

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 in aggregate 27,993 square meters (approx) forming part of (i) Gat No. 165 (P), and (ii) Gat No. 168 (P) being sector R22 of the Integrated Township ("ITP") (being developed upon the properties bearing Gat No. 1255 Hissa No.14 and others situate at Village Wagholi, and properties bearing Gat No.124 and others situate at Village Manjari Khurd) situate at Village Manjari Khurd, 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 Gera Real Estate Private Limited ("Gera"), and the following documents:

(1) Description of the Properties:

All that pieces and parcels of land admeasuring in aggregate 27,993 square meters (approx.) forming part of the Gat No. 165 and Gat No. 168 (being sector R22 of the ITP being developed upon the properties situate at Village Wagholi, and Village Manjari) situate at Village Manjari Khurd, Taluka Haveli, District Pune and within the limits of PMRDA:

Gat. No.	Total Area (in sq. mtrs.)	Sector R-22 area ("Properties")
165	15100	9,360
168	19800	18,633
Total	34,900	27,993

(2) The Documents pertaining to the Properties:

- Release Deed dated December 19, 2013 registered at Serial No. 2056 of 2013;
- Sale Deed dated July 11, 2014 and registered at Serial No. 5285 of 2014;
- Deed of Partition dated April 10, 2015 registered at Serial No. 2796 of 2015;
- Sale Deed dated November 30, 2023 registered at Serial No. 23585 of 2023;
- Power of Attorney dated November 30, 2023 registered at Serial No. 23588 of 2023;
- Sale Deed dated April 12, 2024 registered at Serial No. 8174 of 2024;
- Power of Attorney dated April 12, 2024 registered at Serial No. 8175 of 2024;
- Sale Deed dated April 25, 1997 registered at Serial No. 3624 of 1997;
- Correction Deed dated May 17, 2024 registered at Serial No. 9904 of 2024;
- Sale Deed dated February 17, 2024 registered at Serial No. 4134 of 2024;
- Power of Attorney dated February 17, 2024 registered at Serial No. 4137 of 2024;
- Deed of Correction dated April 25, 2024 registered at Serial No. 9535 of 2024;
- Sale Deed dated February 17, 2024 registered at Serial No. 4140 of 2024;

- Power of Attorney dated February 17, 2024 registered at Serial No. 4141 of 2024;
- Confirmation Deed dated October 25, 2024 registered at Serial No. 23271 of 2024;
- Confirmation Deed dated February 5, 2025 registered at Serial No. 3247 of 2025;
- Confirmation Deed dated February 5, 2025 registered at Serial No. 3244 of 2025;
- Confirmation Deed dated October 25, 2024 registered at Serial No. 23275 of 2024;
- Mortgage Deed dated August 22, 2024 registered at Serial No. 13243 of 2024;
- Deed for Release of Mortgage dated February 12, 2025 registered at Serial No. 3822 of 2025;
- Power of Attorney dated November 15, 2024 registered at Serial No. 23551 of 2024;
- Power of Attorney dated November 15, 2024 registered at Serial No. 23552 of 2024;
- Deed of Conveyance dated February 27, 2025 registered at Serial No. 4743 of 2025; and
- Deed of Simple Mortgage dated February 27, 2025 registered at Serial No. 4744 of 2025.

(3) Property Card/ Revenue record:

7/12 extract issued by the revenue authorities.

(4) Search Report:

Search Reports dated June 14, 2024, for last 30 years and updated search report dated May 15, 2025 issued for the period 2024-2025 by Kailash Thorat, Advocate.

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 subject to the encumbrance of Tata Capital Housing Finance Limited, the title of Gera is clear and marketable.

Owner of the Properties:

Gera Real Estate Private Limited

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

Dated this 15th day of May, 2025



DSK Legal

Encl.: Annexure "A"

Annexure "A"

First Property:

Re: All that piece and parcel of land bearing Gat No. 165 admeasuring 93.60 Ares out of 1 Hectare 2 Ares out of 1 Hectare 51 Ares situate, lying and being at Village Manjari Khurd, Taluka Haveli, District Pune.

Background:

On perusal of the consolidation scheme, it appears that, the properties bearing (i) Survey No. 20 Hissa No.6 admeasuring 45 Ares, and (ii) Survey No. 20 Hissa No. 8 admeasuring 1 Hectare 6 Ares were owned by Rodiba Balu Kute.

1. Mutation Entry No. 1 dated September 16, 1970, records the implementation of the consolidation scheme under the provisions of the Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act, 1947 in village Manjari.

Comment:

Pursuant to the aforesaid, the property bearing (i) Survey No. 20 Hissa No. 6 admeasuring 45 Ares, and (ii) Survey No. 20 Hissa No. 8 admeasuring 1 Hectare 6 Ares came to be recorded as Gat No. 165 admeasuring 1 Hectare 51 Ares in the name of Rodiba Balu Kute

2. Mutation Entry No. 4969 dated September 16, 2011 records that Rodiba Balu Kute died on April 24, 2002 and his wife Sonabai Rodiba Kute died on April 17, 2002 leaving behind the following legal heirs and representatives:

Sons: Shantaram Rodiba Kute;
Rajaram Rodiba Kute;
Daughters: Yamuna Madhav Vaje;
Suman Laxman Sankpal;
Ahilyabai Kashinath Bhadale;
Ranjana Pandurang Potle; and
Sindhu Shankarrao Potle.

3. By and under a Release Deed dated December 19, 2013 registered at Serial No. 2056 of 2013 on (i) Yamuna Madhav Vaje, (ii) Suman Laxman Sankpal, (iii) Ahilyabai Kashinath Bhadale, (iv) Ranjana Pandurang Potle, and (v) Sindhu Shankarrao Potle released all their respective right, title, and interest in respect of Gat No. 165 admeasuring 1 Hectare 51 Ares in favour of (i) Shantaram Rodiba Kute, and (ii) Rajaram Rodiba Kute on the terms and conditions mentioned therein. Mutation entry no. 5424 dated January 16, 2014 confirms the same.

4. Mutation Entry No. 5503 dated August 1, 2014 records that Shantaram Rodiba Kute died on February 24, 2014 leaving behind the following legal heirs and representatives:

Sons: Akash Shantaram Kute;
Vikas Shantaram Kute;

5. By and under a Sale Deed dated July 11, 2014 and registered at Serial no. 5285 of 2014, Alka Shantaram Kute sold, transferred, and conveyed all her 1/3rd right title and interest on the northern side of Gat No. 165 admeasuring 25.1 Ares out of the total 1 Hectare 51 Ares in favour of (i) Akash Shantaram Kute, (ii) Vikas Shantaram Kute, and (iii) Kalpana Shantaram Kute at or for the consideration and on the terms and conditions mentioned therein. Mutation Entry No. 5504 dated August 1, 2014 confirms the same.

Comment:

The legal heirs of Shantaram Rodiba Kute were entitled for 1/2 share in the property which is 75.5 Ares. On perusal of the aforesaid Sale Deed it appears that the Vendor has 1/3rd area which is 25.1 Ares. However, the sale deed records the area as 36 Ares which is erroneous.

6. Mutation Entry No. 5711 dated September 11, 2018 that the State Government has undertaken correction of revenue records and as per the Order of the Tehsildar, Pune dated November 3, 2016 certain modifications came to be carried out on the 7/12 extract.
7. By and under a Deed of Partition dated April 10, 2015 registered at Serial no. 2796 of 2015, (i) Akash Shantaram Kute, (ii) Vikas Shantaram Kute, (iii) Kalpana Shantaram Kute, and (iv) Rajaram Rodiba Kute partitioned various properties *inter alia* the property bearing Gat No. 165 admeasuring 1 Hectare 51 Ares. Pursuant to the partition an area admeasuring 76 Ares on the northern side of the said Gat no. 165 came to the share of (i) Akash Shantaram Kute, (ii) Vikas Shantaram Kute, (iii) Kalpana Shantaram Kute and the balance area of Gat no. 165 admeasuring 75 Ares came to the share of Rajaram Rodiba Kute. Mutation Entry no. 5588 dated April 16, 2015 confirms the same.

Comment:

On perusal of the aforesaid Deed of Partition it appears that there is a well situate on the property.

8. By and under a Sale Deed dated November 30, 2023 registered at Serial no. 23585 of 2023 read with Correction Deed dated May 17, 2024 registered at Serial No. 9904 of 2024 (i) Akash Shantaram Kute, (ii) Rutuja Akash Kute, (iii) Vishank Akash Kute (through his natural guardian Akash Shantaram Kute), (iv) Ekanksh Akash Kute (through his natural guardian Akash Shantaram Kute) (v) Vikas Shantaram Kute, (vi) Nutan Vikas Kute, (vii) Viraj Vikas Kute, and (viii) Kalpana Shantaram Kute sold, transferred, and conveyed all their right, title, and interest in respect of the property bearing Gat No. 165 admeasuring 76 Ares out of the total 1 Hectare 51 Ares alongwith 50% right to fetch water from the well in favour of Chronix Projects Private Limited through its authorized signatory Nathu Mangade for the consideration and on the terms and conditions mentioned therein. Mutation Entry no. 7261 dated November 30, 2023 confirms the same.
9. By and under a Power of Attorney dated November 30, 2023 registered at Serial no. 23588 of 2023 (i) Akash Shantaram Kute, (ii) Rutuja Akash Kute, (iii) Vishank Akash Kute (through his natural guardian Akash Shantaram Kute), (iv) Ekanksh Akash Kute (through his natural guardian Akash Shantaram Kute) (v) Vikas Shantaram Kute, (vi) Nutan Vikas Kute, (vii) Viraj

Vikas Kute, and (viii) Kalpana Shantaram Kute granted various powers in respect of the property bearing Gat No. 165 admeasuring 76 Ares out of the total 1 Hectare 51 Ares in favour of Chronix Projects Private Limited through its authorized signatory Nathu Mangade for the consideration and on the terms and conditions mentioned therein.

10. By and under a Sale Deed dated April 12, 2024 registered at Serial No. 8174 of 2024 (i) Rajaram Rodiba Kute, (ii) Aruna Rajaram Kute, (iii) Rahul Rajaram Kute, (iv) Bhagyashree Rahul Kute, (v) Shravani Rahul Kute (through her natural guardian Rahul Rajaram Kute), (vi) Arvika Rahul Kute (through her natural guardian Rahul Rajaram Kute), (vii) Amol Rajaram Kute, (viii) Priyanka Amol Kute, (ix) Arnav Amol Kute (through natural guardian Amol Rajaram Kute), (x) Rajveeka Amol Kute (through natural guardian Amol Rajaram Kute) sold, transferred, and conveyed all their right, title, and interest in respect of the property bearing Gat No. 165 admeasuring 26 Ares out of the total 1 Hectare 51 Ares alongwith the right to use the well, the Electric motor, the Pipeline and the road admeasuring 4 Ares in favour of Chronix Projects Private Limited through its authorized signatory Nathu Mangade for the consideration and on the terms and conditions mentioned therein. Mutation Entry No. 7352 dated April 21, 2024 confirms the same.
11. By and under a Power of Attorney dated April 12, 2024 registered at Serial No. 8175 of 2024 (i) Rajaram Rodiba Kute, (ii) Aruna Rajaram Kute, (iii) Rahul Rajaram Kute, (iv) Bhagyashree Rahul Kute, (v) Shravani Rahul Kute (through her natural guardian Rahul Rajaram Kute), (vi) Arvika Rahul Kute (through her natural guardian Rahul Rajaram Kute), (vii) Amol Rajaram Kute, (viii) Priyanka Amol Kute, (ix) Arnav Amol Kute (through natural guardian Amol Rajaram Kute), (x) Rajveeka Amol Kute (through natural guardian Amol Rajaram Kute) granted various powers in respect of the property bearing Gat No. 165 admeasuring 26 Ares out of the total 1 Hectare 51 Ares in favour of Chronix Projects Private Limited through its authorized signatory Nathu Mangade on the terms and conditions mentioned therein.

Second Property:

Re: All that piece and parcel of land bearing Gat No. 168 admeasuring 1 Hectare 86.33 Ares out of 1 Hectare 98 Ares situate, lying and being at Manjari Khurd, Taluka Haveli District Pune.

Background:

On perusal of the 7/12 extract of the year 1970, the properties bearing (i) Survey No. 20 Hissa No. 11 admeasuring 1 Hectare 2 Ares, and (ii) Survey No. 20 Hissa No. 14 admeasuring 96 Ares were owned by Dagdu Bhiku Kute.

1. Mutation Entry No. 1 dated September 16, 1970, records the implementation of the consolidation scheme under the provisions of the Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act, 1947 in village Manjari.

Comment:

Pursuant to the aforesaid, the property bearing (i) Survey No. 20 Hissa No. 11 admeasuring 1 Hectare 2 Ares, and (ii) Survey No. 20 Hissa No. 14 admeasuring 96 Ares came to be recorded as Gat No. 168 admeasuring 1 Hectare 98 Ares in the name of Dagdu Bhiku Kute.

2. Mutation Entry No. 1682 dated November 1, 1988 records that Dagdu Bhiku Kute died on October 14, 1985 leaving behind the following legal representatives and heirs:

Sons: Sitaram Dagdu Kute;
Daughters: Tarubai Sahadu Kanchan; and
Sakhubai Sahadu Avhale

Comment:

The names of the daughters were recorded in the other rights column of the 7/12 extract.

3. Mutation Entry No. 2100 dated November 12, 1991 records that Sitaram Dagdu Kute obtained a loan of Rs. 50,000/- from Manjari Khurd Multi-purpose Co-operative Society. Accordingly, the encumbrance came to be recorded in the other rights column of the 7/12 extract.
4. Mutation Entry No. 2821 dated June 25, 1997 records that Sitaram Dagdu Kute repaid the loan obtained from Manjari Khurd Multi-purpose Co-operative Society. Accordingly, the record of encumbrance came to be deleted from the other rights column of the 7/12 extract.
5. By and under a Sale Deed dated April 25, 1997 registered at Serial No. 3624 of 1997 (i) Sitaram Dagdu Kute, (ii) Tarubai Sahadu Kanchan, (iii) Sakhubai Sahadu Avhale, (iv) Shivaji Sitaram Kute, (v) Sambhaji Sitaram Kute, and (vi) Dnyanoba Sitaram Kute sold, transferred, and conveyed all their right, title, and interest in respect of the property bearing Gat No. 168 admeasuring 1 Hectare 98 Ares alongwith the well, Electric connection motor, and Pipeline in favour of Vidya Jagdish Joshi for the consideration and on the terms and conditions mentioned therein. Mutation Entry No. 3036 dated July 4, 1998 confirms the same.

Comment:

On perusal of the aforesaid Sale Deed it appears that there is a well, and a motor pump situate on the property.

6. By and under a Sale Deed dated February 17, 2024 registered at Serial No. 4134 of 2024 Vidya Jagdish Joshi sold, transferred, and conveyed all their right, title, and interest in respect of the property bearing Gat No. 168 admeasuring 78.52 Ares out of the total 1 Hectare 98 Ares in favour of Envision Construwel LLP through its authorized signatory Atharva Garud for the consideration and on the terms and conditions mentioned therein. Mutation Entry No. 7380 dated May 21, 2024 confirms the same.
7. By and under a Power of Attorney dated February 17, 2024 registered at Serial No. 4137 of 2024 Vidya Jagdish Joshi granted various powers in respect of the property bearing Gat No. 168 admeasuring 78.52 Ares out of the total 1 Hectare 98 Ares in favour of Envision Construwel LLP through its authorized signatory Atharva Garud for the consideration and on the terms and conditions mentioned therein.
8. By and a Deed of Correction dated April 25, 2024 registered at Serial No. 9535 of 2024 Vidya Jagdish Joshi (through her Power of Attorney holder Envision Construwel LLP) and Envision Construwel LLP through its authorized signatory Nathu Mangade added the word "Potkharab" in the description of the property bearing Gat No. 168 admeasuring 78.52 Ares out of the total

1 Hectare 98 Ares in the Sale Deed dated February 17, 2024 registered at Serial No. 4134 of 2024.

9. By and under a Sale Deed dated February 17, 2024 registered at Serial No. 4140 of 2024 Vidya Jagdish Joshi sold, transferred, and conveyed all her right, title, and interest in respect of the property bearing Gat No. 168 admeasuring 1 Hectare 19.48 Ares out of the total 1 Hectare 98 Ares in favour of Chronix Project Private Limited through its authorized signatory Atharva Garud for the consideration and on the terms and conditions mentioned therein. Mutation Entry No. 7354 dated April 19, 2024 confirms the same.
10. By and under a Power of Attorney dated February 17, 2024 registered at Serial No. 4141 of 2024 Vidya Jagdish Joshi granted various powers in respect of the property bearing Gat No. 168 admeasuring 1 Hectare 19.48 Ares out of the total 1 Hectare 98 Ares in favour of Chronix Project Private Limited through its authorized signatory Atharva Garud on the terms and conditions mentioned therein.
11. The erstwhile owners and Vidya Jagdish Joshi had filed litigations in respect of the property bearing Gat No. 168. Pursuant to the discussions between the parties, the dispute came to be settled, and accordingly the erstwhile owners and Vidya Jagdish Joshi withdrew the litigations. In view thereof, Vidya Jagdish Joshi has executed the following confirmation deeds in respect of the property.

Details of the document	Executed in favour of
Confirmation Deed dated October 25, 2024 registered at Serial No. 23271 of 2024	Chronix Project Private Limited
Confirmation Deed dated February 5, 2025 registered at Serial No. 3247 of 2025	
Confirmation Deed dated October 25, 2024 registered at Serial No. 23275 of 2024	Envision Construwel LLP
Confirmation Deed dated February 5, 2025 registered at Serial No. 3244 of 2025	

Accordingly, the Properties were owned by the entities in the following manner:

Gat No.	Area	Owner
165	1 Hectare 2 Ares	Chronix Projects Private Limited
168	1 Hectare 19.48 Ares	Chronix Projects Private Limited
	78.52 Ares	Envision Construwel LLP

- By and under a Power of Attorney dated November 15, 2024 registered at Serial No. 23551 of 2024 Envision Construwel LLP granted various powers including the power to amalgamate the Properties within the ITP in favor of Ashdan Developers Private Limited on the terms and conditions contained therein.
- By and under a Power of Attorney dated November 15, 2024 registered at Serial No. 23552 of 2024 Chronix Construwel LLP granted various powers including the power to amalgamate the Properties within the ITP in favor of Ashdan Developers Private Limited on the terms and conditions contained therein.

Subsequently, by and under the following conveyance deed, Gera acquired ownership rights in respect of the Properties in the following manner:

- By and under a Deed of Conveyance dated February 27, 2025 registered at Serial No. 4743 of 2025 (i) Chronix Projects Private Limited, and (ii) Envision Construwel LLP alongwith Ashdan Developers Private Limited sold, transferred, conveyed, and assigned all their rights, title, and interest in respect of the Properties in favour of Gera Real Estate Private Limited for the consideration and on the terms and conditions contained therein.

Comment:

We have been informed by the representatives of Gera that they are in the process of updating its name on the 7/12 extract.

On perusal of the Deed of Conveyance, it appears that, the erstwhile owners have provided a perpetual but non-exclusive 12 meter wide motorable access road, adequate streetlights and adequate drainage provisions to the Properties.

Mortgages:

1. By and under a Mortgage Deed dated August 22, 2024 registered at Serial No. 13243 of 2024 (i) Chronix Projects Private Limited, and (ii) Envision Construwel LLP mortgaged the Properties in favour of Gera Developments Private Limited. Mutation Entry No. 7468 dated September 23, 2024 confirms the same.
2. By and under a Deed for Release of Mortgage dated February 12, 2025 registered at Serial No. 3822 of 2025 Gera Developments Private Limited released its charge in respect of the Properties in favour of (i) Chronix Projects Private Limited, and (ii) Envision Construwel LLP.

Comment:

(i) Chronix Projects Private Limited, and (ii) Envision Construwel LLP have repaid the loan, as aforesaid, however, the remark of encumbrance in respect of the mortgage has not been deleted from the 7/12 extract. We have been informed by the representatives of Gera that they are in the process of deleting the remark of encumbrance.

3. By and under a Deed of Simple Mortgage dated February 27, 2025 registered at Serial No. 4744 of 2025 Gera Real Estate Private Limited mortgaged the Properties alongwith its receivables in favour of Tata Capital Housing Finance Limited for an amount of Rs. 250,00,00,000/-.

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 Manjri 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 Manjri 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-Manjri 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.

Ashdan Developers Private Limited obtained the Location Clearance dated November 22, 2024 bearing Ref No.T.P.Pune/Mouje. Manjari/A.N.V.P/ T.P V – 1/6194 read with the Letter of Intent dated December 13, 2024 bearing Ref. No. PMA/KAVI/2097/2024 issued by The Collector, Pune, whereby, the Properties came to be amalgamated within the ITP.

In accordance with the applicable laws, Ashdan Developers Private Limited has obtained the sanction to the revised layout/ proposed land use in respect of ITP including the said Land vide order dated January 1, 2025 bearing No. BHA/C.R.NO. 2406/24-25 ("**PLU**").

We understand that the Properties form part of the New Notified Township and are comprised in **Sector R-22**.

Sanction:

Ashdan Developers Private Limited and Manjari Housing Projects LLP and others amalgamated the Properties within the ITP and obtained the Commencement certificate dated January 16, 2025 bearing No. BHA/Village Manjari Khurd and Wagholi/Development Plan/Pra.Kra. 2406/24-25/9406.

Ashdan Developers Private Limited and Manjari Housing Projects LLP prepared a layout in respect of the Property admeasuring 27,993 square meters and have obtained the sanction from the Pune Metropolitan Regional Development Authority, Pune on January 29, 2025 and the Commencement Certificate bearing No. BHA/Village Manjari Khurd and Wagholi/Gat No. 124 and others/Sector R-22/Pra.Kra. 2694/24-25/9807 dated January 29, 2025.

Litigation:

We have been informed that there are no litigations in respect of the Properties.

Opinion:

Subject to the aforesaid, and the outstanding encumbrance of Tata Capital Housing Finance Limited, in our view, Gera Real Estate Private Limited has clear and marketable title in respect of the Properties.