

To
Maha RERA
Housefin Bhavan
Plot No. C – 21
Bandra Kurla Complex
Bandra (East)
Mumbai 400051

LEGAL TITLE REPORT

Sub: Title clearance report with respect to all that piece and parcel of land being Plot A admeasuring in aggregate 46,070.45 square metres i.e. 11.38 Acres (approx.) forming part of CTS No. 4854 situate at Village Pimpri Waghere, Taluka Haveli, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation ("**Property**")

1. We have investigated the title of the Property based on the request of **Mahindra Lifespace Developers Limited**, and the following documents:

(1) Description of the Property:

All that piece and parcel of land being Plot A admeasuring in aggregate 46,070.45 square metres i.e. 11.38 Acres (approx.) forming part of CTS No. 4854 situate at Village Pimpri Waghere, Taluka Haveli, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation

(2) The Documents pertaining to the Property:

- Sale Deed dated August 4, 1955 registered at Serial No 874 of 1955;
- Sale Deed dated August 4, 1955 registered at Serial No 875 of 1955;
- Sale Deed dated August 4, 1955 registered at Serial No 876 of 1955;
- Development Agreement dated November 1, 2006 registered at Serial No. 9487 of 2006;
- Deed of Grant of Right of Way dated May 27, 2014 registered at Serial No. 3806 of 2014;
- Deed of Conveyance dated January 21, 2022 registered at Serial No. 536 of 2022;
- Power of Attorney dated January 21, 2022 registered at Serial No. 539 of 2022;
- Deed of Conveyance dated April 18, 2022 registered at Serial No. 6509 of 2022;
- Power of Attorney dated April 18, 2022 registered at Serial No. 6510 of 2022.

(3) Property Card:

Extract of the Property Register Cards in respect of the Property issued by the concerned authority.

(4) Search Report:

Search Reports dated December 31, 2021 and February 22, 2022 issued by Kailash Thorat, Advocate for the last 30 year

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 **Mahindra Lifespace Developers Limited (Owner and Promoter)** is clear and marketable and without any encumbrances.

Owner of the Property:

Mahindra Lifespace Developers Limited: CTS No. 4854 part of Village Pimpri Waghere, Taluka Haveli, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation

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

Dated this 29th day of October, 2022.



Sagar Kadam
Partner
DSK Legal

Encl.: Annexure "A"

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Annexure "A"
Flow of title in respect of the Property

Re: All that piece and parcel of land being Plot A admeasuring in aggregate 46,070.45 square metres i.e. 11.38 Acres (approx.) forming part of CTS No. 4854 situate at Village Pimpri Waghere, Taluka Haveli, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation

As per your instructions, we have investigated the title of the Property based on the request of Mahindra Lifespace Developers Limited ("MLDL").

For the purposes of this Legal Title Report:

1. We have caused searches to be conducted by Kailash Thorat (Title Investigator) who has conducted searches in the concerned office of the Sub-Registrar of Assurances in respect of the said Property.
2. We have issued a Public Notice dated February 2, 2022 in Times of India (English Newspaper) and in Loksatta (Marathi Newspaper) having circulation in Pune, for inviting objections / claims in respect of the Property. Pursuant to the public notice, we have not received any objection.
3. 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 Property nor have commented on the zoning and development aspects etc., thereof.
4. Since verifying pending litigations in respect of properties becomes difficult due to various reasons including (i) litigations can be filed/instituted in various fora depending upon the relief claimed; and/or (ii) records of litigations maintained by courts and other authorities (judicial or otherwise) are not updated nor maintained descriptively and not easily available/accessible; and/or (iii) there are no registers maintained in respect of matters referred to arbitration, we have not conducted any searches before any court of law or before any other authority (judicial or otherwise) to verify whether the property is subject matter of any litigation.

FLOW OF TITLE

1. In or about the year 1955, the persons mentioned in the table herein below were seized and possessed of and/or well and sufficiently entitled to their respective properties as mentioned in the table hereinbelow:

Sr. No.	Survey No.	Area (Acres-Gunthas i.e. (Hectares - Ares)	Name of the Owner	Description of Land/s
1.	191/1A	19 Acre 30 Gunthas i.e. 7 Hectare 99 Ares	Anant Chintaman Purandare	Land No. 1
2.	192/1	21 Gunthas i.e. 21 Ares	Shankar Bhau Shinde	Land No. 2
3.	193/1	1 Acre 22 Gunthas i.e. 63 Ares	Nilkanth Narayan Mededkar	Land No. 3
4.	194/1	5 Acre 15Guthas i.e. 3 Hectare 10 Ares	Nilkanth Narayan Mededkar	Land No. 4
5.	195/1	1 Acre 31 Guthas i.e. 72 Ares	Nilkanth Narayan Mededkar	Land No. 5

2. By and under a Sale Deed dated August 4, 1955 registered at Serial No. 874 of 1955 (i) Anant Chintaman Purandare, (ii) Ramakrishna Anant Purandare, (iii) Chintaman Ramakrishna Purandare, (iv) Vinayak Ramakrishna Purandare, (v) Moreswar Ramakrishna Purandare, (vi) Ganesh Ramakrishna Purandare [Nos.(iii) to (vi) being minors represented through their father i.e. Ramakrishna Anant Purandare], (vi) Waman Anant Purandare and (vii) Bhalachandra Waman Purandare [being minor represented through his father i.e. Waman Anant Purandare] sold, transferred, conveyed and assigned their rights, title and interest in the property bearing Survey No. 191 admeasuring 19 Acres 30 Gunthas in favour of ICC for the consideration and on the terms and conditions contained therein. Mutation Entry No. 1399 dated December 10, 1955 records the same.
3. By and under a Sale Deed dated August 4, 1955 registered at Serial No. 875 of 1955 (i) Nilkanth Narayan Medadkar (ii) Narayan Nilkanth Medadkar [being minor represented through his father i.e., Nilkanth Narayan Medadkar], (iii) Laxmibai Narayan Medadkar sold, transferred, conveyed and assigned their rights, title and interest in various properties bearing (i) Survey No. 193 admeasuring 1 Acre 22 Gunthas (ii) Survey No. 194 admeasuring 5 Acres 15 Gunthas (iii) Survey No. 195 admeasuring 1 Acres 31 Gunthas in favour of ICC for the consideration and on the terms and conditions contained therein. Mutation Entry No. 1400 dated December 10, 1955 records the same.
4. By and under a Sale Deed dated August 4, 1955 registered at Serial No. 876 of 1955 (i) Shankar Bhau Shinde (ii) Nathu Shankar Shinde, (iii) Bapu Shankar Shinde [Nos. (ii) and (iii) being minors represented through their father i.e., Shankar Bhau Shinde] sold, transferred, conveyed and assigned their rights, title and interest in the property bearing Survey No. 192 admeasuring 21 Gunthas in favour of ICC for the consideration and on the terms and conditions contained therein. Mutation Entry No. 1401 dated December 10, 1955 records the same.
5. ICC made an application for conversion of user of the said Lands from agricultural to non-agricultural. By and under an Order bearing No. LND/NAP/SR/112/55 dated February 22, 1956, the Collector, Pune granted permission to ICC for conversion of user of land to non-agricultural use on the terms and conditions stated therein.
6. By and under Order bearing No. ULC/I-36/MC/IC/GAD-3141 dated October 11, 1979, the Commissioner of Industries, Government of Maharashtra, exempted a portion of land admeasuring 94,646.56 square metres under Section 20(1) of the ULC Act.
7. Subsequently, the Joint Director of Industries vide Order bearing No. ULC/I-36/MC/DC/GAD/B-9744 dated April 23, 1990, issued a corrigendum to / modified its Order dated October 11, 1979, clarifying that there was no surplus vacant land and hence there was no land exempted under Section 20(1) of the ULC Act. By virtue of the Corrigendum Order dated April 23, 1990, considering that no land was exempted under Section 20(1), the rigours of the provisions of Section 20(1) of the ULC Act cease to apply to the lands owned by ICC.
8. In the meanwhile, the said Lands aggregately admeasuring 12 Hectare 54 Ares were surveyed, amalgamated and granted CTS No. 4854. By and under an Order of Superintendent Land Records bearing No. Correction/ A.K.N.B.3/ SR112/ 1993 dated February 5, 1994, the area of the land bearing CTS No. 4854 was recorded as 1,19,593 square metres (hereinafter referred to as "**the said Larger Property**").
9. By an Award dated March 31, 1999, of Special Land Acquisition Officer, No. 1, a portion of land admeasuring 589.75 square metres out of the said Larger Property was

- acquired by the Pimpri Chinchwad Municipal Corporation ("**PCMC**") for bus stop parking.
10. By an Order dated April 13, 2005, of the Special Land Acquisition Officer, Special Unit No. 1, Pimpri in Case No. SU-1/137, a portion of land admeasuring 9,145 square metres out of the said Larger Property was acquired for 61 metres D.P. Road.
 11. By and under a Development Agreement dated November 1, 2006, ICC granted development rights in respect of portion of land admeasuring 24,570 square metres out of the said Larger Property in favour of Devi Construction Company for the consideration and on the terms and conditions stated therein. The said Development Agreement dated November 1, 2006, is registered with the office of Sub-Registrar, Haveli No. 11, Pune, under Serial No. 9487 of 2006.
 12. Pursuant to the grant of development rights under the said Development Agreement dated November 1, 2006, ICC made an application for sub-division of the said Larger Property and by and under an Order bearing No. B.P./Pimpri/Layout/45/2012 dated October 19, 2012 of the City Engineer, PCMC, the said Larger Property was sub-divided into 2 (two) sub-plots being (i) Sub-Plot A admeasuring 95,023 square metres (inclusive of area admeasuring 9145 square metres under 61 metres D.P. road widening) ("**Sub-Plot A**"), and (ii) Sub-Plot B admeasuring 24,570 square metres ("**Sub-Plot B**") i.e. the portion of land for which development rights were granted by ICC in favour of Devi Construction Company. By and under a Deed of a Grant of Right of Way dated May 27, 2014, registered with the office of Sub-Registrar, Haveli No. 18, Pune, under Serial No. 3806 of 2014, ICC granted right of way in respect of a portion of land admeasuring 607.06 square metres out of the then Sub-Plot A in favour of Devi Construction Company.
 13. In the meanwhile, effect of said Order dated April 13, 2005, and sub-division Order dated October 19, 2012, was recorded in the Property Register Card in respect of the said Larger Property, whereby the area of the said Larger Property i.e. CTS No. 4854 was reduced from 1,19,593 square metres to 85,878 square metres [i.e. 1,19,593 square metres less (i) 9,145 square metres (61 metres D.P. Road) and (ii) 24,570 square metres (Sub-Plot No. B)].
 14. Also, the land bearing Sub-Plot No. B admeasuring 24,570 square metres came to be re-numbered as CTS No. 4854/1 admeasuring 24,570 square metres.
 15. Thereafter, ICC made an application to PCMC for further sub-division of the then Sub-Plot A. By and under an Order bearing No. BP/Layout/Pimpri/32/2018 dated March 27, 2018, the Joint City Engineer, PCMC granted sanction to the sub-division of the then Sub-Plot A. Pursuant thereto the then Sub-Plot A (after deducting the areas (i) under 61 metres D.P. Road widening and (ii) reserved for Bus Stop Parking) has been sub-divided in the following manner (1) Sub-Plot No. A admeasuring 46,070.45 square metres and (2) Sub-Plot No. C admeasuring 39,217.80 square metres. However, the aforesaid sub-division has not been recorded in the Property Register Card in respect of CTS No. 4854 admeasuring 85,878 square metres. The reference to Sub-Plot A shall hereinafter mean and be construed as land admeasuring 46,070.45 square metres.
 16. Subsequently, effect to the Award dated March 31, 1999, with respect to the bus stop parking, was recorded in the Property Register Card in respect of the said Larger Property and the name of PCMC was recorded as owner of area admeasuring 589.75 square metres therein.
 17. In view of the aforesaid, ICC became entitled to Sub-Plot A admeasuring 46,070.45 square metres forming part of CTS No. 4854, together with the Factory Premises i.e.

structures standing thereon admeasuring 17,033.01 square metres ("**Factory Premises**").

18. By and under a Deed of Conveyance dated January 21, 2022, registered at Serial No. 536 of 2022, in the office of Sub-registrar of Assurances, Haveli-8, Pune, ICC sold, transferred, conveyed and assigned its rights, title and interest in respect of the property bearing Sub-Plot A admeasuring 46,070.45 square metres forming part of the land bearing CTS No. 4854 together with the Factory Premises i.e. structures standing thereon admeasuring 17,033.01 square metres, in favour of Panchshil IT Park Private Limited for the consideration and on the terms and conditions contained therein. Mutation Entry No. 8214 dated March 3, 2022 confirms the same. The Power of Attorney dated January 21, 2022 registered at Serial No. 539 of 2022 has also been executed along with the aforesaid Deed of Conveyance.
19. By and under a Deed of Conveyance dated April 18, 2022 registered at Serial No. 6509 of 2022, in the office of Sub-registrar of Assurances, Haveli-8, Pune, Panchshil IT Park Private Limited sold, transferred, conveyed and assigned its rights, title and interest in respect of the property bearing Sub-Plot A admeasuring 46,070.45 square metres forming part of the land bearing CTS No. 4854 together with the Retained Structures (defined hereinbelow) in favour of MLDL for the consideration and on the terms and conditions contained therein. Mutation Entry No. 8400 dated July 12, 2022 confirms the same. The Power of Attorney dated April 18, 2022 registered at Serial No. 6510 of 2022 has also been executed along with the aforesaid Deed of Conveyance.

Factory Premises:

ICC had erected several structures having an aggregate area of 17,033.01 square metres on a portion of the Sub-Plot A in accordance with the approved building plans. ICC was carrying its industrial activity from the Factory Premises and had discontinued their operations from the Factory Premises since all the workmen had retired from their employment. ICC had obtained a No Objection Certificate from the Labour Commissioner vide Letter bearing No. KA/ NHP/ Pr. Ra. 07/2019/ Karya -7 dated March 26, 2019, *inter alia* certifying that there are no dues payable to any labour / workmen and in view thereof there were no non-compliance or breach of requisite formalities prior to closure of the Factory/Industrial unit by ICC as prescribed under the applicable laws. Subsequently, Panchshil IT Park Private Limited obtained the order for permission to demolish the Factory Premises and the PCMC vide its Zone Conversion Order (as defined herein below) has granted the same. In accordance therewith Panchshil IT Park Private Limited has (i) completed the demolition of the Factory Premises standing on the said Property, save and except structures admeasuring in aggregate 3,234 square metres or thereabouts ("**Retained Structures**").

Property Register Card

1. Pursuant to the order dated October 19, 2012, the area of the said Larger Property i.e. CTS No. 4854 was reduced from 1,19,593 square metres to 85,878 square metres [i.e. 1,19,593 square metres less (i) 9,145 square metres (61 metres D.P. Road) and (ii) 24,570 square metres (Sub-Plot No. B)].
2. Pursuant to the acquisition of the Property, the Property Register Cards of CTS. No. 4854 have been updated to reflect the name of Mahindra Lifespace Developers Limited as the owner of the captioned Property.

Encumbrances/ Search Report

Upon perusal of the Search report, we observe that there are no mortgages/ encumbrances on the said Property.

Our Legal Title Report is based on the provisions of applicable law, prevailing at the present time and the facts of the matter, as we understand them to be. Our understanding is based upon and limited to the information provided to us. Any variance of facts or of law may cause a corresponding change in our Legal Title Report.

Dated this 29th day of October, 2022.



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