Hectare 96.4 Ares
		3) Forest Trails Cove Developers Private Limited – the Promoter /Developer i.e. My Client.	02 Hectare 54.5 Ares.
	Total land of S. No.90/1 & 90/2, admeasuring		05 H 60.90 R

- (3) The report reflecting the flow of the title of the Promoter/Developer PARANJAPE SCHEMES (CONSTRUCTION) LTD and LINKER SHELTERS PRIVITE LTD on the said project land is enclosed herewith.

Encl: Annexure.
Date: 01/08/2023


[Mr. Rajesh Pathak]
Advocate

SCHEDULE I

(Description of the said Present Township Land)

All those pieces and parcels of land totally adm. 76 Hectares 69.13 Ares i.e. 766913 Sq. Mtrs, situated at Village Bhugaon, Taluka: Mulshi, District: Pune, within the limits of Zilha Parishad Pune, Panchayat Samiti Taluka Mulshi and in the Registration Sub- District Taluka Mulshi (Paud), District : Pune consisting of pieces of lands bearing Survey Nos. and Areas as follows:

Sr. No.	Survey/ Hissa No.	Area of land in Hectare Ares
1.	16/1/1	48. 32.09
2	80/1(part)	02. 00.00
3	83 (part)	02. 90. 00
4	89/1(part)	00. 13.00
5	89/2(part)	00. 47.50
6	113/1/1,	00. 40.00
7	113/1/2,	00. 40.00
8	113/1/3,	00. 40.00
9	113/1/4,	00. 40.00
10	113/1/5,	00. 40.00
11	113/1/6,	00. 40.00
12	113/1/7	00. 34.00
13	84/2 (part)	00. 40.00
14	97 (part)	00. 20.50
15	100/2	00. 83.00
16	102/2	00. 88.00
17	84/1(part)	03. 53.60
18	84/2(part)	00. 14.41
19	36 (P)	00. 25.80
20	83	02. 72. 00
21	83	00. 51.85
22	36 (part)	00. 51.00



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23	36 (part)	02. 41.00
24	112 (part)	00. 79.24
25	83 (part)	01. 47.16
26	84/2 (part)	00. 03.00
27	40/1	00. 21.20
28	102/3/1	00.20
29	90/1	03.68
30	90/2	01.92.90

All the 30 pieces of lands described as above, along with along with all the rightsof easement and appurtenances therewith.

SCHEDULE II

(Description of the Forest Trails "THE COVE" Project Land)

All that portion of land covered under Forest Trails "THE COVE" Project Land, admeasuring about 25446.22 Sq. Mtrs., having Sector No. R-46A, carved out of the land bearing survey no 90/1(p) & 90/2, out of the said Present Township Land bearing Survey No. 16/1/1, 36, 40/1, 80/1, 83, 84/1, 84/2, 89/1, 89/2, 90/1(p) & 90/2 102/1/3,102/3/1, 113/1/1, 113/1/2, 113/1/3, 113/1/4, 113/1/5,113/1/6, 113/1/7 situated at Bhugaon, Tal. Mulshi, Dist. Pune, which is fully described in the Schedule-I herein above and the said "THE COVE PROJECT" comprising of Bungalow plots, and which is bounded as:-

- On or towards East :- By Part of 18th meter township road, Sector G40/02 & Sector EC2
On or towards South :- By Sector No R-41to R-43, R-45, EC8 & part EC9
On or towards West :- By Sector R-46B & part Sector EC9
On or towards North :- By 18th meter township road





ANNEXURE

FORMAT A

[Circular No.28/2021]

[A] FLOW OF THE TITLE OF THE PROJECT LAND:

The flow of title in respect of the PROJECT LAND out of the survey no.90/1 & 90/2 from the said Whole Land comprising the Schedule Land is as tabulated under

Survey No.	Name of the erstwhile Owners	Name of purchaser / holder	Registered Deed / document	Details of registration	Area/ development rights acquired by the Promoter in hectare - are
90/2	Maruti Somaji Mirghe	Shashank Purushottam Paranjape	Sale Deed	Document registration No.1496/2008 on 22.02.2008, registered in the office of Sub-Registrar, Mulshi	01 Hectare 77 Ares
90/2	Shashank Purushottam Paranjape	Matrix Developers Pvt. Ltd.	Sale Deed	Document registration No.1605/2011 on 5.03.2011, registered in the office of Sub-Registrar, Mulshi	01 Hectare 77 Ares
90/1 & 90/2	(i) Maruti Somaji Mirghe (ii) Bajirao Somaji Mirghe (iii) Dnyanoba Somaji Mirghe (iv) Rambhau Somaji Mirghe (v) Tukaram Somaji Mirghe (vi) Yashodabai Dattatray Nighune	-	Partition deed	Document registration No. 182/2012 on 12.01.2012, registered in the office of Sub-Registrar, Mulshi	i) 03 Hectare 68 Ares, & ii) 01 Hectare 93 Ares
90/1 & 90/2	Yashodabai Dattatray Nighune	(i) Maruti Somaji Mirghe (ii) Bajirao Somaji Mirghe	Release deed	Document registration No. 183/2012 on 12.01.2012, registered in the office of	i) 03 Hectare 68 Ares, & ii) 01 Hectare 93 Ares

		(iii) Dnyanoba Somaji Mirghe (iv) Rambhau Somaji Mirghe (v) Tukaram Somaji Mirghe		Sub-Registrar, Mulshi	
90/1 & 90/2	Yashodabai Dattatray Nighune	(i) Maruti Somaji Mirghe (ii) Bajirao Somaji Mirghe (iii) Dnyanoba Somaji Mirghe (iv) Rambhau Somaji Mirghe (v) Tukaram Somaji Mirghe	Deed of Correction (of Release Deed dated 12.01.2012. document no.183/2012)	Document registration No.432/2012 on 27.01.2012, registered in the office of Sub-Registrar, Mulshi	-
90/1 & 90/2	Maruti Somaji Mirghe & others	i) Paranjape Schemes (Construction) Ltd, & ii) Linker Shelters Pvt Ltd.	Agreement /Sathekhat	Document registration No.12882/2021 on 03.09.2021, registered in the office of Sub-Registrar, Mulshi-2	03 Hectare 50.90 Ares (out of total area adm. 05 H 60.9R)
90/1 & 90/2	Maruti Somaji Mirghe & others	i) Paranjape Schemes (Construction) Ltd, & ii) Linker Shelters Pvt Ltd.	Power Of Attorney	Document Registration No.12883/2021 on 03.09.2021, registered in the office of Sub-Registrar, Mulshi-2	03 Hectare 50.90 Ares (out of total area adm. 05 H 60.9R)
90/1 & 90/2	Maruti Somaji Mirghe & others	i) Paranjape Schemes (Construction) Ltd, & ii) Linker Shelters Pvt Ltd.	Deed of Correction	Document Registration No.11233/2022, registered in the office of Sub-Registrar, Mulshi-2	-



90/1 & 90/2	Maruti Somaji & Mirghe others	i)Paranjape Schemes (Construction) Ltd, & ii) Linker Shelters Pvt Ltd.	Sale Deed	Document registration No. 4827/2023 on 03.03.2023, registered in the office of Sub-Registrar, Mulshi-2	03 Hectare 50.90 Ares (out of total area adm. 05 H 60.9R)
90/1 & 90/2	i)Paranjape Schemes (Construction) Ltd, & ii) Linker Shelters Pvt Ltd,	Forest Trails Cove Developers Pvt Ltd	Agreement	Document registration No.4708/2023 on 28.02.2023, registered in the office of Sub-Registrar, Mulshi-2	02 Hectare 54.5 Ares (i.e. 25446.22 Sq. Mtrs) out of 03 Hectare 50.90 Ares
90/1 & 90/2	i)Paranjape Schemes (Construction) Ltd, & ii) Linker Shelters Pvt Ltd	Forest Trails Cove Developers Pvt Ltd	Sale Deed	Document registration No. 14275/2023 on 03.07.2023, Registered in the office of Sub-Registrar, Mulshi-2	02 Hectare 54.5 Ares (i.e. 25446.22 Sq. Mtrs) out of 03 Hectare 50.90 Ares

On the basis of rights thus acquired My Client has proposed bungalow plot with construction of a real estate project namely **"THE COVE PROJECT LAND"**

[B] Sr. No.

1. Copy of 7 /12 extract and computerized copy of 7/12 Extract in respect of all the concerned lands in project land as on date of application for registration.
2. Heirs hip Mutation Entry No (which are legible and readable)as mentioned below:

Sr. No.	Survey No.	Description
1	90/1	M.E. No.1236 it appears that, erstwhile owner of the land viz Keshawrao Vinayakrao Shaligram expired on 25/12/1955, leaving behind four sons namely - i) Padmakar Keshaw Shaligram, ii) Balkrishna Keshaw Shaligram, iii) Chintamani Keshaw Shaligram, and iv) Kamalakar Keshaw Shaligram, as his legal heirs and the name of elder son Padmakar was entered into the record of rights as HUF of the landed property.
2	90/1 & 90/2	M.E. No.3261 it appears that, the holder & owner of land viz Somaji Devji Mirghe expired on 27/08/1989 leaving behind Sons namely - i) Maruti, ii) Bajirao, iii) Dnyanoba, iv) Rambhau, & v) Tukaram Somaji Mirghe and daughter namely Mrs. Yashodabai Dattatray Nighune as his legal heirs and names were entered into the record of rights of the landed properties bearing Survey no.90/1 & 90/2.
3	90/1 & 90/2	M.E. No.8955 it appears that, one of the co-owner and sharer of land namely Bajirao Somaji Mirghe expired on 12/01/2020 leaving behind Wife - Smt. Kalavati Bajirao Mirghe, Sons - Balu & Vikas Bajirao Mirghe and daughters - i. Mrs. Vaishali Sunil Kesarkar, ii) Mrs. Ujjwala Harishchandra Shinde, as his legal heirs and names of

		aforementioned heirs were entered into the record of rights of the lands bearing Survey no.90/1 & 90/2 for deceased share.
4	90/1 & 90/2	It appears from information given by my client's representative Dnyanoba Somaji Mirghe expired on 14/06/2023 leaving behind, Wife – Smt. Sulochana Dnyanoba Mirghe, Sons – Dattatrya Dnyanoba Mirghe & Prakash Dnyanoba Mirghe, Daughters – Mrs. Nanda Satish Bhome & Mrs. Kunda Ganesh Pawar, as his legal heirs. I have not seen or perused any mutation to enter the names of legal heirs on 7/12 of Survey No.90/1 & 90/2.

3. by way of various registered documents & orders effect was given to the record of rights of the concerned properties by Mutation Entries (which are legible and readable) as mentioned below:

Sr. No.	Survey No.	Mutation Entry Description
1	90	The mutation entries bearing nos. 198 & 220 in respect of land properties 90/1 & 90/2 are very old prior to 1931-32 hence not available for my inspection.
2	90/2	M.E. No.718 indicates that partition was done as per the application made by Pandurang Govind Shaligram in respect of various properties mentioned in this mutation entry including Survey No.90/2 amongst (i) Vitthal Govind Shaligram (ii) Narayan Govind Shaligram and (iii) Pandurang Govind Shaligram and the respective properties are in possessions of the concerned person as per the partition as detailed in the mutation entry, accordingly effect was given in to the record of rights by the certified mutation.
3	90	M.E. No 820 – indicates that Sundrabai Eknath Prabhune execute gift deed 22.05.1943 for her '4' Anne (25%) share out the area 18 Acre 9 Are bearing Survey no 90 along with other property in favour of Chintamani Pandurang Prabhune. Accordingly Chintamani Pandurang Prabhune name was entered for the '4' Anne share of 7/12 extract of survey no 90.
4	90	M.E. No.890 – indicates that, as per the sec. 2 of BT & AL Act Somaji Devji Mirghe recorded as protected tenant of the Yashwant & Vishnu Vinayak Shaligram, name Somaji Devji Mirghe entered in to the right Colum of 7/12 extract in the property.
5	90	M.E. No.896 – indicates that, as per the sec. 2 of BT & AL Act Somaji Devji Mirghe recorded as protected tenant of the Pandurang Govind Shaligram name Somaji Devji Mirghe entered in to the right Colum of 7/12 extract in the property.
6	90	M.E. No.915 indicates that Narayan Govind Shaligram made application for delete his name from record of rights and entered the name of Pandurang Govind Shaligram and Vitthal Govind Shaligram in the record of rights. As per the application name of Narayan Govind Shaligram has been removed from the record of rights and accordingly effect was given in the record of rights of said Property No.2.The mutation entry has been certified.
7	90/1 & 90/2	M.E. No.1188, it appears that, as per partition decree bearing no. D.K.T./WS. 1531/53 dated 21/11/1953 these lands were came into share of Keshawarao Vinayakrao Shaligram and accordingly his name was entered into the record of rights of the lands bearing Survey no.90/1 & 90/2.
8	90/2	M.E. No. 1289, it appears that, the provisions under section 2 of then tenancy law Somaji Devji Mirghe has declared General Tenant (Sarvsadharan Kul) of land owners i) Pandurang Govind Shaligram, ii) Yashwant & iii) Vishnu Vinayak Shaligram.
9	90/1	M.E. No. 1290, it appears that, the provisions under section 2 of then tenancy law Somaji Devji Mirghe has declared General Tenant (Sarvsadharan Kul) of land owner Padmakar Keshaw Shaligram.
10	90/2	M.E. No.1319 it appears that one Vishnu Vinayak Shaligram had filed application on



		24/03/1957 before Village Revenue Officer that to delete his name from revenue record which was entered wrongly/hallo on 7/12 in the share of his elder brother Keshaw Vinayak Shaligram. Accordingly, the revenue authorities upon consideration of application deleted name of Vishnu Vinayak Shaligram from revenue record.
11	90/2	M.E. No.1354 it appears that one Pandurang Govind Shaligram had filed application on 14/06/1959 that the name of Yashwant Vinayak Shaligram was entered wrongly/hallo (Poklist) for the share of two ana eight pai as per partition decree land bearing Survey no.90/1 was devolved in the share of Yashwant Vinayak Shaligram's elder brother namely Keshaw Vinayak Shaligram hence the revenue authority has deleted the name of Yashwant Vinayak Shaligram and entered the name of applicant i.e. Pandurang Govind Shaligram for the share of two ana eight pai in the said land bearing Survey no.90/2.
12	90/2	M.E. No.1395 it appears that on 24/03/1961 as per the provision u/s. 32 of Tenancy Act, the Agricultural Land & Tenancy Court Mulshi had passed order and fixed purchase price of Rs.399.63/- for the share of land owned by one Pandurang Govind Shaligram, out of the land property bearing Survey no.90/2. Therefore, the revenue authority had entered the name of Tenant Purchaser Soma Devji Mirghe in Kabjedar Column and entered the name of Owner Pandurang Govind Shaligram in other right column for the charge of said fixed purchase price.
13	90/1	M.E. No.1735 it is appears that, as per the Order dated 24/10/1968 the Agricultural Land & Tenancy Court, Mulshi had fixed the purchase price in respect of land property bearing Survey no.90/1 in Tenancy Proceeding bearing no.38A. Accordingly, village Revenue Office had entered the name of Tenant Purchaser Soma Devji Mirghe in Kabjedar Column and entered the name of land owner Padmakar Keshaw Shaligram in other right column for the charge of purchase price. The Revenue Authority also put remark in the other right column that "Navin Shart" as per the provision of u/s.43 of Tenancy Act.
14	90/1 & 90/2	M.E. No.1762 This mutation entry is in respect of implementation of Weights and Measurements Act, 1958 in respect of various survey numbers including subject matter hereof.
15	90/1	M.E. No.3952 it appears that Agricultural Tribunal delivered the judgment vide No. IPL/7/96 Paud dated 15.12.1996 wherein they have stated that the tenant paid entire amount to owner. Accordingly, certificate u/s 32M of BT & AL Act had been confirmed by the order issued by Tahsildar Mulshi Ref. No. 12/96 Paud on 04.04.97 and encumbrance of outstanding amount and name of owner had been removed from other right column. And the name of Tenant Purchaser has confirm and recorded at Kabjedar in 7/12 extract of said Property bearing Survey no.90/1. However, remark 'Navin Shart' is recorded in the other right Column of 7/12 extract. The mutation has been certified on 27.05.1997
16	90/2	M.E. No.3953 it appears that Agricultural Tribunal delivered the judgment vide No. IPL/1/184 Paud dated 15.12.1996 wherein they have stated that the tenant paid entire amount to owner. Accordingly, certificate u/s 32M of BT & AL Act had been confirmed by the order issued by Tahsildar Mulshi, Paud and encumbrance of outstanding amount and name of owner had been removed from other right column. And the name of Tenant Purchaser has confirm and recorded at Kabjedar in 7/12 extract of said Property bearing Survey no.90/2. However, remark 'Navin Shart' is recorded in the other right Column of 7/12 extract. The mutation has been certified on 27.05.1997.
17	90/2	M.E. No.6210 it appears that Maruti Somaji Mirghe, his family members and other co-sharers/co-owners of land bearing Survey no.90/2, totally admeasuring about 03 Hectare 70 Ares, had conveyed a portion of land admeasuring 01 Hectare 77.1 Ares

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		out of total land to or in favour of Shri. Shashank Purushottam Paranjape by Sale Deed dated 22/02/2008 which was duly registered in the office of Sub-Registrar, Mulshi (Paud) at Serial no.1496/2008. The Mutation has been certified and the name of Purchaser Shri. Shashank Purushottam Paranjape is entered on 7/12 for purchase area. The mutation was duly certified.
18	90/2	M. E. No.7208 it appears that the owner of land area admeasuring 01 Hectare 77.1 Ares out of total area admeasuring 03 Hectare 70 Ares. bearing Survey no.90/2 namely Shashank Purushottam Paranjape had conveyed his area of land to or in favour of Matrix Developers Pvt Ltd (erstwhile developer of Forest Trails Township) by Sale Deed dated 25/03/2011, which was duly registered in the Office of Sub-Registrar, Mulshi-2 at serial No.1605/2011. The name of Purchaser Matrix Developer was entered into record of rights on 7/12 for purchase area i.e. 01 Hectare 77.1 Ares. Subsequently, the Matrix Developers has amalgamated all acquired lands for township and prepared one layout and as per amalgamation order the revenue authorities had prepared one collective 7/12 in respect of lands covered under said amalgamated layout by giving one Survey number bearing 16/1/1 vide mutation entry no.7500. Therefore, an area of land admeasuring 01 Hectare 77.1 Ares, which is acquired by Matrix Developers, out of total area admeasuring 03 Hectare 70 Ares of Survey no.90/2 was merged into the township area and remaining area admeasuring 01 Hectare 92.9 which was rounded as 01 Hectare 93 Ares is continued in respect of land bearing Survey no.90/2 in the name of Maruti Somaji Mirghe and others. Furthermore the Matrix Developer who is developer of Forest Trails Township was merged into one of my client Paranjape Schemes (Construction) Limited by Company Merger Petition and all assets of Matrix vested in the name of Paranjape Schemes (Construction) Ltd.
19	90/1 & 90/2	M.E. No.7363 As per the partition deed registered no 182/2012 on 12.01.2012 in respect of Survey no. 90/1 & 90/2 properties amongst (i) Maruti Somaji Mirghe (ii) Bajirao Somaji Mirghe (iii) Dnyanoba Somaji Mirghe (iv) Rambhau Somaji Mirghe (v) Tukaram Somaji Mirghe (vi) Yashodabai Dattatray Nighune the respective properties are in possessions of the concerned person as per the partition as detailed in the mutation entry, accordingly effect was given in to the record of rights. The mutation was duly certified.
20	90/1 & 90/2	Mutation Entry No.7365 Yashodabai Dattatray Nighune release her undivided share from the Survey No. 90/1 & 90/2 in favour of (i) Maruti Somaji Mirghe (ii) Bajirao Somaji Mirghe (iii) Dnyanoba Somaji Mirghe (iv) Rambhau Somaji Mirghe (v) Tukaram Somaji Mirghe by release deed registered no 183/2012 on 12.01.2012 said Properties bearing Survey nos.90/1 & 90/2. The mutation was duly certified.
21	90/1 & 90/2	M.E. No.7378 it appears that, by Release Deed dated 12/01/2012 one of the co-sharer of land properties bearing Survey nos. 90/1 & 90/2 namely Yashodabai Dattatray Nighune had release her undivided share in the lands to or in favour of her brothers. But inadvertently the other land properties were not mentioned in the said Release Deed dated 12/01/2012 hence subsequently by Correction Deed to the said Release Deed Yashodabai Dattatray Nighune had along with Survey no.90/1 & 90/2 released her undivided share in the other land properties mentioned in the Correction Deed to or in favour of her brothers namely - (i) Maruti Somaji Mirghe (ii) Bajirao Somaji Mirghe (iii) Dnyanoba Somaji Mirghe (iv) Rambhau Somaji Mirghe (v) Tukaram Somaji Mirghe. The said correction was duly in the office of Sub-Registrar, Mulshi at Serial no. 432/2012 on 27/01/2012. The mutation was duly certified.
22	90/2	M.E. No. 8185 indicates that Tahsildar Mulshi issued an order ref. no. kuka/vimo/S R/03/2015 Paud on 31/08/2015 that remark under the sec.43 of tenancy act will be delete from the column of other right from the 7/12 extract. Accordingly remark was deleted in respect of the area 0111. 77 R. from the 7/12 extract of the property. The



			mutation was duly certified.
23	90/1		M.E. No. 8259 indicates that Under computerization scheme of land records as per Govt. Circular dated 07/05/2016, the order passed by Tahsildar Mulshi bearing REVSMDM7701 dated 22/01/2017, carried out the corrections in the spelling of name and add the new names in 7/12 extract of the said Property. The mutation was duly certified.
24	90/2		M.E. No.8469 indicates that Under computerization scheme of land records as per Govt. Circular dated 07/05/2016 .accordingly order passed by Tahsildar Mulshi bearing REVSMDM7701 dated 14/11/2017, carried out the corrections in the spelling of name and add the new names in 7/12extract of the said Property. The mutation was duly certified.
25	90/2		M.E. No. 8470 indicates that Under computerization scheme of land records as per Govt. Circular dated 07/05/2016 accordingly order passed by Tahsildar Mulshi bearing No. PTK/KAVI/686/04, Pune, dated 16/08/2004 and order of Tahsildar, Mulshi bearing REVSMDM7701 dated 14/11/2017. carried out the corrections in the 'Akarni' in 7/12 extract of the said Property S. No.90/2. The mutation was duly certified.
26	90/1		M.E. No. 9011 it appears that to preserved record of rights in respect of village lands under the provisions of MLRC, 1966 the Govt have issued order to preserve and classified the record of lands those were under Class -2 i.e. Restrictive Tenure to mentioned the proper Tenure of the said land in the record of rights. Accordingly the Village Revenue Officer kept the record in respect of land bearing Survey no.90/1 by certifying Mutation on 07/05/2021.
27	90/1 & 90/2		It appears from Agreement (Sathekhat) dated 02/09/2021, Mr. Maruti Somaji Mirghe and others were agreed to sale/transfer/convey or grant development rights to i) Paranjape Schemes (Construction) Ltd, & ii) Linker Shelters Pvt Ltd, an area of land admeasuring 03 Hectare 50.9 Ares, out of Survey No.90/1 & 90/2 totally admeasuring about 05 Hectare 60.9 Ares, upon the terms and conditions thereto. The aforesaid Agreement has been duly registered in the Office of Sub-Registrar, Mulshi-2 at Serial No. 12882/2021 on 03/09/2021.
28	90/1 & 90/2		It appears that, in pursuance of the terms of the said Agreement (Sathekhat) dated 02/09/2021 Paranjape Schemes (Construction) Ltd being the Owner/Promoter of Forest Trails Township introduced /added the said Survey No. 90/1 & 90/2 totally admeasuring 05 Hectare 60.9 Ares of lands into the said Township by obtaining the Locational Clearance dated 22/10/2021 from the Urban Development Department, Govt. of Maharashtra. So also the Paranjape Schemes obtained Letter of Intent dated 05/01/2022 from the Collector, Pune and accordingly revised the Layout (Proposed Land Use) on 10/08/2022 for an additional land admeasuring 05 Hectare 60.9 Ares of the Survey Nos. 90/1 & 90/2. By that, an area of land admeasuring 25446.22 Sq. Mtrs out of the said additional land admeasuring 05 Hectare 60.9, being numbered as the Sector R-46A i.e. the Project Land herein
29	90/1 & 90/2		It appears from Agreement of Assignment dated 28/02/2023 that, i) Paranjape Schemes (Construction) Ltd, & ii) Linker Shelters Pvt Ltd, with consent of Mr. Maruti Somaji Mirghe and others were agreed to assign / sale/transfer a portion of land bearing no. Sector R-46A, admeasuring 25446.22 Sq. Mtrs., i.e. 02 Hectare 54.5 Ares. out of an area admeasuring 03 Hectare 50.9 Ares of Survey No. 90/1 & 90/2 to Forest Trails Cove Developers Private Limited. The aforesaid Agreement /Assign has been duly registered in the office of Sub-Registrar, Mulshi-2 at Serial No.4708/2023 on 28/02/2023.
30	90/1 & 90/2		It appears that pursuance of the terms of an Agreement (Sathekhat) dated 02/09/2021, Sale Deed dated 01/03/2023, Mr. Maruti Somaji Mirghe and others were conveyed/sold an area of land admeasuring 03 Hectare 50.9 Ares, out of an area of



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		land 05 Hectare 60.9 Ares of Survey No.90/1 & 90/2 to i) Paranjape Schemes (Construction) Ltd, & ii) Linker Shelters Pvt Ltd. The aforesaid Sale Deed dated 01/03/2023 has been duly registered in the office of Sub-Registrar, Mulshi-2 at Serial No.4827/2023 on 03/03/2023. I have not perused any mutation entry, which shows that the names of i) Paranjape Schemes (Construction) Ltd, & ii) Linker Shelters Pvt Ltd were entered on 7/12 extract of Survey No.90/1 & 90/2 for the purchase area 03 Hectare 50.9 Ares.
31	90/1 & 90/2	It appears that in pursuance of the said Agreement /Assign dated 28/02/2023, by Sale Deed dated 03/07/2023 i) Paranjape Schemes (Construction) Ltd, & ii) Linker Shelters Pvt Ltd, with consent of Mr. Maruti Somaji Mirghe and others were sold/assigned/transferred all their rights, title and interest acquired by them in the said Sector R-46A, admeasuring 25446.22 Sq. Mtrs., out of the said Survey nos. 90/1 & 90/2 lands to Forest Trails Cove Developers Private Limited. The aforesaid Sale Deed dated 03/07/2023 has been duly registered in the office of Sub-Registrar, Mulshi-2 at Serial No.14275/2023 on 03/07/2023. I have not perused any mutation entry, which shows that the names of Forest Trails Cove Developers Pvt Ltd were entered on 7/12 extract of Survey No.90/1 & 90/2 for the purchase area admeasuring 25446.22 Sq. Mtrs., i.e. the area of the said Project Land.
		The Mutation Entries No.998, 1316, 1393 and 8385 reflected on 7/12 of properties are not related to the said Properties.
<p>THUS, the Promoter/Developer i.e. Forest Trails Cove Developers Private Limited is entitled, owned and possessed an area of land bearing Sector No. R-46A, admeasuring 25446.22 Sq. Mtrs., i.e. 02 Hectare 54.5 Ares, Mr. Maruti Somaji Mirghe and others were entitled, owned and possessed an area of land admeasuring 02 Hectare 10 Ares, and i) Paranjape Schemes (Construction) Ltd & ii) Linker Shelters Private Limited were entitled, owned and possessed an area of land admeasuring 00 Hectare 96.4 Ares, out of the total area 05 Hectare 60.9 Ares of the Survey No.90/1 and 90/2, situated in the said Forest Trails Township Land.</p>		

The Adv. Anil Sardesai, Pune has taken physical as well as online search of entries in the property registered maintained in the office of Sub-Registrar of Assurance at Pune District Sub-Registrar, Pune in respect of project land from 1991 to 2021 (last 30 years). I have caused online search of entries in the property registered maintained in the IGR, Maharashtra web site from 2021 to up to date through my office assistant and issued Search Report.

1. My client **Forest Trails Cove Developers Private Limited** has absolute rights, title and interest as the Owner of the said project land mentioned herein above in the Schedule II, which has been acquired by My Client through duly registered title deeds mentioned herein above.
2. I have perused the Principal Search Report and various subsequent Search and Title Reports and Supplementary Search Reports given by Adv. Anil Sardesai, Pune, in respect of said Present Township Land, by virtue of various registered Sale Deeds for the said township land, subject to the contents of the aforesaid Principal Search Report and subsequent Supplementary Search Reports issued by Adv. Anil Sardesai. The Paranjape Schemes (Construction) Ltd has become absolute owner of the said Present Township Land. Furthermore, the Adv. Anil Sardesai's Search Report stated that there is no any adverse entry found in respect of the land properties covered under the said Present Township Land including the said Survey no.90/1 & 90/2 from the available record kept in the Index-II registered maintained in the Office of Sub-Registrar of Assurance as well as official website of IGR.
3. My client inform me that the Promoter of Township i.e. Paranjape Schemes (Construction) Ltd has obtained permission under section 43 of Tenancy Act 1948 on 17.12.2021, in respect

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of Survey No.90/1. And in pursuance of the said permission the remark of 'Restricted u/s.43', has been deleted from other right column of the 7/12 of Survey No.90/1 and the said Survey No.90/1 has been classified as the Class-1 i.e. 'BHOGWATADAR VARG 1' land.

4. The earlier promoter of "the COVE PROJECT" i.e. Paranjape Schemes (Construction) Ltd as the Promoter and Linker Shelter Private Limited as the Co-Promoter have registered the said project under MahaRERA. The then Promoter and Co-Promoter of said Project have assigned/transferred all their right, title and interest in the said Project to or in favour of My Client i.e. Forest Trails Cove Developers Pvt Ltd by Agreement dated 28/02/2023 and subsequent Sale Deed dated 03/07/2023, thus My Client Forest Trails Cove Developers Pvt Ltd i.e. the Present Promoter/Developer of the said Project is fully entitled to develop the COVE PROJECT on the said Project Land. In pursuance to that My Client has applied to the MahaRERA authority for change of the PROMOTER, accordingly the MahaRERA authority accepted My Client's application and issued New RERA registration certificate in its name on 28/07/2023 in respect of the said Project i.e. "THE COVE PROJECT".
5. The earlier promoter of the Project has obtained building permission i.e. commencement from Pune Metropolitan Regional Development Authority, Pune i.e. PMRDA, vide its letter bearing no.BMU/Mouje Bhugaon/S No.16/1/1 & others/Sector R46A/ C.R. 713/22-23 dated 30/11/2022. Now by the assignment/transfer of said project and the approval of MahaRERA as the Promoter of said Project all sanctions and permissions related to the said Project were vested in favour of my client i.e. Forest Trails Cove Developers Pvt. Ltd.
6. **Litigation: Thus, the said Project Land is part and parcel of lands bearing Survey No.90/1 & 90/2, situated at village Bhugaon, Tal. Mulshi, Dist. Pune, which are not subject matter of any pending litigation.**

Furthermore, my client's representative Mr. Rajendra Karve has instructed me that only the following litigations were pending in respect few of the land properties out of the said present township land, details of which are as under :-

- Special Civil Suit No. 1480/2011 filed by Suman Ashok Londhe & others against Daban Bhaguji Sanas for partition of undivided share in the properties bearing Survey nos. 38, 86/2, 88/2, 66/1, 66/2 and 76/2, situated at Village Bhugaon, Tal. Mulshi, Dist. Pune and these land properties under the development of Township but not related or part of this project land.
- Miscellaneous Application No. 593/2018 filed by Fulabai Yesu Bhilare against Bajirao Namdeo Bhilare for partition of undivided share in the land property bearing Survey no.86/A/1, situated at Village Bhugaon, Tal. Mulshi, Dist. Pune and which part of development is of said Township, but not related to this Project Land.
- Special civil Suit No. 186/2018 (regular Civil Suit No. 1367/2014) filed by Shobha Kirloskar against Paranjape Schemes (Construction) Ltd. & Matrix Developers Pvt. Ltd for mandatory injunction to demolish the portion of the boundary wall. Matter is kept for issues before CJSD, Pune. The aforementioned litigation is pertaining to Survey no 104/2 out of the township land but not related to this project land.
- Regular Civil Suit No.1120/2022 filed by Bharati Pandurang Shinde and another against Balasaheb Dnyanoba Bhilare & others for partition of undivided share and cancelation of deeds executed and registered in respect of the land property bearing Survey No.83, situated at village Bhugaon, Tal. Mulshi, Dist. Pune. The suit property bearing Survey No.83 is under the development of said Township but not related or part of this Project Land.

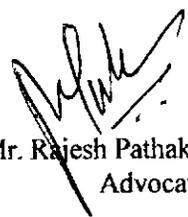
7. Encumbrances:-

My client Forest Trails Cove Developers Pvt Ltd has availed financial assistance by mortgaging inter alia the said Project Land by Mortgage Deed dated 28/04/2023, registered at the office of Sub-Registrar, Haveli - IV at Serial No.6270/2023 on the same date in favour of Vistra ITCL (India) Ltd, having registered office at – IL & FS Finance Centre, Plot C-22, G Block, BKC, Bandra (East), Mumbai – 400051, under terms and conditions mentioned therein.

8. I have issued this Title Report solely on the basis of photocopies of the documents provided by my client's and copy of search report taken at respective registrations offices by Adv. Anil Sardesai's colleague. I was not provided with any original copies of the documents and therefore I presume that the photocopies are accurate photocopies of the originals. I have not verified about genuineness of signatures/thumb impressions etc. appearing on various documents provided to me.
9. I have given this Search & Title report in respect of the land mention in the Schedule - II out of the said Present Township Land.
10. On the basis of copies of search report, perusal of documents and information provided by my client and subject to contents of all previous Search and Title Reports and subsequent Supplementary Search Reports issued by Adv. Anil Sardesai, Pune including the present Search Report, I am of the opinion that,
11. There is no change in the title and the rights of My Client's in the said Project Land and title of the respective owner i.e. Forest Trails Cove Developer Pvt Ltd thereof is clear and marketable.
12. The said Project land is free from encumbrance / charge of whatsoever nature except the charge of Vistra ITCL (India) Ltd.
13. My client is entitled to deal with the said Project Land and carry out development and construction thereon.

Date: 01/08/2023




[Mr. Rajesh Pathak]
Advocate.