

PRAJAKTA M. VANJARI
B.S.C., LLB.

B-801, Aura CHS, S. no.42/20 & 21, Balewadi, Pune-45
Contact Details - 73500 16113, e-mail: pvanjari03@gmail.com

October 30, 2021

To,
MAHA RERA
Housefin Bhavan, Plot No. C - 21,
E - Block, Bandra Kurla Complex,
Bandra (E), Mumbai- 400051

SUPPLEMENTAL TITLE REPORT

Sub:

a. All that piece and parcel of land admeasuring 26,511 Sq.mtrs. being Sector R3 comprised of lands bearing Gat numbers mentioned below out of the sanctioned layout pertaining to inter-alia, lands admeasuring in aggregate Hectares 4044.97 Ares (as per Layout) comprised of Gat number 124 & others ("**Larger Land**") lying, being and situated at Village Manjri Khurd, Taluka Haveli, District Pune:

Sr. No.	Gat Number	Area in Sq.mtrs.
1.	147	3,029
2.	148	8,880
3.	149	8,191
4.	150	6,411

Hereinafter referred to as the "**Sector R3**" and individually referred to as with their respective survey numbers as may be suitable for the content and reference.

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b. All that piece and parcel of land admeasuring 27,684 Sq.mtrs. being Sector R4 comprised of lands bearing Gat numbers mentioned below out of the sanctioned layout pertaining to inter-alia, lands admeasuring in aggregate Hectares 4044.97 Ares (as per Layout) comprised of Gat number 124 & others lying, being and situated at Village Manjri Khurd, Taluka Haveli, District Pune:

Sr. No.	Gat Number	Area in Sq.mtrs.
1.	150	1,989
2.	151	9,057
3.	152	5,900
4.	153	10,738

Hereinafter referred to as the "**Sector R4**" and individually referred to as with their respective survey numbers as may be suitable for the content and reference.

Hereinafter Sector R3 and Sector R4 is **collectively** referred to as the "**Said Property**" and individually referred to as with their respective survey numbers as may be suitable for the content and reference.

I have investigated the title of the said Property on the request of **ASHDAN DEVELOPERS PRIVATE LIMITED ("Owner")** a company limited by shares incorporated under the provisions of the Companies Act, 1956 having its Registered Office at Level-8, Solitaire World, Mumbai-Bangalore Highway, Baner, Pune 411045 **AND ARHUM ERECTORS PRIVATE LIMITED, ("Development Manager")** a company limited by shares incorporated under the provisions of the Companies Act, 1956 having its Registered Office

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at "VTP House" 3rd Floor, Survey no.34, Near Inorbit Mall, Wadgaon sheri, Pune 411014 and have perused the following documents:

- 1) 7/12 extract for the year of 2019-21.
- 2) Copy of Certificate of Title of Adv. Bharat Parwani has already furnished a detailed Title Report dated 30.12.2017 (**"Title Report"**) and a Supplemental Title to the said title report issued by Adv. Chitra Ghume on 19/11/2018 and 25/10/2019 (**"Supplemental Title Report"**).
- 3) Government Notification dated 4th April 2008 bearing no. TPS-1807/245/CR-641/07/CR-641/07/UD-13 read with Government Addendum No. 1807/245/CR-641/13 Reconstruction No.15/UD-13 read with Government Notification No.RP Pune/Village- Manjari Kh. Wagholi/ITP/TPV-12986 dated 27/10/2020.
- 4) Letter of Intent dated 03/03/2021 bearing no. 1236/2020.
- 5) Confirmation Deed and Power of Attorney dated 03/03/2021 duly stamped and registered in the office of Sub-Registrar Haveli 15 at serial no.4325 and 4326 of 2021 on the same day.
- 6) Mortgage Deed dated 27/12/2019 duly stamped and registered in the office of the Sub-Registrar Haveli No. 22 at serial no. 18505 of 2019 on the same day.
- 7) Mortgage Deed dated 27/12/2019 duly stamped and registered in the office of the Sub-Registrar Haveli No. 22 at serial no. 18506 of 2019 on the same day.
- 8) Mortgage Deed dated 29/12/2020 duly stamped and registered in the office of the Sub-Registrar Haveli No. 04 at serial no. 8307 of 2020 on the same day.
- 9) Mortgage Deed dated 28/12/2020 duly stamped and registered in the office of the Sub-Registrar Haveli No. 04 at serial no. 8323 of 2020 on the same day.

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- 10) Mortgage Deed dated 28/12/2020 duly stamped and registered in the office of the Sub-Registrar Haveli No. 04 at serial no. 8324 of 2020 on the same day.
- 11) Mortgage Deed dated 28/12/2020 duly stamped and registered in the office of the Sub-Registrar Haveli No. 04 at serial no. 8318 of 2020 on the same day.
- 12) Mortgage Deed dated 28/12/2020 duly stamped and registered in the office of the Sub-Registrar Haveli No. 04 at serial no. 8321 of 2020 on the same day.
- 13) Mortgage Deed dated 24/08/2020 duly stamped and registered in the office of the Sub-Registrar Haveli No. 01 at serial no. 3879 of 2020 on the same day.
- 14) Mortgage Deed dated 28/05/2018 duly stamped and registered in the office of the Sub-Registrar Haveli No. 15 at serial no. 6971 of 2018 on the same day.
- 15) Mortgage Deed dated 28/05/2018 duly stamped and registered in the office of the Sub-Registrar Haveli No. 15 at serial no. 6972 of 2018 on the same day.
- 16) Mortgage Deed dated 28/05/2018 duly stamped and registered in the office of the Sub-Registrar Haveli No. 15 at serial no. 6973 of 2018 on the same day.
- 17) Mortgage Deed dated 28/05/2018 duly stamped and registered in the office of the Sub-Registrar Haveli No. 15 at serial no. 13313 of 2018 on the same day.
- 18) Mortgage Deed dated 28/05/2018 duly stamped and registered in the office of the Sub-Registrar Haveli No. 15 at serial no. 13544 of 2018 on the same day.

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- 19) Mortgage Deed dated 28/05/2018 duly stamped and registered in the office of the Sub-Registrar Haveli No. 15 at serial no. 13545 of 2018 on the same day.
- 20) Rectification Deed dated 10/10/2018 duly stamped and registered in the office of the Sub-Registrar Haveli No. 15 at serial no. 17913 of 2018 on the same day.
- 21) Release Deed dated 15/07/2021 duly stamped and registered in the office of the Sub-Registrar Haveli No. 15 at serial no. 10873 of 2021 on the same day.
- 22) Release Deed dated 15/07/2021 duly stamped and registered in the office of the Sub-Registrar Haveli No. 15 at serial no. 10864 of 2021 on the same day.
- 23) Release Deed dated 15/07/2021 duly stamped and registered in the office of the Sub-Registrar Haveli No. 15 at serial no. 11003 of 2021 on the same day.
- 24) Mortgage Deed dated 09/09/2021 duly stamped and registered in the office of the Sub-Registrar Haveli No. 11 at serial no. 13803 of 2021 on the same day.
- 25) Development Management Agreement dated 26/10/2021.

On the Perusal of aforementioned documents and all the relevant documents with respect to said Property, I am of the opinion that the title of Ashdan Developers Private Limited is clean, clear and marketable except the charge of IDBI Trusteeship Services Limited and Arhum Erectors Private Limited has right to Develop, market and sale the units in the project to be implemented on the said Property.

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The report reflecting the flow of the title of the said Owner and the Development Manager to the said Property is enclosed herewith as annexure.

Date: October 30, 2021

Place: Pune



PRAJAKTA M. VANJARI
(ADVOCATE)

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ANNEXURE A

FLOW OF THE TITLE OF THE SAID PROPERTY

1. Vide Confirmation Deed and Power of Attorney dated 03/03/2021 duly stamped and registered in the office of Sub-Registrar Haveli 15 at serial no.4325 and 4326 of 2021 on the same day Anjanabai Nivrutti Bhosale and others confirmed the Development Agreement and Power of Attorney both dated 05/05/2007 duly stamped and registered in the office of Sub-Registrar Haveli 09 at serial no.3672 and 3673 of 2007 respectively on the same day executed by the erstwhile owners in favour of Kumar Housing and Land Development Limited and Deed of Conveyance dated 01/09/2012 duly stamped and registered in the office of Sub-Registrar Haveli 15 at serial no.7910 of 2012 on the same day in favour of Ashdan Developers Private Limited (Kul Developers Private Limited) thereby withdrawing the Civil Suit bearing no.1603 of 2013 and Civil Miscellaneous Application No. 906 of 2019 (**“Civil Proceedings”**) before the Hon’ble Civil Judge, Senior Division, Pune. As such the Civil Proceedings are withdrawn in pursuance of Confirmation Deed and hence is disposed off.
2. On the basis of the information disclosed by the Owners, Ashdan Developers Private Limited has taken certain loans and credit facilities from certain financial institution. However, the same were repaid and satisfied. Below are the details pertaining to such loans and its repayment:

Details of the Mortgage Deed	Mortgagor	Mortgagee	Details of the Release / Reconveyance Deed

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HVL- 22/18505/2019 dated 27/12/2019	Ashdan Developers Pvt.Ltd.		
HVL- 22/18506/2019 dated 27/12/2019	Ashdan Developers Pvt.Ltd.		
HVL-4/8307/2020 Dated 29/12/2020	Ashdan Developers Pvt.Ltd. and Arhum Erectors Pvt.Ltd.	Beacon Trusteeship Limited	HVL- 15/10873/2021 dated 15/07/2021
HVL-4/8323/2020 Dated 28/12/2020	Ashdan Developers Pvt.Ltd.		
HVL-4/8324/2020 Dated 28/12/2020	Ashdan Developers Pvt.Ltd.		
HVL-4/8318/2020 Dated 28/12/2020	Ashdan Developers Pvt.Ltd.		
HVL-4/8321/2020 Dated 28/12/2020	Ashdan Developers Pvt.Ltd. and Arhum Erectors Pvt.Ltd.		
HVL-1/3879/2020 Dated 24/08/2020	Ashdan Developers Pvt.Ltd. and Others	IDBI Trusteeship Services Limited	HVL- 15/10864/2021 dated 15/07/2021
HVL- 15/6971/2018 HVL- 15/6972/2018 HVL- 15/6973/2018	Ashdan Developers Pvt.Ltd.	Indiabulls Housing Finance Limited	HVL- 15/11003/2021 dated 15/07/2021

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All dated 28/05/2018			
HVL- 15/13313/2018			
HVL- 15/13544/2018			
HVL- 15/13545/2018			
All dated 29/09/2018			
Read with Rectification Deed			
HVL- 15/17913/2018 dated 10/10/2018			

3. Vide Mortgage Deed dated 09/09/2021 executed between Ashdan Developers Private Limited ("Mortgagor No.1"), NNP Buildcon Private Limited ("Mortgagor No.2") Home Rising Construction LLP ("Mortgagor No.3"), BVP Construwell LLP ("Mortgagor No.4"), Atul Chordia ("Mortgagor No.5"), Nilesh Palresha ("Mortgagor No.6"), Bhushan Palresha ("Mortgagor No.7"), Arhum Erectors Private Limited ("Mortgagor No.8") and IDBI Trusteeship Services Limited ("Mortgagee") duly stamped and registered in the office of the Sub-Registrar Haveli No. 11 at serial no. 13803 of 2021 on the same day the said Property is mortgaged to IDBI Trusteeship Services Limited.

4. It is seen vide Development Management Agreement dated 26/10/2021 that Ashdan Developers Private Limited has appointed Arhum Erectors Private Limited as the Development Manager to undertake the development of the

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project to be implemented upon the said Property and to advertise/market and sale the units constructed thereon.

5. In continuation of Index-II Search of the said Property carried out by Adv. Bharat Parwani and Adv. Chitra Ghume, I have carried out further online search from Simply Cersai for the year 2019 to 2021 on the website www.igrmahrashtra.co.in. vide GRN No. MH008131751202122E dated 28/10/2021. It is observed that website of Department of Registration and Stamps Government of Maharashtra may not show each document and hence the search report is based on the records available therein. It is seen that **except** the transactions recorded hereinabove no transaction relating to the Said Property or any transaction encumbering the Said Property was found.
6. The Larger Land inter alia has been notified as an integrated township under the Integrated Township Policy dated 20th November 2018 as amended from time to time and Location Clearance has also been granted vide Government Notification dated 4th April 2008 bearing no. TPS-1807/245/CR-641/07/CR-641/07/UD-13 read with Government Addendum No. 1807/245/CR-641/13 Reconstruction No.15/UD-13 read with Government Notification No.RP Pune/Village- Manjari Kh., Wagholi/ITP/TPV-12986 dated 27/10/2020 (**“Location Clearance”**). The Collector, Pune has granted Letter of Intent dated 03/03/2021 bearing no. 1236/2020 (**“Township -LOI”**) in respect of the same.



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ADVOCATE