

FORMAT -A

[Circular No.28/2021]

To,
MahaRERA
Mumbai.

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect of Sector No.R-48, admeasuring 4197.50 Sq. Mtrs., carved out of the Survey Nos. 16/1/1, 36(part), 40/1, 80/1(part), 83(part), 84/1 (part), 84/2(part), 89/1(part), 89/2(part), 90/1, 90/2, 97(part), 100/2, 102/2, 102/3/1, 112(part) 113/1/1, 113/1/2, 113/1/3, 113/1/4, 113/1/5, 113/1/6, and 113/1/7, totally admeasuring 76 Hectares 69.13 Ares i.e. 766913.46 sq. mtrs., situated at village Bhugaon, Taluka Mulshi, District Pune, within the limits of the Registration District of Pune, Sub-Registrar Mulshi-1 (Paud) & Mulshi-2(Hinjawadi), (hereinafter referred as the "THE CANOPY PROJECT LAND/SAID PROJECT LAND").

(1) I have investigated the title of the said Sector No. R-48, admeasuring 4197.50 Sq. Mtrs., carved out of the said total Township Land on the request of Promoter **PARANJAPE SPACES AND SERVICES PRIVATE LIMITED**, a company registered under the Indian Companies Act, 1956 having registered office at 101, Somnath, CTS No.988, Ram Mandir Road, Vile Parle (East), Mumbai - 400 057, (My Client) on referring the following documents i.e.:-

- 1) Description of the Property: The Paranjape Schemes (Construction) Ltd, a company registered under the Indian Companies Act, 1956 having registered office at 1, Somnath, CTS No.988, Ram Mandir Road, Vile Parle (E), Mumbai - 400 057 is entitlement in respect of the Township Land comprising in the **SCHEDULE I** written hereunder. My Client Paranjape Spaces and Services Private Limited is entitlement in respect of the said Project Land, which is carved out of the Township land and the said Project Land is more particularly described in the **SCHEDULE II** herein below.
- 2) The documents of allotment /development of the Township Land & the said Project Land :
 - a) Copy of Registered Sale Deeds 28.04.2023;
 - b) Copy of Company Merger Order bearing no. CP (CAA)/2766/MB/2018 on 24.06.2019;
 - c) Copy of Deed of Declaration Cum Confirmation dated 13.03.2020;
 - d) Copies of all township related permissions such as Locational Clearances Letter of Intents and Layout / PLU approvals;

- e) Copy of Mortgage Deed dated 11.10.2023 executed in favour of Vistra ITCL (India) Ltd a Trusteeship Company;
- f) Copy of latest sanction PLU/layout drawing dated 22.12.2023;
- g) Copy of building permission in respect of Sector R-48 dated 16.12.2024.

- 3) 7/12 extract issued by Talathi Bhugaon, Mutation Entries Nos.as per Annexure A.
- 4) Search Report /Title Certificate: Taken Physical Search by verifying 7/12 extracts of last 30 years from 1992 and online Search on the official website of IGR Maharashtra.

(2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said Township land and the said Project Land it appears that the Project Land area is partially out of Survey No.84/1 and partially from Survey No.84/2 (which has been subsequently merged in the amalgamated collective Survey No.16/1/1), situated at village Bhugaon, Taluka Mulshi, Dist. Pune of Forest Trails Township being developed or to be developed by the Paranjape Schemes (Construction) Ltd (the Promoter of Township). I am of the opinion that the title of my client Paranjape Spaces and Services Private Limited to the said Canopy Project Land is clear, marketable as disclosed separately.

The Owner of Project Land to be described as:

Survey No.	Name of the erstwhile Owners	Name of purchaser	registered Deed / document	Details of registration	Area/ development rights acquired by the Promoter in hector – are
Sector R-48 carved out of Survey No. 84/1 and 16/1/1 (before amalgamation its 84/2)	Paranjape Schemes (Construction) Limited	Paranjape Spaces and Services Private Limited	Deed of Sale, dated 28.04.2023	Document registration Serial No. 9065/2023, on 28.04.2023 in the Office of Sub-Registrar, Mulshi-2, Dist. Pune	00 - 41.97 (i.e. 4197.50 Sq. Mtrs)



- (3) The report reflecting the flow of the title of the Owner of project land i.e. the Promoter/Developer **PARANJAPE SPACES AND SERVICES PRIVATE LTD** on the said land is enclosed herewith.

Encl: Annexure.

Date: 27/12/2024


[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. 16/1/1, and Survey Nos 36(part), 40/1, 80/1(part), 83(part), 84/1(part), 84/2(part), 89/1(part), 89/2(part), 90/1, 90/2, 97(part), 100/2, 102/2, 102/3/1, 112(part) 113/1/1, 113/1/2, 113/1/3, 113/1/4, 113/1/5, 113/1/6, and 113/1/7 and collectively bounded as under -

On or towards East : By ADJ. Survey nos. 15 to 20, 22, 36,
104, 106 & 111 of Village Bhugaon, Tal. Mulshi, Dist.
Pune

On or towards South : By Pune-Paud Road

On or towards West : By ADJ. Survey nos. 63, 80, 82, & 87 of Village Bhugaon,
Tal. Mulshi, Dist. Pune

On or towards North : By ADJ. Survey nos. 84 & 144 of Village Bhugaon, Tal.
Mulshi, Dist. Pune

All that pieces of lands mentioned herein above, along with all the rights of easement and appurtenances therewith. 

SCHEDULE II

(DESCRIPTION OF THE SAID PROJECT LAND)

All that piece and parcel of the fully developed and ready for sale Project Land bearing Sector No. R- 48, admeasuring 4197.50 Sq. Mtrs, carved out of the Present Township Land described in the Schedule I herein above, as per the said PLU (Proposed Land Use) plan together with easement appurtenances, ingress, and pathway and bounded as under:

- On or towards East : By Sector G2 Playground of Township
 On or towards South : By Playground S2 Sector PG-S2-1 of Township
 On or towards West : By Sector HG-19 of Township
 On or towards North : By Sector HG-19 of Township

ANNEXURE

FORMAT A

[Circular No.28/2021]

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

1) The flow of title in respect of the PROJECT LAND out of the said Present Township Land comprising the Schedule Lands is as tabulated under

Survey No.	Name of the erstwhile Owners	Name of purchaser	Registered Deed / document	Details of registration	Area/ development rights acquired by the Promoter in hector – are
84/1	1)Goverdhan Baburao Mirghe and his family members, & 2) Sampat Baburao Mirghe and his family members	Matrix Developers Pvt Ltd (after merger Paranjape Schemes (Construction) Ltd	Sathekhat / Vikasan Karar (Agreement/ Development Agreement)	Doc No.2310/2013 dated 20/03/2013	03 H 53.60 R



84/1	1)Goverdhan Baburao Mirghe and his family members, & 2) Sampat Baburao Mirghe and his family members	Paranjape Schemes (Construction) Ltd	Sale Deed	Doc No.33266/2024 dated 18/12/2024	03 H 53.60 R
16/1/1(old S. No.84/2)	Matrix Developers Pvt Ltd	Paranjape Schemes (Construction) Ltd	NCLT Merger Order & Deed of Declaration Cum Confirmation	Doc No. 2308/2020	04.60.6 Owned by the Paranjape Schemes (Construction) Ltd i.e. Owner of Township Land
84/2 (part)	Vidyadhar Kale & ors.	Matrix Developers Pvt Ltd(after merger rights vested in the interest of Matrix Developers Pvt Ltd(after merger rights vested in the interest of)	Development Agreement	Doc Reg. No. 6918/2012, Dt. 01.12.2012	00.14.41 the Paranjape Schemes (Construction) Ltd is having development rights
84/2	Matrix Developers Pvt Ltd	Paranjape Schemes (Construction) Ltd	NCLT Merger Order & Deed of Declaration Cum Confirmation	Doc No. 2308/2020	00.17.98 Owned by the Paranjape Schemes (Construction) Ltd i.e. Owner of Township Land



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Sector R-48 carved out of Survey Nos. 84/1 & 16/1/1 (old S. No.84/2)	Paranjape Schemes (Construction) Ltd	Paranjape Spaces and Services Pvt Ltd	Deed of Sale	Doc No. 9067/2023	00.41.97 4197.50 Mtrs., owned by the Promoter of Canopy Project	i.e. Sq.
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2) The following portion of lands out of Survey Nos.84/1 & 2 mentioned in the below table are not the forming part of development of the Forest Trails Township Project :-

Sr. No.	Survey No.	Name of Owners	Area in Hectare & Ares
1)	84/1	Vijay Sampat Mirghe	00.50.00
2)	84/1	Sachin Sampat Mirghe	00.50.00
3)	84/1	Santosh Sampat Mirghe	00.50.00
4)	16/1/1 (old S. No.84/2)	Bharat Laxman Tangade	00.01.94
5)	84/2	Bharat Laxman Tangade	00.01.06
6)	84/2	Vishnu Shankar Markale & Mangal Vishnu Markale	00.03.90
7)	84/2	Ashok Dagadu Gaikwad	00.03.71

On the basis of rights thus acquired by My Client has proposed towers/buildings with construction of a real estate project namely "THE CANOPY".

[B] **Sr. No.**

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

Sr. No.	Survey No.	Description
1)	84/1	It appears from village revenue record since 1950 that, the land bearing Survey No.84/1 has been held by Chintamani Pandurang Prabhune and others. It appears from Mutation Entry No.4419 that, the tenant purchaser of Survey No.84/1 namely Babu Malhari Mirghe expired on 01.05.1993 leaving behind - Sons 1) Govardhan Baburao Mirghe, 2) Sampat Baburao Mirghe, 3) Hiranman Baburao Mirghe, and daughter 4) Muktta Vasant Dhaybar as his only legal heirs. The names of aforesaid heirs were recorded on 7/12 of Survey No.84/1 by deleting the name of late Babu Malhari Mirghe.
2)	84/2 (part)	It appears from Mutation Entry No.1959 that, it is seen from the available revenue record that, all that piece and parcel of land bearing Survey No.84/2, adm. 5 Hectare 03.6 Ares was formerly owned by Mr. Soma Bala Tangade, who expired in the year 1975 or thereabout, leaving behind him his legal heirs, viz. wife Smt. Saibai, 3 sons, Mr. Nivrutti, Mr. Dnyanoba and Laxman Soma



		Tangade and 2 married daughters, Mrs. Babubai Damuanna Buchade and Mrs. Hausabai Damuanna Buchade and the name of Mr. Nivrutti Soma Tangade was entered on the revenue record of Survey No.84/2 as the Manager of HUF.
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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.	Description
1)	84/1	It appears from Mutation Entry No.718 that, one of the holder of Survey No.84/1 namely Pandurang Govind Shaligram had filed application before revenue authority in the year 1938 and alienated his share in the Survey No.84/1 to or in favour of his brothers Vitthal & Narayan Govind Shaligram, accordingly the revenue authority had entered the names of Vitthal & Narayan Govind Shaligram on 7/12 of Survey No.84/1 by deleting the name of Pandurang Govind Shaligram for his share in the land.
		It appears from Mutation Entry No.820 that, one Subhadrabai Eknath Prabhune had gifted her share in the Survey No.84 by Gift Deed dated 26.06.1934 to or in favour of Dr. Chintaman Pandurang Prabhune. The name of Chintaman Prabhune were entered on 7/12 of Survey No.84 for the share of Subhadrabai Eknath Prabhune.
		It appears from Mutation Entry No.1263 dated 14.03.1957 that, one Babu Malhari Mirghe was the General Tenant (Sarvsadharan Kul) of land holders Keshav, Yashwant, Vishnu Vinayak Shaligram and his name was entered in the other rights column of Survey No.84/1.
		It appears from Mutation Entry No.1381 that, as per application dated 26.08.1960 filed by Yashwant Vinayak Shaligram the land properties situated in the village Bhugaon including Survey No.84/1 were partitioned amongst Shaligram family and this Survey No.84/1 was devolved in his name, accordingly his name was entered on 7/12 of Survey No.84/1.
		It appears from Mutation Entry no.1762 that, it was the common mutation entry to take the effect of change in the measurement system from Acre to Hectare for entire village lands of Village Bhugaon, Tal. Mulshi, Dist. Pune.
		It appears from Mutation Entry No.1815 that, as per the Order passed by Upper Tahsildar, Mulshi in Tenancy Case bearing No. 32G/Bhugaon/67/Paud dated 15.05.1971, the purchase price fixed by Tahsildar and directed the Tenant Babu Malhari Mirghe to pay such amount in 5 installments and till the payment of purchase price the name of land owner Yashwant Vinayak Shaligram and charge of purchase price will be recorded on other right column of 7/12 of Survey No.84/1.
		It appears from Mutation Entry No.6400 dated 24.10.2008 that, the tenant purchaser of land bearing Survey No.84/1 had paid entire purchase price fixed in Tenancy case long back, thus name of land owner in other right column must be removed and upon application filed by Vijay Mirghe who is the grandson of tenant the village revenue authority removed the name of land owner from other right column.
		It appears from Mutation Entry No.6816 that, one of the legal heir of late Babu Malhari Mirghe namely Hiranman Baburao Mirghe has relinquished his undivided share in favour of his brothers Govardhan & Sampat Baburao Mirghe by Release Deed dated 31.05.2010, which has been duly registered in the office of Sub-Registrar, Mulshi at Serial No.3285/2010 accordingly name of Releasor were deleted from 7/12 of Survey No.84/1.
		It appears from Mutation Entry No.6817 that, one of the legal heir of late Babu Malhari Mirghe namely Mukta Vasant Dhaybar has relinquished her undivided share in favour of her brothers Govardhan & Sampat Baburao

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		Mirghe by Release Deed dated 31.05.2010, which has been duly registered in the office of Sub-Registrar, Mulshi at Serial No.3284/2010 accordingly name of Releasor were deleted from 7/12 of Survey No.84/1. THUS, aforesaid two separate Release Deeds said Govardhan and Sampat Baburao Mirghe became owner occupiers of said Survey No.84/1.
		It appears from Mutation Entry No.7684 that, said 1)Sampat Baburao Mirghe along with 2) Sulochana Sampat Mirghe, 3) Santosh Sampat Mirghe for himself and as a guardian of his minor son and daughter Atharv & Gauri, 4) Sachin Sampat Mirghe for himself and as a guardian of his minor daughter & son Vaishnavi and Vedant, 5) Govardhan Baburao Mirghe, along with 6) Pushpabai Govardhan Mirghe, 7) Ganesh Govardhan Mirghe for himself and as a guardian of his minor daughter and son Payal & Pranav, 8) Sarika Ganesh Mirghe, 9) Mangesh Govardhan Mirghe for himself and as a guardian of his minor daughter Riya, 10) Sonali Mangesh Mirghe, 11) Sangita Sanjay Kashilkar alias Sangita Govardhan Mirghe, and 12) Savita Haribhau alias Savita Govardhan Mirghe had gifted an area admeasuring 00 Hectare 50 Ares out of Survey No.84/1 to or in favour of Vijay Sampat Mirghe by Gift Deed dated 20.03.2013, which has been duly registered in the office of Sub-Registrar, Mulshi at Serial No.2312/2013 and accordingly name of Vijay Sampat Mirghe were entered on 7/12 of Survey No.84/1 for an area 00 Hectare 50 Ares.
		It appears from Mutation Entry No.7685 that, said 1)Sampat Baburao Mirghe along with 2) Sulochana Sampat Mirghe, 3) Vijay Sampat Mirghe for himself and as a guardian of his minor son and daughter Sairaj & Kartiki, 4) Santosh Sampat Mirghe for himself and as a guardian of his minor son & daughter Atharv & Gauri, 5) Govardhan Baburao Mirghe, along with 6) Pushpabai Govardhan Mirghe, 7) Ganesh Govardhan Mirghe for himself and as a guardian of his minor daughter and son Payal & Pranav, 8) Sarika Ganesh Mirghe, 9) Mangesh Govardhan Mirghe for himself and as a guardian of his minor daughter Riya, 10) Sonali Mangesh Mirghe, 11) Sangita Sanjay Kashilkar alias Sangita Govardhan Mirghe, and 12) Savita Haribhau Bhalerao alias Savita Govardhan Mirghe had gifted an area admeasuring 00 Hectare 50 Ares out of Survey No.84/1 to or in favour of Sachin Sampat Mirghe by Gift Deed dated 20.03.2013, which has been duly registered in the office of Sub-Registrar, Mulshi at Serial No.2313/2013 and accordingly name of Vijay Sampat Mirghe were entered on 7/12 of Survey No.84/1 for an area 00 Hectare 50 Ares.
		It appears from Mutation Entry No.7686 that, said 1)Sampat Baburao Mirghe along with 2) Sulochana Sampat Mirghe, 3) Vijay Sampat Mirghe for himself and as a guardian of his minor son and daughter Sayraj & Kartiki, 4) Sachin Sampat Mirghe for himself and as a guardian of his minor daughter & son Vaishnavi and Vedant, 5) Govardhan Baburao Mirghe, along with 6) Pushpabai Govardhan Mirghe, 7) Ganesh Govardhan Mirghe for himself and as a guardian of his minor daughter and son Payal & Pranav, 8) Sarika Ganesh Mirghe, 9) Mangesh Govardhan Mirghe for himself and as a guardian of his minor daughter Riya, 10) Sonali Mangesh Mirghe, 11) Sangita Sanjay Kashilkar alias Sangita Govardhan Mirghe, and 12) Savita Haribhau alias Savita Govardhan Mirghe had gifted an area admeasuring 00 Hectare 50 Ares out of Survey No.84/1 to or in favour of Santosh Sampat Mirghe by Gift Deed dated 20.03.2013, which has been duly registered in the office of Sub-Registrar, Mulshi at Serial No.2314/2013 and accordingly name of Vijay Sampat Mirghe were entered on 7/12 of Survey No.84/1 for an area 00 Hectare 50 Ares.
		It appears from Mutation Entries No.8232 & 8467 that, by this mutation village revenue authority had corrected computerize 7/12 extract in respect of few lands mentioned in the Mutation including Survey No.84/1.
		It appears that by registered Sathekhat (Agreement to sell) dated 19.03.2013 owners of land bearing Survey No.84/1 namely - 1) Govardhan Baburao Mirghe, 2) Pushpabai Govardhan Mirghe, 3) Ganesh Govardhan Mirghe for



		<p>himself and as a guardian of his minor daughter & son Payal & Pranav, 4) Sarika Ganesh Mirghe, 5) Mangesh Govardhan Mirghe for himself and for a guardian of his minor daughter Riya, 6) Sonali Mangesh Mirghe, 7) Sangita Sanjay Kashilkar alias Sangita Govardhan Mirghe, 8) Savita Haribhau Bhalerao alias Savita Govardhan Mirghe, 9) Sampat Baburao Mirghe, 10) Sulochana Sampat Mirghe, 11) Santosh Sampat Mirghe for himself and as a guardian of his minor son and daughter Atharv & Gauri, 12) Ashwini Santosh Mirghe, 13) Sachin Sampat Mirghe for himself and as a guardian of his minor daughter & son Vaishnavi and Vedant, 14) Kavita Sachin Mirghe, 15) Vijay Sampat Mirghe for himself and as a guardian of his minor son and daughter Sayraj & Kartiki, and 16) Pooja Vijay Mirghe have agreed to sold their respective share of land aggregately admeasuring about 03 Hectare 53.60 Ares out of total area of Survey No.84/1 to or in favour of Matrix Developers Pvt Ltd (after merger known as Paranjape Schemes (Construction) Ltd). The aforementioned Sathekhat dated 19.03.2013 has been duly registered in the office of Sub-Registrar Mulshi-2 at Serial No.2310/2013 on 20.03.2013. Simultaneously along with the said Sathekhat, the aforesaid owners have executed Irrevocable Power of Attorney in favour of Matrix Developers Pvt Ltd including power of execution and registration of final conveyance of land in favour of Matrix or its nominees. The said Irrevocable Power of Attorney was duly registered in the office of Sub-Registrar Mulshi-2 at Serial No.2311/2013 on 20.03.2013.</p>
		<p>Subsequently, upon receipt of entire consideration amount on 18.12.2024 the Owners of land bearing Survey No.84/1 namely Govardhan Baburao Mirghe and others through their constituted attorney Paranjape Schemes Construction Ltd (formerly known as Matrix Developers Pvt Ltd) through its authorized director - Mr. Shrikant Paranjape, have sold/conveyed/transferred all their respective share of land aggregately admeasuring about 03 Hectare 53.60 Ares out of total area of Survey No.84/1 to or in favour of Paranjape Schemes (Construction) Ltd (formerly known as Matrix Developers Pvt Ltd), by Sale Deed which has been duly registered in the office of Sub-Registrar Mulshi-2 at Serial No.33266/2024. The name of purchaser Paranjape Schemes (Construction) Ltd is yet to be mutated.</p>
2)	84/2	<p>It appears from Mutation Entry no.919 that, Vitthal Govind Shaligram conveyed ½ portion of land out of S. No.84 to Soma Bala Tangade by Sale Deed dated 13/05/1949 and accordingly said S. No.84 has divided into two part by Survey No.84/1 and Survey No.84/2. The name of Soma Bala Tangade has been entered on record of rights of Survey No.84/2.</p>
		<p>It appears from Mutation Entry no.1762 that, it was the common mutation entry to take the effect of change in the measurement system from Acre to Hectare for entire village lands of Village Bhugaon, Tal. Mulshi, Dist. Pune.</p>
		<p>It appears from Mutation Entry No.4102 that, by a Sale Deed dated 11.03.1997, Mr. Nivrutti, Mr. Dnyanoba and Mr. Laxman Soma Tangade and others sold the land adm. 0 Hectare 40 Ares out of the land bearing Survey No.84/2 to Mr. Vishnu Shankar Markale and Mrs. Mangala Vishnu Markale and their names were entered on the revenue record of Survey No.84/2 for the land adm. 0 Hectare 40 Ares.</p>
		<p>It appears from Mutation Entry No.4455 that, by Sale Deed dated 30/03/1999 Vishnu Shankar Markale and Mangala Vishnu Markale with consent of Nathu Genu Mirkute have Sold an area of land adm. 00 Hectare 12.5 Ares out of their holdings of land 00 Hectare 40 Ares of Survey No.84/2 to Balu Dnyanoba Shedje. The aforementioned Sale Deed dated 30/03/1999 has been duly registered in the office of Sub-Registrar, Mulshi at Serial No.1214/1999 and the name of purchaser were entered on revenue record of Survey No.84/2 on 7/12 extract for an area adm. 00 Hectare 12.5 Ares.</p>
		<p>It appears from Mutation Entry No.4720 that, by Sale Deed dated 25/03/1999 Vishnu Shankar Markale and Mangala Vishnu Markale have sold an area of land adm. 00 Hectare 03.71ares out of their holding to Ashok Dagdu Gaikwad. The aforementioned Sale Deed has been duly registered in the office</p>



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		of Sub-Registrar Mulshi at Serial no.1178/1999. By said Sale Deed dated 25/03/1999 & subsequent Correction Deed dated 15/11/2000 doc no.5298/2000 the name of purchaser were entered on 7/12 of Survey no.84/2 for an area adm. 03.71 Ares.
		It appears from Mutation Entry No.4820 that, by Sale Deed dated 09/10/1998 Vishnu Shankar Markale and Mangala Vishnu Markale have sold an area of land adm. 00 Hectare 01.2 Ares out of their holding to Rekha Vinayak Veer. By this Sale Deed & subsequent Correction Deed the name of purchaser was entered on 7/12 extract of Survey No.84/2 for purchase area adm. 01.2 Ares.
		It appears from Mutation Entry No.4964 that, by Sale Deed dated 05/02/2002 Vishnu Shankar Markale and Mangala Vishnu Markale have sold an area of land adm. 00 Hectare 04.28 Ares out of their holding to Chandrshekhar Bhargav Raje & Aditi Chandrshekhar Raje. By the said Sale Deed dated 05/02/2002 and subsequent Correction Deed the name of purchasers were entered on 7/12 extract of Survey No.84/2 for purchase area adm. 04.28 Ares.
		It appears from Mutation Entry No.5268 that, by Sale Deed dated 04/09/1998 Vishnu Shankar Markale and Mangala Vishnu Markale with consent of Trimurti Developers through Nathu Genu Mirkute & Rajaram Khandu Kalbhor have sold an area of land adm. 00 Hectare 14.41 Ares out of their holding to Vidyadhar Purushottam Kale. Pursuance to the aforesaid Sale Deed the name of purchaser has been entered on 7/12 of Survey No.84/2 for an area 14.41 Ares i.e. 1441.18 sq. mtrs.
		It appears that, by a Development Agreement dated 01/12/2012 Mr. Vidyadhar Purushottam Kale has entrusted the development rights in respect his share of land admeasuring 00 Hectare 14.41 Ares out of the said Survey No.84/2 to or in favour of Matrix Developers Pvt Ltd. The aforementioned Development Agreement has been duly registered in the office of Sub-Registrar, Mulshi at Serial No. 6918/2012.
		It appears from Mutation Entry No.5858 that, Nivrutti Somaji Tangade and his family members were sold an area adm. 01 Hectare 25 Ares out of 05 Hectare 03.06 Ares from Survey No.84/2 to Shirish Nivrutti Tangade & Shashikant Nivrutti Tangade by Sale Deed dated 28/11/2006, which has been duly registered in the office of Sub-Registrar, Mulshi at Serial No.7711/2006 and accordingly names of purchasers were entered on 7/12 extract of Survey No.84/2 for an area adm. 01 Hectare 25 Ares.
		It appears from Mutation Entry No.5859 that, Nivrutti Somaji Tangade and his family members with consent of Laxman Somaji Tangade & his family members were sold an area adm. 00 Hectare 81.06 Ares out of 05 Hectare 03.06 Ares to Bharat Laxman Tangade by Sale Deed dated 24/11/2006, which has been duly registered in the office of Sub-Registrar, Mulshi (Paud) at Serial No.7712/2006 on 28/11/2006, the name of purchaser Bharat Laxman Tangade was entered on 7/12 extract of Survey No.84/2 for an area 81.06 Ares.
		It appears from Mutation Entry No.5868 that, Nivrutti Somaji Tangade & others, Laxman Somaji Tangade & others, and Sudam Dnyanoba Tangade & others were sold an area of land adm. 02 Hectare 57 Ares out of 05 Hectare 03.06 Ares by Sale Deed dated 24/11/2006, which has been duly registered in the office of Sub-Registrar, Mulshi (Paud) at Serial No.7670/2006 to Sanjay Ramchandra Kulkarni and others 12 and the names of purchasers were entered on 7/12 of Survey No.84/2 for an area 02 Hectare 57 Ares.
		It appears from Mutation Entry No.5932 that, Mr. Nivrutti Somaji Tangade preferred an application in the year 2007, for removal of his name as the 'HUF', entered on 7/12 extract of Survey No.84/2 as per the Mutation Entry No.1959 and enter the names of other legal heirs and co-owners of S. No.84/2. According the names of all legal heirs of deceased Somaji were entered on 7/12 extract of S. No.84/2 including name of Nivrutti Somaji Tangade.
		It appears from Mutation Entry No.6032 that, Sanjay Ramchandra Kulkarni and others 12 were sold their holding of land adm 02 Hectare 57 Ares out of 05 Hectare 03.06 Ares to Mrs. Suvarnadevi Diliprao Deshmukh, Mrs. Varsha Shrikant Paranjape & Mr. Shashank Purushottam Paranjape by Sale Deed



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		dated 30/05/2007, which has been duly registered in the office of Sub-Registrar, Mulshi (Paud) at Serial No.3827/2007 and the names of purchasers were entered on 7/12 extract of the Survey No.84/2 for an area 02 Hectare 57 Ares.
		It appears from Mutation Entry No.6087 that, by a Sale Deed dated 07/09/1998 Vishnu Shankar Markale and Mangala Vishnu Markale with consent of Trimurti Developers through Nathu Genu Mirkute & Rajaram Khandu Kalbhor have sold an area of land adm. 00 Hectare 14.41 Ares out of their holding to Ramesh Balkrishna Khaladkar. The aforesaid Sale Deed has been duly registered in the office of Sub-Registrar, Mulshi (Paud) at Serial No.3662/1998. Though, the purchaser has not provided 7/12 extract in his name as he had an agriculturist this Mutation Entry No.6087 has been cancelled. My Client represent that this area of land adm. 14.41 Ares is not part of development of the Forest Trails Township.
		It appears from Mutation Entry No.6755 that, by a Deed of Exchange dated 20/02/2010, Mr. Bharat Laxman Tangade exchanged the portion of land adm. 00 Hectare 43 Ares out of 00 Hectare 81.06 Ares of Survey No.84/2 owned by him with the portion of land adm. 0Hectare 43 Ares out of Survey No.81/1, owned by Mrs. Suvarnadevi D. Deshmukh, Mrs. Varsha S. Paranjape and Mr. Shashank P. Paranjape, which Deed of Exchange has been duly registered in the office of Sub-Registrar, Mulshi -2 at Sr. No.304/2010. The names of the respective owners as aforesaid are entered on the revenue record of Survey No.84/2 and Survey No.81/1for an exchange area adm 43 Ares.
		It appears form Mutation Entry No.6756 that, by a Sale Deed dated 20/02/2010 Mr. Bharat Laxman Tangade sold an area of land adm. 00 Hectare 35.06 Ares out of 00 Hectare 38.06 Ares of Survey No.84/2, owned by him to Matrix Developers Pvt Ltd, which Sale Deed has been duly registered in the office of Sub-Registrar Mulshi, at Sr. No.306/2010 and the name of Matrix Developers Pvt Ltd is entered on the revenue record of Survey No.84/2 for an area of land adm. 0Hectare 35.06 Ares.
		It appears from Mutation Entry No.6823 that, by a Sale Deed dated 30/04/2010 Mr. Shashikant and Mr. Shirish Nivrutti Tangade sold an area of land adm. 00 Hectare 85 Ares, out of their holding 00 Hectare 25 Ares of Survey No.84/2 to Matrix Developer Pvt Ltd, which Sale Deed has been duly registered in the office of Sub-Registrar Mulshi, at Sr. No.1278/2010 and the name of Matrix is entered on the revenue record of Survey No.84/2 for an area adm. 0 Hectare 85 Ares.
		It appears from Mutation Entry No.6899 that, by a Sale Deed dated 28/07/2010, Mr. Shashank P. Paranjape, Mrs. Varsha S. Paranjape and Mrs. Suvarnadevi D. Deshmukh sold an area of lands adm. 03 Hectare 00 Ares out of Survey No.84/2 to Matrix Developers Pvt Ltd, which Sale Deed has been duly registered in the office of Sub-Registrar, Mulshi at Sr. No.2521/2010 and the name of Matrix was entered on the revenue records of Survey No.84/2 for an area of land adm. 3 Hectare 00 Ares.
		It appears from Mutation Entry No.6997 that, by a Sale Deed dated 19/01/2011, Balu Dnyanoba Shedge and his family members sold their holding of land 00 Hectare 12.5 Ares out of 05 Hectare 03.06 Ares of S. No.84/2 to Nikita Ramesh Sanas & others 3, which sale deed has been duly registered in the office of Sub-Registrar, Mulshi (Paud) at Serial No.389/2011 and the name of Purchasers were entered on 7/12 extract of Survey No.84/2 for purchase area adm. 12.5 Ares.
		It appears from Mutation Entry No.7050 that, by a Sale Deed dated 02/04/2011, Rekha Vinayak Veer & Vinayak Laxman Veer sold their area of land 00 Hectare 01.2 Ares out of 05 Hectare 03.06 Ares of S. No.84/2 to Nikita Ramesh Sanas & Swati Rahul Shedge, which Sale Deed has been duly registered in the office of Sub-Registrar, Mulshi (Paud) at Serial No.1888/2011 and the names of purchasers were entered on 7/12 extract of Survey No.84/2 for an area 01.2 Ares.



		It appears from Mutation Entry No.7082 that, by a Sale Deed dated 11/04/2011, Chandrshekhar Bhargav Raje & Aditi Chandrshekhar Raje sold their area of land adm 00 Hectare 04.28 Ares out of Survey No.84/2 to Nikita Ramesh Sanas & Swati Rahul Shedge. The aforesaid Sale Deed dated 11/04/2011 has been duly registered in the office of Sub-Registrar, Mulshi at Serial No.2039/2011 and in pursuance to that names of the purchasers were entered on 7/12 of Survey No.84/2 for an area 04.28 Ares.
	16/1/1	<u><i>It appears from the Mutation Entry No.7500 that, the Matrix Developers Pvt Ltd, through its director Mr. Shrikant Purushottam Paranjape had prepared layout by amalgamating the land properties acquired by Matrix from various land owners. The said land properties were mentioned in the Locational Clearance issued by the Urban Development Department, Govt. of Maharashtra, wherein an area of land admeasuring 04 Hectare 62.54 out of 05 Hectare 03.60 Ares of Survey No.84/2 and get approved the said layout from the Collector, Pune vide Order No. PMH/ TS/ SR/ 22/ 2012 dated 02.04.2012, for an aggregate area about 52 Hectare 64.95 Ares. To take the effect of aforementioned order of the Collector, Pune, the village revenue authority has prepared separate collective 7/12 extract on 04.08.2012 in respect of the said land properties for an area adm. 52 Hectare 64.95 Ares by giving Survey No.16/1/1. The remaining area of land out of Survey No.84/2 admeasuring about 00 Hectare 41.06 Ares were continued as the land area of Survey No.84/2.</i></u>
	84/2 (part)	It appears from Mutation Entry No.7606 that, by a Sale Deed dated 15/12/2012 1) Nikita Ramesh Sanas, and 2) Swati Rahul Shedge sold an area of land admeasuring 00 Hectare 05.48 Ares out of their holding in Survey No.84/2 to Matrix Developers Pvt Ltd through its director S. P. Paranjape. The aforesaid Sale Deed has been duly registered in the office of Sub-Registrar, Mulshi-2 at Serial No.7367/2012 and the name of Purchaser Matrix Developers Pvt Ltd was entered on 7/12 extract of the Survey No.84/2 for an area of land admeasuring 00 Hectare 05.48 Ares.
		It appears from Mutation Entry Nos.8275 & 8467 that, these mutations were mutated by village revenue authorities to correct and match the handwritten entries and the Computerizes entries in the record of rights accurately in respect of few lands mentioned in these mutations, including the land bearing Survey No.84/2.
3)	84/1, 84/2 (part)& 16/1/1	It appears from Mutation Entry No.8859 that, the erstwhile Owner/Promoter Company Matrix Developers Pvt Ltd has merged in the Paranjape Schemes (Construction) Ltd i.e. the present Owner/Promoter of Township by approved merger scheme and the Order dated 24/06/2019 passed by the National Company Law Tribunal, Mumbai Bench, in the Company Petition No. CP (CAA)/2766/MB/2018 & CA (CAA)/130/MB/2018. The Paranjape Schemes (Construction) Ltd has adjudicated the said merger Order and registered the same by executing Deed of Declaration cum Confirmation. The said Deed of Declaration Cum Confirmation dated 13/03/2020 has been duly registered in the office of Sub-Registrar, Mulshi (Paud) at Serial No.2308/2020. By virtue of said Deed of Declaration Cum Confirmation and the said approved



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		merger scheme and the order of NCLT, Mumbai, all assets in the names of Matrix Developers Pvt Ltd were vested in the names of Paranjape Schemes (Construction) Ltd i.e. the Owner/Promoter of Township and its name were entered on 7/12 extract of Survey nos. 16/1/1 and 84/2 along with other Survey numbers involved in the said Forest Trails Township Project.																				
		<p>Thus the Paranjape Schemes (Construction) Ltd has entitled an area of land as tabulated below:-</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Survey No.</th> <th>Area acquired</th> <th>Nature of doc/deeds</th> </tr> </thead> <tbody> <tr> <td>1)</td> <td>16/1/1</td> <td>04 H 60.6R</td> <td>Sale Deeds</td> </tr> <tr> <td>2)</td> <td>84/1</td> <td>03 H 53.6 R</td> <td>Sale Deed</td> </tr> <tr> <td>2)</td> <td>84/2</td> <td>00 H 17.98 R</td> <td>Sale Deeds</td> </tr> <tr> <td>3)</td> <td>84/2</td> <td>00 H 14.41 R</td> <td>Development Agreement</td> </tr> </tbody> </table>	Sr. No.	Survey No.	Area acquired	Nature of doc/deeds	1)	16/1/1	04 H 60.6R	Sale Deeds	2)	84/1	03 H 53.6 R	Sale Deed	2)	84/2	00 H 17.98 R	Sale Deeds	3)	84/2	00 H 14.41 R	Development Agreement
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3)	84/2	00 H 14.41 R	Development Agreement																			
		It appears from Mutation Entry No.9508 that, by a Sale Deed dated 28/04/2023 Paranjape Schemes (Construction) Ltd had sold an area of land admeasuring 00 Hectare 41.97 Ares i.e. 4197.50 Sq. Mtrs., out of Survey No.16/1/1, together with fixed development potential F.S.I. of 25012.50 Sq. Mtrs to Paranjape Spaces and Services Private Limited. The aforesaid Sale Deed has been duly registered in the office of Sub-Registrar, Mulshi-2 at Serial No.9067/2023, by virtue of that the name of purchaser Paranjape Spaces and Services Private Limited(My Client) were entered on 7/12 extract of Survey No.16/1/1.																				
		<i>Thus by virtue of the Sale Deed dated 28/04/2023 my client Paranjape Spaces and Services Private Limited being the owner of said Project Land admeasuring 4197.50 Sq. Mtrs together with fixed development potential of F.S.I. as mentioned in the said Sale Deed dated 28/04/2023, is fully entitled to develop and construct said the Canopy Project on the said Project Land and to sell the units/flats/apartments to be constructed thereto to any intending buyers at its choice.</i>																				



I have caused physical search of last 30 years Index-2 entries from the Index-2 Registered mentioned in the Office of Sub-Registered, Mulshi-1 & 2 from the years 1992 to upto date through my office assistant, which includes the online search of Index-2 registers available on the official website of IGR, Pune. I have not found any adverse entry in respect of the project land, subject to availability of the record and its conditions.

4. **Litigations:** Mr. Rajendra Karve, Legal Executive, an employee of my client and who is taking follow-up of court litigations on behalf of My client Company, has represented and updated me on the status of litigations in respect of the said Project Land as detailed below :

- Special Civil Suit No. 1480/2011 filed by Suman Ashok Londhe & others against Baban Bhaguji Sanas for partition of undivided share in the properties. Matter is pending before CJSD, Pune, next date is 16/01/2025. Said litigation raised on survey no 38, 86/2, 88/2, 66/1, 66/2 and 76/2 out of the township land mentioned in the Schedule-I herein above. As per my client's representation the project land covered under Survey No.16/1/1, 84/1 & 84/2 and parts thereof, therefore this suit is not related and affected the title of the project land.
- Miscellaneous Application No. 593/2018 filed by Fulabai Yesu Bhilare against Bajirao Namdeo Bhilare for partition of undivided share. Application is pending before CJD, Pune, next dated is 30/01/2025. Said litigation raised on survey no

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86/A/1 out of the township land mentioned in the Schedule-I herein above but not related and affected title of the project land.

- Special Civil Suit No.186/2018 filed by one Shobha Ajit Kirloskar against Paranjape Schemes (Construction) Ltd & Matrix Developers Pvt Ltd (erstwhile owner/promoter of township) for Mandatory Injunction and Directions the Suit Property bearing Survey No.104/2 situated at village Bhugaon, Tal. Mulshi, Dist. Pune is adjacent to the Survey No.103 & 102 owned by the Owner/Promoter of Township, the Plaintiff raised boundary dispute and filed the present case against Paranjape Schemes (Construction) Ltd & Matrix Developers Pvt Ltd. The suit is pending on unready board for framing issues and filing say on exhibit, next dated in the matter is 03/02/2025. So it appears that this suit is not related with or affect the title of project land.
- Regular Civil Suit No. 1120/2022 filed by Mrs. Bharati Pandurang Shinde and others for partition, declaration, injunction and cancelation of subject Agreement (Sathekhat) in respect of the land property bearing Survey No.83, situated at Bhugaon, Tal. Mulshi, Dist. Pune, against her brothers Balasaheb Bhilare and others in which the Plaintiff have made the Owner/Promoter of Township i.e. Paranjape Schemes (Construction) Ltd as the Defendant No.11. The next date in the matter is 24/01/2025. The subject matter or suit property in this litigation is Survey No.83 out of the township land mentioned in the Schedule-I herein above but not related and affected title of the Project Land.

Litigation mention herein above are not related to project land, said litigation are related to another survey numbers involved in the said Township Land. As per my client's representation the project land covered under Survey Nos.16/1/1 (old 84/2) & 84/1 and parts thereof.

5. Encumbrances:-

By Mortgage Deed dated 11.10.2023, which has been duly registered in the office of Sub-Registrar Mulshi (Paud) at Serial No.21533/2023 My client had availed finance assistance from VISTRA ITCL (INDIA) LTD, having address at – IL & FS Financial Centre, Plot No. C-22, G Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051 by mortgaging the Project Land.

6. The present Title Report is issued solely on the basis of photocopies of the documents provided by my client and search taken at respective registration offices by my office assistant. 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.
7. I have given Title & Search report in respect of the land mention in the schedule II i.e. Project Land which is carved out of the said Township Land.
8. On the basis of perusal of documents and information provided by my client and subject to contents of Search and Title Report, I am of the opinion that,
9. There is no change in the title/rights of My Client in the said Project Land and title of portions of the said Project Land to respective owners thereof is clear and marketable.
10. The said Project Land is presently free from encumbrance / charge of whatsoever nature, except that of the outcome of said pending litigations mentioned in the clause no.4 hereinabove and the encumbrances as detailed in the clause no.5 hereinabove.

11. Being the Developer of said Forest Trails Township, the Promoter of Township i.e. Paranjape Schemes (Construction) Ltd has obtained building permission i.e. Commencement Certificate from the Pune Metropolitan Regional Development Authority, Pune i.e. PMRDA vide its letter no. BMU/Mau. Bhugaon/S. No. 84/1(p) & 16/1/1 and others Sector R-48/C.R.1285/24-25/8566 dated 16.12.2024, in respect of the said Project "High Gardens", and accordingly My Client will develop & construct the said Project.
12. My client **PARANJAPE SPACES AND SERVICES PRIVATE LTD** is fully entitled to develop and deal with the said Project Land and carry out development and construction thereon.

Date: 27.12.2024




[Mr. Rajesh Pathak]
Advocate

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