



RR/DPK/ 060

To,

MahaRERA

109 – 113, Maharaja Sayajirao Gaikwad Udyog Bhavan,
Aundh, Pune – 411007.

LEGAL TITLE REPORT

Dear Sir,

Sub : *Title clearance certificate with respect to land bearing Sector R 14+15 admeasuring about 3 Hectare 50.70 Ares out of lands owned by the Owner admeasuring 11 Hectares 56.97 Ares forming part of land aggregately admeasuring 12 Hectares 51.3 Ares forming part of the Integrated Township Project being developed thereon and situated at Village Hinjewadi, Taluka Mulshi, District Pune more particularly described in Section A below (hereinafter collectively referred to as the "said Properties").*

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We have investigated the title of the said Properties as more particularly described hereinbelow on the request of Maan Hinje Township Developers Private Limited (formerly known as Maan Hinje Township Developers LLP), having its registered address at Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (E), Mumbai 400 079. The summary of the investigation of title undertaken by us is set out herein below:

A. DESCRIPTION OF THE SAID PROPERTIES:

All those pieces and parcels of lands situated at Village Hinjewadi, Taluka Mulshi, District Pune, admeasuring Ares equivalent to about 3 Hectare 50.70 Ares i.e. 35070.00 Sq.Mtrs or thereabouts out of lands owned by the Owner admeasuring 11 Hectare 56.97 Ares forming part of land aggregately admeasuring 12 Hectares 51.3 Ares situated at Village Hinjewadi, Taluka Mulshi, District Pune within limits of Gram panchayat Hinjewadi and Panchayat Samiti Mulshi, and bearing the following Survey Nos.: -

Sr. No.	SURVEY NO.	AREA UNDER R14 +15 (in Ares)	AREA UNDER R14 + 15 (in Sq.Mtrs.)	AREA OWNED BY THE OWNER (in Ares)	TOTAL AREA	REFERRED TO AS
1.	202	20.68	2068.89	546.14	601	Said Property No. 1





2.	203/1	24.49	2449.98	39	39	Said Property No. 2
3.	203/2	4.33	433.49	06	06	Said Property No. 3
4.	203/3	2.34	234.55	22	22	Said Property No. 4
5.	203/4	0.48	48.75	31	31	Said Property No. 5
6.	204/1	6181	6181.69	67	67	Said Property No. 6
7.	204/2	118.35	11835.95	17.57	18.02	Said Property No. 7
8.	204/3			28.05	28.05	Said Property No. 8
9.	204/4			70	70	Said Property No. 9
10.	204/5	17.88	1788.99	30	30	Said Property No. 10
11.	204/6	42.21	4221.38	60	60	Said Property No. 11
12.	205/1	2.71	271.44	31.15	31.15	Said Property No. 12
13.	205/2	19.82	1982.77	26.03	26.03	Said Property No. 13
14.	206/1	0.07	7.95	54	54	Said Property No. 14
15.	208/5	2073.50	2073.50	90	90	Said Property No. 15
16.	208/6/1	14.70	1470.67	39.025	78.05	Said Property No. 16
Total		350.70	35070.00	1156.965	1251.3	

hereinafter collectively referred to as the "said Properties".

B. THE DOCUMENTS OF ALLOTMENTS OF THE SAID PROPERTIES ARE AS FOLLOWS:

- Deed of Conveyance dated 8 August 2022, registered with the office of Sub-Registrar of Assurances at Mulshi, under Serial No. 11777/2022, executed by Ashdan Township Ventures Pvt. Ltd. through their authorised signatory, Priya Shah in favour of Maan Hinje Township Developers LLP through their authorised signatory Abhishek Sahaya.
- Deed of Conveyance dated 1 October 2022, registered with the office of Sub-Registrar of Assurances at Mulshi No. 2, under Serial No. 6144/2023, executed by Ashdan Township Ventures Private Limited, through its Authorized Signatory, Priya Naresh Shah in favour of Maan Hinje Township Developers LLP through its authorised signatory, Abhishek Sahaya.
- Deed of Conveyance dated 31 March 2023, registered with the office of Sub-Registrar of Assurances at Mulshi No. 2, under Serial No. 6453/2023, executed by Ashdan Township Ventures Private Limited, through its Authorized Signatory, Priya Naresh Shah in favour of Maan Hinje Township Developers LLP through its authorised signatory, Rahul Saha.





- d. Deed of Conveyance dated 30 May 2024, registered with the office of Sub-Registrar of Assurances at Mulshi under Serial No. 12994/2024, executed by Ashdan Township Ventures Private Limited through their authorised signatory Tushar Dhiwar therein in favour of Maan Hinje Township Developers LLP through their authorized signatory Rahul Saha;

C. REVENUE RECORDS

- a. On perusal of the Digital 7/12 Extract of said Survey No. 202 downloaded on 29 April 2025, it appears that, the name Maan Hinje Township Developers Pvt. Ltd. is recorded as owner of a portion of land admeasuring 5 Hectare 49.32 Ares instead of 5 Hectare 46.14 Ares. We are unable to ascertain a reason for the same.
- b. On perusal of the Digital 7/12 extracts of the said Property Nos. 2 to 16 downloaded on 29 April 2025, it appears that, the name Maan Hinje Township Developers Private Limited is recorded as owner therein.
- c. It further appears that a remark "Fragment" is recorded in the other rights column of the said Property Nos. 2 to 4;
- d. It further appears that a remark "Acquired for Industrial Purpose" is recorded in the 7/12 extract for said Property Nos. 1, 6 to 16;
- e. It further appears that certain charges are recorded in the other rights column of said Survey No. 208/6/1, however, the same appears to be in respect of loans availed by other co-owners;

D. SEARCH REPORTS OF THE SAID PROPERTIES:

- 1. Index II Search Reports dated 20 December 2018 issued by the search agent, Advocate Kailash Thorat in respect of search conducted for a period of 30 years from the year 1989 upto 2018;
- 2. Supplementary Index II Search Reports dated 30 April 2020 issued by the search agent, Advocate Kailash Thorat in respect of search conducted for a period of 3 years from the year 2018 upto 2020;
- 3. Supplementary Index II Search Report dated 17 November 2021 issued by the search agent, Advocate Kailash Thorat in respect of search conducted for a period of 2 years from the year 2020 upto 2021;





4. Index II Search Reports dated 7 September 2022 issued by the search agent, Advocate Kailash Thorat in respect of search conducted for a period of 30 years from the year 1992 upto 2022;
 5. Index II Searches dated 20 May 2025 issued by the search agent Advocate Kailash Thorat, in respect of searches conducted for a period of 4 years from 2021 to 2025.
- E. On perusal of the abovementioned documents and all other relevant documents relating to the title of the said Properties, we are of the opinion that subject to whatever is stated in Annexure A attached herein, the title of Maan Hinje Township Developers Private Limited to the said Properties is clean and clear.
- F. **OWNER OF THE SAID PROPERTIES:**
Maan Hinje Township Developers Private Limited is the owner of the said Properties.
- G. The Qualification comments/remarks, if any, are as stated in the said Title Certificates and also in **Annexure B** annexed hereto.
- H. The report reflecting the flow of title of the Maan Hinje Township Developers Private Limited to the said Properties, is to be read in conjunction with what is stated in **Annexure C**, and is subject to what is stated therein, including the observations, qualifications and assumptions stated therein. We have thereafter not updated the title in respect of the said Properties.

Dated this 23 day of May, 2025.

For H&Co. Legal




Partner

Enclosed:

- a. Annexure A (Flow of Title);
- b. Annexure B (Qualification of Title);
- c. Annexure C (Title Flow);

d. Annexure D (List of documents perused)



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ANNEXURE A

Flow of Title of the said Property

1. Property Card:

- a. On perusal of the Digital 7/12 Extract of said Survey No. 202 downloaded on 29 April 2025, it appears that, the name Maan Hinje Township Developers Pvt. Ltd. is recorded as owner of a portion of land admeasuring 5 Hectare 49.32 Ares instead of 5 Hectare 46.14 Ares. We are unable to ascertain a reason for the same.
- b. On perusal of the Digital 7/12 extracts of the said Property Nos. 2 to 16 downloaded on 29 April 2025, it appears that, the name Maan Hinje Township Developers Private Limited is recorded as owner therein.
- c. It further appears that a remark "Fragment" is recorded in the other rights column of the said Property Nos. 2 to 4;
- d. It further appears that a remark "Acquired for Industrial Purpose" is recorded in the 7/12 extract for said Property Nos. 1, 6 to 16;
- e. It further appears that certain charges are recorded in the other rights column of said Survey No. 208/6/1, however, the same appears to be in respect of loans availed by other co-owners;

2. Mutation Entry:

By Mutation Entry No. 11697 dated 13 August 2024, the name of Maan Hinje Township Developers Private Limited has been recorded in the record of rights for the said Property Nos. 1 to 5 and 7 to 16. However, the name of Maan Hinje Township Developers Private Limited has not been recorded as owner in the 7/12 extract for said Property No. 6.

3. Index II Search Report:

- a. Index II Search Reports dated 20 December 2018 issued by the search agent, Advocate Kailash Thorat in respect of search conducted for a period of 30 years from the year 1989 upto 2018;



- b. Supplementary Index II Search Reports dated 30 April 2020 issued by the search agent, Advocate Kailash Thorat in respect of search conducted for a period of 3 years from the year 2018 upto 2020;
- c. Supplementary Index II Search Report dated 17 November 2021 issued by the search agent, Advocate Kailash Thorat in respect of search conducted for a period of 2 years from the year 2020 upto 2021;
- d. Index II Search Reports dated 7 September 2022 issued by the search agent, Advocate Kailash Thorat in respect of search conducted for a period of 30 years from the year 1992 upto 2022;
- e. Index II Searches dated 20 May 2025 issued by the search agent Advocate Kailash Thorat, in respect of searches conducted for a period of 4 years from 2021 to 2025;

All the aforesaid carried out in the offices of the Sub-Registrar and on the website of the Department of Registration and Stamps, Government of Maharashtra, Pune [i.e. <http://www.igrmaharashtra.gov.in>]

4. Any other relevant title

NIL

Dated this 23rd day of May 2025

For H & Co Legal

Partner





ANNEXURE B

Qualification of Title

1. LITIGATION

- a) WE have thorough CubicTree Technology Solutions Pvt. Ltd. have got carried out online litigation search on the official website of District Court, High Courts and Supreme Court in the name of Maan Hinje Township Developers LLP and have submitted their Search Report dated 5 May 2025.
- b) Maan Hinje Township Developers LLP have by their letter dated 23 May 2025 stated that none of the litigation mentioned in the said Search Report dated 5 May 2025 are in respect of the said Properties.
- c) Maan Hinje Township Developers Pvt. Ltd., have by their letter dated 23 May 2025, stated that the said Properties and/or part(s) thereof are not the subject matter of any pending suit, revenue proceedings, tax proceedings, ULC proceedings, appeal, petition, etc., nor are the same, the subject matter of any attachment, either before or after judgement, and that there is no notice of lis pendence or attachment subsisting or pending in respect of the said Properties

2. MORTGAGES AND ENCUMBRANCES

- a. By a Deed of Mortgage dated 21 August 2023, registered with the office of Sub-Registrar of Assurances at Mulshi No. 2, under Serial No. 18798/2023, made and entered into between Maan- Hinje Township Developers LLP referred to as the Mortgagor therein and ICICI Bank Limited referred to as the Mortgagee / Lender therein, the Mortgagor therein availed a loan of Rs. 300,00,00,000/- (Rupees Three Hundred Crores Only), by creating a charge on several properties, including the said Land Nos. 1 to 5 and 7 to 15 together with Overdraft Facility of Rs. 40,00,00,000/- (Rupees Forty Crores only) and Bank Guarantee of Rs. 30,00,00,000/- (Rupees Thirty Crores Only), in favour of the Mortgagee / Lender therein on the terms and conditions specified therein.
- b. By Rectification sum Release Deed dated 18 March 2024, registered with the office of Sub-Registrar of Assurances at Mulshi under Serial No. 6775/2024, made and entered into between Maan- Hinje Township Developers LLP referred to as the Mortgagor therein and ICICI Bank Limited referred to as the Mortgagee / Lender therein, the Parties therein rectified certain mistakes that had occurred in the Deed of Mortgage dated 21 August 2023, mentioned hereinabove.





- c. We have conducted a search on the website of the Ministry of Corporate Affairs and has also conducted a search with Central Registry of Securitisation Asset Reconstruction and Security Interest of India, for any charges recorded in the name of Maan Hinje Township Developers LLP and obtained reports dated 29 April 2025. On perusal of the said Reports dated 29 April 2025, it appears that save and except the charges mentioned hereinabove, there are no further charges / mortgages on the said Properties.
- d. Maan Hinje Township Developers Private Limited have, by their Letter dated 23 May 2025 stated that, save and except the mortgages stated hereinabove, the said Properties and/or part(s) thereof have not been mortgaged by them to any bank and/or financial institution, nor has any encumbrance or any third party right of any nature, whatsoever, been created in respect of the said Properties.

3. **PUBLIC NOTICE**

- a. To investigate the title of Ashdan Township Ventures Private Limited (earlier known as Kumar Builders Township Ventures Private Limited) to the said Properties, Hariani & Co. had issued Public Notice dated 3 January 2019 in daily newspapers, "Times of India" and "Maharashtra Times", both published on 4 January 2019, calling for objections, if any. They had received the following objection:
 - i. an Objection dated 16 January 2019, raised by Advocate Rajendra Dattatray Vitankar on behalf of Kiran Laxman Jambhulkar being the heir of Dhanaji Bhivaji Jambhulkar and Laxman Bhivaji Jambhulkar, stating that Arjun Shankar Jambhulkar was owner of land admeasuring 22 Ares bearing Survey No 204/2, i.e., the said Land No. 7 and also that Dhanaji Bhivaji Jambhulkar and 5 others were the owner of 23 Ares bearing Survey No. 204/2. It is further stated therein that KBTVP and PMRPL were not the owners of the said Property. However, on perusal of the 7/12 extract in respect of the said Survey No. 204/2, it appears that Arjun Shankar Jambhulkar was owner of only 0.22 Ares i.e. 22 Sq.mtrs. and Dhanaji Bhivaji Jambhulkar and Laxman Bhivaji Jambhulkar are the owners of 0.23 Ares i.e. 23 sq.mtrs.
- b. To further investigate the title Ashdan Township Ventures Private Limited (earlier known as Kumar Builders Township Ventures Private Limited) to the said Land Nos. 7, 11, 12 and 13, we had issued Public Notice dated 30 July 2022, in daily





newspapers "The Indian Express" and "Prabhat", both published on 1 August 2022, calling for objections, if any. We have come across the following objection:

- (i) Objection dated 8 August 2022, received from Mr. Lalitkumar Jain, through Wadia Gandhi & Co., stating that he, along with Kumar Urban Development Private Limited was the owner of KBTVPPL (now known as Ashdan Township Ventures Private Limited) and by virtue of a Share Purchase Agreement dated 4 April 2018 and the above stated Memorandum of Understanding dated 4 April 2018, KBTVPPL was to sell a parcel of land admeasuring 20,000 Sq. Mtrs. out of the aforesaid lands in favour of Mr. Lalitkumar Jain, and has further stated that due to the termination of the same vide the abovestated email dated 26 May 2020, an Arbitration Petition No. 446/2020 and a Commercial Civil Suit No. 25/2022 have been filed against KBTVPPL, i.e., against Ashdan Township Venture Private Limited. However, by Orders dated 21 March 2024 and 10 June 2024 the said Arbitration Petition No. 446/2020 was disposed off as withdrawn and Commercial Civil Suit No. 25/2022 have been disposed off in terms of the Consent Terms filed therein.

- c. Furthermore, from Public Notice dated 6 September 2022 issued in daily newspapers "The Indian Express" and "Prabhat", both published on 8 September 2022, with respect to several lands, including the said Land Nos. 1 to 5, 7 to 16, we have come across the following objection:

- (i) Objection dated 12 September 2022 raised by Advocate M. P. Shah, on behalf of Home Makers Builders and Developers, through Proprietor, Imtiaz Abdul Mannan Pirjade, claiming that the access road granted to his land bearing Survey No. 208/6/2, as per Commencement Certificate No. BMU/1590/19-20 dated 12 February 2021, passes through land bearing Survey Nos. 208/5 and 208/6/1, and such access road has not been reflected in the abovestated Commencement Certificate dated 3 November 2021 obtained by Ashdan Township Ventures Private Limited, in respect of the said Lands.

- (ii) Objection dated 12 September 2022, received from Mr. Lalitkumar Jain, through Wadia Gandhi & Co., stating that he, along with Kumar Urban Development Private Limited was the owner of KBTVPPL (now known as Ashdan Township Ventures Private Limited) and by virtue of a Share Purchase Agreement dated 4 April 2018 and the above stated Memorandum of Understanding dated 4 April 2018, KBTVPPL was to sell a parcel of land



admeasuring 20,000 Sq. Mtrs. out of the aforesaid lands in favour of Mr. Lalitkumar Jain, and has further stated that due to the termination of the same vide the abovestated email dated 26 May 2020, an Arbitration Petition No. 446/2020 and a Commercial Civil Suit No. 25/2022 have been filed against KBTVPPL, i.e., against Ashdan Township Venture Private Limited. Thereafter by Orders dated 21 March 2024 and 10 June 2024 the said Arbitration Petition No. 446/2020 has been disposed off as withdrawn and Commercial Civil Suit No. 25/2022 have been disposed off in terms of the consent terms filed therein.

- d. To investigate the title of (1) Ashwin Suhas Lunkad, (2) Rohan Suhas Lunkad, (3) Swapnil Sanjay Lunkad and (4) Pratik Deepak Bhatewara to the said Land No. 6, Mrs. Prajakta Vanjari had issued a Public Notice dated 14 July 2022 in the daily newspapers "Prabhat", published on 16 July 2022, calling for objections, if any. Mrs. Prajakta Vanjari by letter dated 5 September 2022 has stated and declared that till date she has not received any objection to the aforesaid Public Notices.
- e. We have not issued any Public Notice to investigate the title of the said Ashdan Township Ventures Private Limited and/or Maan Hinje Township Developers LLP and/or Maan Hinje Township Developers Pvt. Ltd.

