

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

LEGAL TITLE REPORT

Sub: Title clearance report with respect to all that pieces and parcels of land admeasuring 22,082 square meters in aggregate and forming part of Sector R14 of the integrated township ("ITP") bearing (i) Gat No. 1255 Hissa No. 73, (ii) Gat No. 1276 Hissa No. 1A/2, and (iii) Gat No. 1276 Hissa No. 34, situate in Village Wagholi, Taluka Haveli, District Pune and within the limits of Pune Metropolitan Region Development Corporation ("PMRDA") ("Properties").

1. We have investigated the title of the Properties based on the request of Mahindra Lifespace Developers Limited ("MLDL"), and the following documents:

(1) Description of the Properties:

All that piece and parcels of land admeasuring 22,082 square meters in aggregate and forming part of Sector R14 of the ITP bearing (i) Gat No. 1255 Hissa No. 73, (ii) Gat No. 1276 Hissa No. 1A/2, and (iii) Gat No. 1276 Hissa No. 34 situate in Village Wagholi, Taluka Haveli, District Pune and within the limits of PMRDA.

(2) The Documents pertaining to the Properties:

- Agreement to Sale dated February 4, 2019 registered at Serial No. 1812 of 2019;
- Power of Attorney dated February 4, 2019 registered at Serial No. 1813 of 2019;
- Deed of Conveyance dated July 13, 2020, registered at Serial No. 3026 of 2020;
- Agreement to Sale dated December 31, 2020 registered at Serial No. 3734 of 2021;
- Power of Attorney dated February 10, 2021 registered at Serial No. 3735 of 2021;
- Agreement to Sale dated December 31, 2020 registered at Serial No. 3738 of 2021;
- Power of Attorney dated February 11, 2021 registered at Serial No. 3739 of 2021;
- Deed of Conveyance dated December 24, 2021, registered at Serial No. 745 of 2022;
- Deed of Conveyance dated December 24, 2021 registered at Serial No. 742 of 2022;
- Deed of Conveyance dated October 5, 2022 registered at Serial No. 12036 of 2022;
- Deed of Conveyance dated July 5, 2023 registered at Serial No. 14575 of 2023;
- Deed of Mortgage dated July 20, 2023 registered at Serial No. 16033 of 2023;
- Reconveyance Deed dated July 1, 2023 registered at Serial No. 16038 of 2023;
- Deed of Conveyance dated January 25, 2024 registered at Serial No. 1616 of 2024;

- Deed of Conveyance dated September 9, 2024 registered at Serial No. 20046 of 2024;
- Deed of Rectification dated September 9, 2024 registered at Serial No. 20045 of 2024;
- Deed of Conveyance dated September 9, 2024 registered at Serial No. 20048 of 2024; and
- Power of Attorney dated September 23, 2024 registered at Serial No. 20649 of 2024;

(3) Property Card/ Revenue record:

7/12 extract issued by the revenue authorities.

(4) Search Report:

Search Reports dated October 5, 2023, for last 30 years by Kailash Thorat, Advocate and updated search report dated November 14, 2024.

2. On perusal of the above-mentioned documents and all other documents pertaining to the title of the Properties, we are of the opinion that the title of MLDL is clear and marketable.

Owner of the Properties:

Mahindra Lifespace Developers Limited

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

Dated this 26th day of November, 2024

DSK Legal
Encl.: Annexure "A"



Flow of Title in respect of the Properties

For the purposes of this Legal Title Report:

- A. We have caused searches to be conducted in respect of the Properties mentioned herein and have relied upon the Search Report dated October 5, 2023, and updated Search Report dated November 14, 2024 issued by Kailash Thorat Advocate.
- B. We have issued Public Notices dated September 25, 2023 and August 7, 2024 in Times of India (English Newspaper) and in Loksatta (Marathi Newspaper), having circulation in Pune, for inviting objections / claims in respect of the Properties. Pursuant to public notice, we have not received any objection.
- C. Since our scope of work does not include considering aspects within the domain of an architect and surveyor, we have not carried out any physical inspection of the subject properties nor have commented on the development aspects of the Properties. This aspect needs to be verified, independently.
- D. We have caused online searches to be conducted pertaining to litigation filed with respect to the Properties and have relied upon the Search Report dated November 19, 2024 issued in respect of Mahindra Lifespace Developers Limited by Cubictree Solution Private Limited wherein, they have certified that there are no pending litigations.

First Property:

Re: All that piece and parcel of land bearing Gat No. 1255 Hissa No. 73 admeasuring 9,773 square meters out of the total 3 Hectares 52 Ares situate, lying and being at Village Wagholi, Taluka Havell, District Pune.

- By and under an Agreement to Sale dated February 4, 2019 registered at Serial No. 1812 of 2019 (A) (i) Mushtaq Zakaria Arab, (ii) Gulamali Mamadbhai Somji, (iii) Raj Kanaksen Bhansali, (iv) Dhiren Popatlal Nandu, (B) Prime Properties Developers through its partners, (i) Mushtaq Zakaria Arab, (ii) Gulamali Mamadbhai Somji, (iii) Raj Kanaksen Bhansali, (iv) Dhiren Popatlal Nandu, alongwith R. A. Constructions, a partnership firm through its partner Atul Ashok Chordia ("Guarantor") agreed to sell, transfer, convey and assign all their rights, title and interest in respect of various properties *inter alia* including the captioned property admeasuring 3 Hectares 52 Ares in favor of (i) Ashok Dhanraj Chordia, and (ii) Atul Ashok Chordia for the consideration and on the terms and conditions contained therein.
- By and under a Power of Attorney dated February 4, 2019 registered at Serial No. 1813 of 2019 (A) (i) Mushtaq Zakaria Arab, (ii) Gulamali Mamadbhai Somji, (iii) Raj Kanaksen Bhansali, (iv) Dhiren Popatlal Nandu, (B) Prime Properties Developers through its partners, (i) Mushtaq Zakaria Arab, (ii) Gulamali Mamadbhai Somji, (iii) Raj Kanaksen Bhansali, (iv) Dhiren Popatlal Nandu granted various powers in respect of various properties *inter alia* including the captioned property admeasuring 3 Hectares 52 Ares in favor (i) Ashok Dhanraj Chordia, and (ii) Atul Ashok Chordia on the terms and conditions contained therein.

By and under a Deed of Conveyance dated July 13, 2020, registered at Serial No. 3026 of 2020 (A) (i) Mushtaq Zakaria Arab, (ii) Gulamali Mamadbhai Somji, (iii) Raj Kanaksen Bhansali, (iv) Dhiren Popatlal Nandu, (B) Prime Properties Developers through its partners, (i) Mushtaq Zakaria Arab, (ii) Gulamali Mamadbhai Somji, (iii) Raj Kanaksen Bhansali, (iv) Dhiren Popatlal Nandu, alongwith R. A. Constructions, a partnership firm through its partner Atul Ashok Chordia ("Guarantor") sold, transferred, conveyed and assigned all their rights, title and interest in respect of various properties *inter alia* including the captioned property admeasuring 3 Hectares 52 Ares in favor of (i) Ashok Dhanraj Chordia, and (ii) Atul Ashok Chordia for the consideration and on the terms and conditions contained therein. Mutation Entry No. 16199 dated June 4, 2023 confirms the same.

- By and under a Deed of Declaration cum Indemnity dated February 17, 2022 (A) (i) Mushtaq Zakaria Arab, (ii) Gulamali Mamadbhai Somji, (iii) Raj Kanaksen Bhansali, and (iv) Dhiren Popatlal Nandu, and (B) Prime Properties Developers through its partners (i) Mushtaq Zakaria Arab, (ii) Gulamali Mamadbhai Somji, (iii) Raj Kanaksen Bhansali, and (iv) Dhiren Popatlal Nandu gave an indemnity to (i) Ashok Dhanraj Chordia, and (ii) Atul Ashok Chordia against all claims made in respect of the missing/misplaced title documents as setout therein in respect of the properties conveyed vide a Deed of Conveyance dated July 13, 2020, registered at Serial No. 3026 of 2020.
- By and under an Agreement to Sale dated December 31, 2020 registered at Serial No. 3738 of 2021 (i) Ashok Dhanraj Chordia, and (ii) Atul Ashok Chordia agreed to sell, transfer, convey and assign all their rights, title and interest in respect of various properties *inter alia* including the captioned property admeasuring 3 Hectares 52 Ares in favor of Real Estate Centre Private Limited ("RECPL") for the consideration and on the terms and conditions contained therein.
- By and under a Power of Attorney dated February 11, 2021 registered at Serial No. 3739 of 2021 (i) Ashok Dhanraj Chordia, and (ii) Atul Ashok Chordia granted various powers in respect of various properties *inter alia* including the captioned property admeasuring 3 Hectares 52 Ares in favour of RECPL on the terms and conditions contained therein.
- By and under a Deed of Conveyance dated December 24, 2021 registered at Serial No. 742 of 2022 (i) Ashok Dhanraj Chordia, and (ii) Atul Ashok Chordia sold, transferred, conveyed and assigned all their rights, title and interest in respect of various properties *inter alia* including the captioned property admeasuring 3 Hectares 52 Ares in favor of RECPL for the consideration and on the terms and conditions contained therein. Mutation Entry No. 19730 dated August 12, 2023 confirms the same.
- By and under a Deed of Conveyance dated July 5, 2023 registered at Serial No. 14575 of 2023 RECPL sold, transferred, conveyed and assigned all its rights, title and interest in in respect of various properties *inter alia* the property bearing Gat No. 1255 Hissa No. 73 admeasuring 9,468 square meters out of the total 3 Hectares 52 Ares in favor of Integrated Business Ecosystem Private Limited ("IBEPL") on the terms and conditions contained therein.
- By and under a Deed of Conveyance dated September 9, 2024 registered at Serial No. 20046 of 2024 RECPL sold, transferred, conveyed and assigned all its rights, title and interest in in respect of various properties *inter alia* the property bearing Gat No. 1255 Hissa No. 73 admeasuring 3,05 square meters out of the total 3 Hectares 52 Ares in favor of IBEPL on the terms and conditions contained therein.

Second and Third Property:

Re: All that piece and parcel of lands bearing Gat No. 1276/1A/2 admeasuring 86 Ares and Gat No. 1276 Hissa No. 34 admeasuring 48 Ares, situate, lying and being at Village Wagholi, Taluka Haveli, District Pune.

1. By and under an Agreement to Sale dated February 4, 2019 registered at Serial No. 1812 of 2019 (A) (i) Mushtaq Zakaria Arab, (ii) Gulamali Mamadbhai Somji, (iii) Raj Kanaksen Bhansali, (iv) Dhiren Popatlal Nandu, (B) Prime Properties Developers through its partners, (i) Mushtaq Zakaria Arab, (ii) Gulamali Mamadbhai Somji, (iii) Raj Kanaksen Bhansali, (iv) Dhiren Popatlal Nandu, alongwith R. A. Constructions, a partnership firm through its partner Atul Ashok Chordia ("Guarantor") agreed to sell, transfer, convey and assign all their rights, title and interest in respect of various properties *inter alia* including the following properties in favor of (i) Ashok Dhanraj Chordia, and (ii) Atul Ashok Chordia for the consideration and on the terms and conditions contained therein.

Gat No.	Area
1276 Hissa No. 1A/2	86 Ares
1276 Hissa No. 34	48 Ares

2. By and under a Power of Attorney dated February 4, 2019 registered at Serial No. 1813 of 2019 (A) (i) Mushtaq Zakaria Arab, (ii) Gulamali Mamadbhai Somji, (iii) Raj Kanaksen Bhansali, (iv) Dhiren Popatlal Nandu, (B) Prime Properties Developers through its partners, (i) Mushtaq Zakaria Arab, (ii) Gulamali Mamadbhai Somji, (iii) Raj Kanaksen Bhansali, (iv) Dhiren Popatlal Nandu granted various powers in respect of various properties *inter alia* the following properties in favor (i) Ashok Dhanraj Chordia, and (ii) Atul Ashok Chordia on the terms and conditions contained therein.

Gat No.	Area
1276 Hissa No. 1A/2	86 Ares
1276 Hissa No. 34	48 Ares

3. By and under a Deed of Conveyance dated July 13, 2020, registered at Serial No. 3026 of 2020 (read with Deed of Correction dated June 4, 2021 registered at Serial No. 6680 of 2021)(A) (i) Mushtaq Zakaria Arab, (ii) Gulamali Mamadbhai Somji, (iii) Raj Kanaksen Bhansali, (iv) Dhiren Popatlal Nandu, (B) Prime Properties Developers through its partners, (i) Mushtaq Zakaria Arab, (ii) Gulamali Mamadbhai Somji, (iii) Raj Kanaksen Bhansali, (iv) Dhiren Popatlal Nandu, alongwith R. A. Constructions, a partnership firm through its partner Atul Ashok Chordia ("Guarantor"), sold, transferred, conveyed and assigned all their rights, title and interest in respect of various properties *inter alia* the following properties in favor of (i) Ashok Dhanraj Chordia, and (ii) Atul Ashok Chordia for the consideration and on the terms and conditions contained therein. Mutation Entry No. 16199 dated June 4, 2021 confirms the same.

Gat No.	Area
1276 Hissa No. 1A/2	86 Ares
1276 Hissa No. 34	48 Ares

By and under a Deed of Declaration cum Indemnity dated February 17, 2022 (A) (i) Mushtaq Zakaria Arab, (ii) Gulamali Mamadbhai Somji, (iii) Raj Kanaksen Bhansali, and (iv) Dhiren Popattal Nandu, and (B) Prime Properties Developers through its partners (i) Mushtaq Zakaria Arab, (ii) Gulamali Mamadbhai Somji, (iii) Raj Kanaksen Bhansali, and (iv) Dhiren Popattal Nandu gave an indemnity to (i) Ashok Dhanraj Chordia, and (ii) Atul Ashok Chordia against all claims made in respect of the missing/misplaced title documents as set out therein in respect of the properties conveyed vide a Deed of Conveyance dated July 13, 2020, registered at Serial No. 3026 of 2020.

5. By and under an Agreement to Sale dated December 31, 2020 registered at Serial No. 3734 of 2021 (i) Ashok Dhanraj Chordia and (ii) Atul Ashok Chordia, agreed to sell, transfer, convey and assign all their rights, title and interest in respect of various properties *inter alia* the following properties in favor of IBEPL for the consideration and on the terms and conditions contained therein.

Gat No.	Area
1276 Hissa No. 1A/2	86 Ares
1276 Hissa No. 34	48 Ares

6. By and under a Power of Attorney dated February 10, 2021 registered at Serial No. 3735 of 2021 (i) Ashok Dhanraj Chordia and (ii) Atul Ashok Chordia granted various powers in respect of in respect of various properties *inter alia* including the following properties in favor of IBEPL on the terms and conditions contained therein.

Gat No.	Area
1276 Hissa No. 1A/2	86 Ares
1276 Hissa No. 34	48 Ares

7. By and under a Deed of Conveyance dated December 24, 2021, registered at Serial No. 745 of 2022 (i) Ashok Dhanraj Chordia and (ii) Atul Ashok Chordia, sold, transferred, conveyed and assigned all their rights, title and interest in respect of in respect of various properties *inter alia* including the following properties in favor of IBEPL for the consideration and on the terms and conditions contained therein.

Gat No.	Area
1276 Hissa No. 1A/2	86 Ares
1276 Hissa No. 34	48 Ares

8. By and under a Deed of Conveyance dated October 5, 2022 registered at Serial No. 12036 of 2022 to be read with Deed of Correction dated March 16, 2023 registered at Serial No. 5456 of 2023 IBEPL sold, transferred, conveyed and assigned all their rights, title and interest in respect of various properties *inter alia* the following properties in favor of RECPL on the terms and conditions contained therein.

Gat No.	Area
1276 Hissa No. 1A/2	86 Ares
1276 Hissa No. 34	48 Ares

By and under a Deed of Conveyance dated July 5, 2023 registered at Serial No. 14575 of 2023 RECPL sold, transferred, conveyed and assigned all its rights, title and interest in in respect of various properties *inter alia* including the following properties in favor of IBEPL on the terms and conditions contained therein.

Gat No.	Area
1276 Hissa No. 1A/2	86 Ares
1276 Hissa No. 34	48 Ares

Township Notification

All that piece and parcel of an area admeasuring 4,04,563 Sq.mtrs formed out of various lands situate at Village Manjari, Taluka Haveli, District Pune ("**said Manjari Land**") was owned by Kul Developers Private Limited ("**KDPL**") and in accordance with the applicable rules and regulations, KDPL got the said Manjari land notified as a "Special Township Scheme" by Government of Maharashtra, Urban Development Department vide its Notification dated April 4, 2008 bearing No. TPS — 1807 / 245 / CR-641 / 07 / UD -13 read with Corrigendum and Addendum both dated December 4, 2008 ("**Old Notified Township**").

Thereafter, pursuant to the application filled by Ashdan Developers Private Limited alongwith Manjari Housing Projects LLP and Mr. Atul Ashok Chordia, and in accordance with the applicable provisions, the Director of Town Planning Maharashtra State, Pune granted the permission to add an area admeasuring 2,01,480 square meters from and out of Wagholi Lands into the Old Notified Township vide Notification dated October 27, 2020 bearing RP Pune/ Village-Manjari Kh., Wagholi/ITP/TPV-1/2986 ("**New Notified Township**").

Letter Of Intent

The District Collector granted a letter of Intent bearing No. K/PMH/Kavi/1287/2008 dated June 7, 2008 under the terms and conditions therein to L.K. Developers Private Limited through its director Lalitkumar Jain for an area admeasuring 4,00,964 square meters.

The District Collector granted a letter of Intent bearing No. K/PMH/Kavi/1236/2020 dated March 3, 2021 under the terms and conditions therein to Ashdan Developers Private Limited and Manjari Housing Projects LLP through Atul Chordia for an area admeasuring 2,01,450 square meters which was added under the New Notified Township.

We understand that the captioned properties form part of the New Notified Township and are comprised in **Sector R-14**.

Title of MLDL

1. By and under Agreement to Sell dated October 12, 2023 registered at Serial No. 20598 of 2023 ("**ATS**") read with First Supplemental Agreement to Sell dated January 25, 2024 registered at Serial No. 1615 of 2024 IBEPL agreed to sell, transfer, convey and assign the Property being all that piece and parcel of land admeasuring in aggregate 21,795 square meters comprising of the following properties situate at Village Wagholi, Taluka Haveli, District Pune and forming part of Sector R-14 and comprising of the following Gat Nos. in favour of MLDL for the consideration and the terms and conditions contained therein:

Gat No.	Area (in square meters)
1255 Hissa No. 73	9,486
1276 Hissa No. 1A/2	8,298
1276 Hissa No. 34	4,011

2. By and under a Deed of Conveyance dated January 25, 2024 registered at Serial No. 1616 of 2024 IBEPL sold, transferred, conveyed and assigned all its rights, title and interest in all that piece and parcel of land admeasuring in aggregate 21,795 square meters comprising of the following properties situate at Village Wagholi, Taluka Haveli, District Pune and forming part of Sector R-14 and comprising of the following Gat Nos. in favour of MLDL for the consideration and the terms and conditions contained therein:

Gat No.	Area (in square meters)
1255 Hissa No. 73	9,486
1276 Hissa No. 1A/2	8,298
1276 Hissa No. 34	4,011

Comment:

We have been informed that MLDL is in the process of updating the revenue records to reflect its name on the 7/12 extract as the owner of the Properties.

3. By and under a Deed of Rectification dated September 9, 2024 registered at Serial No. 20045 of 2024 (i) IBEPL, and (ii) MLDL corrected the (a) Agreement to Sell dated October 12, 2023 registered at Serial No. 20598 of 2023, and (b) Deed of Conveyance dated January 25, 2024 registered at Serial No. 1616 of 2024. The area of Survey No. 1255 Hissa No. 73 came to be corrected from "9486 square meters" to "9468 square meters".

4. By and under a Deed of Conveyance dated September 9, 2024 registered at Serial No. 20048 of 2024 IBEPL sold, transferred, conveyed and assigned all its rights, title and interest in respect of the property bearing Gat No. 1255 Hissa No. 73 admeasuring 305 square meters out of the total 3 Hectares 52 Ares in favour of MLDL for the consideration and the terms and conditions contained therein.

Comment:

We have been informed that MLDL is in the process of updating the revenue records to reflect its name on the 7/12 extract as the owner of the Properties.

5. By and under a Power of Attorney dated September 23, 2024 registered at Serial No. 20649 of 2024 (i) IBEPL, and (ii) Ashdan Developers Private Limited granted various powers in all that piece and parcel of land admeasuring in aggregate 22,082 square meters comprising of the following properties situate at Village Wagholi, Taluka Haveli, District Pune and forming part of Sector R-14 and comprising of the following Gat Nos. in favour of MLDL for the consideration and the terms and conditions contained therein:

Gate No.	Area (in square meters)
1255 Hissa No. 73	9,773
1276 Hissa No. 1A/2	8,298
1276 Hissa No. 34	4,011

Litigation:

We have caused online searches to be conducted pertaining to litigation filed with respect to the Properties and have relied upon the Search Report dated November 19, 2024 issued in respect of Mahindra Lifespace Developers Limited by CubicTree Solution Private Limited wherein, they have certified that there are no pending litigations. Further, we have also been informed by MLDL vide letter dated November 25, 2024 that, save and except the following revenue proceeding, there are no other litigations/proceedings pending in respect of the captioned property.

Sr. No.	Case No.	Court	Complainant	Respondent/s
1.	Complaint / S.R/ 96/ 2024	Circle Officer Wagholi	Kusum Kisan Laddat	Mahindra Lifespace Developers Limited and others



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